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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

This clause is not used in this Local Provisions Schedule.

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

GSB-P1.3 Definition of Terms

This sub-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 or public hall.
General Retail and Hire	If for a local shop.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

GSB-P1.5 Use Standards

GSB-P1.5.1 Amenity

Objective:	That Discretionary uses do not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Discretionary non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) hours of operation must be between 8.00am to 6.00pm Monday to Friday; (b) commercial vehicles or equipment must operate only between 7.00am to 7.00pm Monday to Friday and 9.00am to 6.00pm Saturday and Sunday; (c) must not generate more than 20 vehicle movements per day; and (d) must not have any storage visible from the road. 		P1 Discretionary non-residential use must be of a scale and intensity consistent with the character of the area and does not cause an unreasonable loss of residential amenity.
A2 No Acceptable Solution.		P2 Discretionary use does not cause or is not likely to cause, noise, dust, odour or lighting emissions that cause an unreasonable loss of residential amenity.

GSB-P1.5.2 Visitor accommodation

Objective:	That Visitor Accommodation is of a scale that is compatible with the natural character and use of the area.	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation must be accommodated in existing buildings.		P1 Visitor Accommodation must: <ul style="list-style-type: none"> (a) not cause an unreasonable loss of residential amenity and privacy to adjoining properties; (b) be accommodated in one building; and (c) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height

Objective:	That building height protects the landscape and natural values and complements the coastal bushland character, privacy and seclusion enjoyed by residents.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than 5m.		P1 Building height must: <ul style="list-style-type: none"> (a) be unobtrusive within the surrounding landscape; (b) be consistent with the surrounding pattern of development; and (c) not cause an unreasonable loss of amenity of adjoining properties from overshadowing, overlooking or visual bulk.

GLA-P1.6.2 Setback

Objective:	That the siting of buildings protects the landscape and natural values and compliments the coastal bushland character, privacy and seclusion enjoyed by residents.	
Acceptable Solutions		Performance Criteria
A1 Building setback from a frontage must be not less than 30m from a primary frontage with Dolphin Sands Road or Cambria Drive and not less 20m from a secondary frontage.		P1 Building setback from a frontage must: <ul style="list-style-type: none"> (a) be compatible with the prevailing setbacks of existing buildings on nearby properties; (b) be compatible with the visual impact of buildings when viewed from the street; and (c) retain vegetation between the frontage and buildings.
A2 Building setback from side or rear boundaries must not be less than 10m.		P2 Building setback from side and rear boundaries must be sufficient to prevent unreasonable loss of residential amenity, having regard to: <ul style="list-style-type: none"> (a) the efficient use of the site and the location of native vegetation; (b) the amenity of adjoining properties; (c) the prevailing setbacks of existing buildings on nearby lots; and

	(d) the visual impact of buildings when viewed in the landscape and from the foreshore.
A3 Building setback to the Nine Mile Beach Crown reservation must not be less than 20m.	P3 Building setback from the Nine Mile Beach Crown Reservation for small-scale building extensions, outbuildings or access to the foreshore must be sufficient to protect the amenity and landscape of public land, having regard to: <ul style="list-style-type: none"> (a) the efficient use of the site and the location of native vegetation; (b) the amenity of adjoining properties; (c) the prevailing setbacks of existing buildings on nearby lots; and (d) the visual impact of buildings when viewed in the landscape and from the foreshore.
A4 Buildings are to be located in existing areas clear of native vegetation or within a building envelope shown on the title.	P4 Buildings may be located in areas containing native vegetation where no other alternative exists due to a lack of cleared area with suitable topography and setbacks, and having regard to bushfire hazard management.

GSB-P1.6.3 Building design

Objective:	That building appearance, when viewed from public streets, is visually compatible with the surrounding development and does not cause an unreasonable loss of residential amenity.
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 Criterion.
A2 Outer walls and roofs must be natural colours such as black, grey, brown and green and of a hue that is unobtrusive.	P2 No Performance Criterion.

GSB-P1.6.4 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: <ul style="list-style-type: none"> (a) be of post and wire construction; and (b) be not more than 1.2m high. 		P1 No Performance Criterion.

GSB-P1.7 Development Standards for Subdivision

GSB-P1.7.1 Subdivision

Objective:	To prevent subdivision of land other than that necessary for existing or approved uses or for the management of environmental values.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must be for the consolidation of lots if no additional lots are created.		P1 Subdivision of land must: <ul style="list-style-type: none"> (a) provide for public open space, a public reserve, public services or utilities; or (b) have a minimum frontage of 60m; and (c) not create a lot that is less than 1 hectare in area.

GSB-P1.8 Tables

This sub-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 maritime, aquaculture, tourism and related activities.
- GSB-P2.1.2 To provide for development that is of a scale and intensity that minimises impact to the historic and landscape values of the area.
- GSB-P2.1.3 To minimise off site impacts or to manage those impacts minimise conflict or their impact on the amenity of any other use.

GSB-P2.2 Local Area Objectives

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

GSB-P2.3 Definition of Terms

This sub-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 a maritime or aquaculture activities.
Passive Recreation	
Resource Development	If for aquaculture.
Resource Processing	If for fish processing.
Discretionary	
Community Meeting and Entertainment	If for arts and craft centre, museum or public art gallery.
Food Services	
General Retail and Hire	If associated with maritime or aquaculture activities.
Pleasure Boat Facility	
Service Industry	If associated with maritime or aquaculture activities.

Use Class	Qualification
Research and Development	
Resource Processing	If not listed as Permitted.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-P2.5 Use Standards

GSB-P2.5.1 Hours of operation

Objective:	That the hours of operation do not cause an unreasonable loss of residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use within 100m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00am to 7.00pm Monday to Friday; (b) 9.00am to 5.00pm Saturday; and (c) nil Sunday and public holidays, excluding for office and administrative tasks.		P1 Hours of operation of a use within 100m of a residential zone must not cause an unreasonable loss of residential amenity of land in a residential zone, through commercial vehicle movements, noise or other emissions, that are unreasonable in their timing duration or extent.

GSB-P2.5.2 Noise

Objective:	That noise emissions do not cause environmental harm and do not cause an unreasonable loss of residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
A1 Noise emissions measure at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am; and (c) 65dB(A) (LAmx) at any time. 		P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

<p>Measurement of noise levels must be in accordance with the methods in the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50m of a residential zone.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

GSB-P2.5.3 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>External lighting within 50m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 10:00pm and 6:00am, except for security lighting; and</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>		<p>P1</p> <p>External lighting within 50m of a residential zone must not cause an unreasonable loss of amenity to adjoining residential areas, having regard to:</p> <p>(a) level of illumination and duration of lighting; and</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>

GSB-P2.5.4 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause an unreasonable loss of residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must be within the hours of:</p> <p>(a) 7.00am to 7.00pm Monday to Saturday; and</p> <p>(b) 9.00am to 5.00pm Sunday and public holidays.</p>		<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p>

	<ul style="list-style-type: none"> (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the amount of traffic on the road; and (g) the potential for conflicts with other traffic.
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GSB-P2.5.5 Outdoor work areas

Objective:	That the use of outdoor work areas do not cause an unreasonable loss of residential amenity on land within a residential zone.
Acceptable Solutions	Performance Criteria
A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilation fans must not be located within 50m of a residential zone.	P1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilation fans located within 50m of a residential zone must be accompanied by effective acoustic screening in the intervening space.

GSB-P2.6 Development Standards for Buildings and Works

GSB-P2.6.1 Building height

Objective:	That building height contributes positively to the streetscape and landscape and does not cause an unreasonable impact to the coastal landscape.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m.	P1 Building height must: <ul style="list-style-type: none"> (a) be compatible with the scale of nearby buildings; (b) not unreasonably overshadow adjacent public space or buildings; and (c) not cause an unreasonable loss of visual amenity of the site when viewed from surrounding locations.

GSB-P2.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and landscape and does not cause an unreasonable loss of amenity of adjoining land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from the centreline of Waubs Esplanade of not less than 12m.</p>	<p>P1</p> <p>Building setback from the centreline of Waubs Esplanade must:</p> <ul style="list-style-type: none"> (a) be of a sufficient distance to not cause an unreasonable impact on use of adjoining land; (b) be of a sufficient distance to not cause an unreasonable loss of visual amenity of the site when viewed from surrounding locations; (c) minimise the loss of vegetation between the building and Waubs Esplanade; and (d) be compatible with the existing informal characteristics of the streetscape with buildings positioned at a lower elevation than Waubs Esplanade and accessed predominantly from the side or rear.

GSB-P2.6.3 Building design

Objective:	That building design does not cause an unreasonable loss of visual and environmental amenity of the land, particularly the coastal setting of the zone.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building and works is for additions or alterations only.</p>	<p>P1</p> <p>Building and works must:</p> <ul style="list-style-type: none"> (a) be of a scale consistent with other buildings in the zone; (b) use materials that are compatible with other buildings in the zone; (c) minimise the extent of cut and fill; (d) minimise the loss of native vegetation; and (e) maintain the coastal views from Waubs Esplanade.

<p>A2</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; and (b) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof. 	<p>P2</p> <p>Building design must enhance the streetscape and views of the zone from surrounding areas, and must:</p> <ul style="list-style-type: none"> (a) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; and (b) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact.
<p>A3</p> <p>Walls of a building on land adjoining a residential zone must:</p> <ul style="list-style-type: none"> (a) be coloured using colours with a light reflectance value not greater than 40 percent; and (b) if within 50m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building. 	<p>P3</p> <p>No Performance Criterion.</p>

GSB-P2.6.4 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Outdoor storage areas must:</p> <ul style="list-style-type: none"> (a) store all goods and materials screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas. 		<p>P1</p> <p>Outdoor storage areas must:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable loss of the visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.

GSB-P2.6.5 Fencing

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions		Performance Criteria
A1 Fencing, must: <ul style="list-style-type: none"> (a) be along or within any lease boundary; (b) be of a height not more than 2.1m above natural ground level; and (c) be 50% transparent. 		P1 Fencing must not detract from the streetscape, having regard to: <ul style="list-style-type: none"> (a) the location and extent of the fence; (b) the height of the fence; (c) the transparency of the fence; (d) the design, material, colour of the fence and its method of construction; and (e) the requirements of the use.

GSB-P2.7 Development Standards for Subdivision

GSB-P2.7.1 Subdivision

Objective:	That subdivision is for the creation of lots for public purposes.	
Acceptable Solutions		Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.		P1 No Performance Criterion.
A2 No Acceptable Solution.		P2 The frontage, size and dimensions of each lot must be sufficient to accommodate development consistent with the Zone Purpose.

GSB-P2.8 Tables

This sub-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:

- GLA-P3.1.1 To provide for a range of visitor accommodation, community, marine and horticultural research, gardens, commercial, cultural and educational uses that will allow for the redevelopment of the site in a visually and ecologically sensitive manner without competing with central Triabunna as the focus for meeting daily needs of local residents.
- GLA-P3.1.2 To encourage appropriate use or development particularly for the visual and performing arts and cultural activities, education and research particularly for marine and gardens, tourism activities, accommodation and associated facilities.
- GLA-P3.1.3 To provide for the environmental and visual values of the site to be respected and enhanced.
- GLA-P3.1.4 To provide for development of the site that is ecologically sustainable.
- GLA-P3.1.5 To encourage the adaptive re-use of existing infrastructure and buildings.

GSB-P3.2 Local Area Objectives

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

GSB-P3.3 Definition of Terms

This sub-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	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Hotel Industry	
Manufacturing and Processing	If comprised of a substantial educational component.

Use Class	Qualification
Tourist Operation	If predominantly utilising existing buildings associated with the former chip mill.
Visitor Accommodation	
Discretionary	
General Retail and Hire	
Manufacturing and Processing	If not listed as Permitted.
Pleasure Boat Facility	
Port and Shipping	
Research and Development	
Residential	If for boarding house, communal residence (residential college only) or hostel.
Resource Processing	If for treating, processing or packing food produce, including wine, seafood, olives, walnuts and similar.
Sports and Recreation	
Tourist Operation	If not listed as Permitted.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-P3.5 Use Standards

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

GSB-P3.6 Development Standards for Buildings and Works

GSB-P3.6.1 Building height

Objective:	That building height contributes positively to the streetscape and landscape and does not cause an unreasonable loss of the visual and environmental amenity of the area.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than 10m.		P1 Building height must not cause an unreasonable loss of the visual amenity of the site when viewed from surrounding locations and vegetation should be used to soften impacts.

GSB-P3.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and landscape and does not cause an unreasonable loss of amenity of adjoining land.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Building setback must:</p> <ul style="list-style-type: none"> (a) be not less than 10m from frontage, side and rear boundaries; and (b) be not less than 30m from an adjoining Light Industrial Zone. 		<p>P1</p> <p>Building setback must:</p> <ul style="list-style-type: none"> (a) be sufficient to prevent causing an unreasonable adverse impact on use of adjoining land; (b) be sufficient to prevent unreasonable loss of visual amenity of the site when viewed from surrounding locations; and (c) provide for the mitigation of visual impact and land use conflict with appropriately located and designed vegetation.

GSB-P3.6.3 Building design

Objective:	That building design does not cause an unreasonable loss of visual and environmental amenity of the land.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Exterior building surfaces must:</p> <ul style="list-style-type: none"> (a) be coloured using colours with a light reflectance value not greater than 40 percent; and (b) be coloured using dark or muted toned colours specified in <i>AS2700: 2011 Colour Standards for General Purposes</i>. 		<p>P1</p> <p>Exterior building surfaces must not cause an unreasonable loss of the visual amenity of neighbouring land and detract from the contribution the site makes to the landscape, views and vistas.</p>
<p>A2</p> <p>Site coverage must be not more than 5%.</p>		<p>P2</p> <p>Site coverage must not cause an unreasonable loss of the visual amenity of the site when viewed from surrounding locations and be sufficient to accommodate development that is consistent with the Zone Purpose.</p>

GSB-P3.6.4 Landscaping

Objective:	That the environmental integrity of the land is enhanced and to minimise the potential for land use conflicts.	
Acceptable Solutions		Performance Criteria
A1	Landscaping is required for all development by either new plantings or the retention of existing vegetation.	P1 No Performance Criterion.
A2	Vegetation must be retained within 30m of the Light Industrial Zone.	P2 Vegetation must be retained or planted to minimise land use conflict with the Light Industrial Zone.

GSB-P3.7 Development Standards for Subdivision

GSB-P3.7.1 Subdivision

Objective:	That subdivision provides for a holistic approach to use and development of the site.	
Acceptable Solutions		Performance Criteria
A1	Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 No Performance Criterion.
A2	No Acceptable Solution.	P2 The frontage, size and dimensions of each lot must be sufficient to accommodate development consistent with the Zone Purpose.

GSB-P3.8 Tables

This sub-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 adversely impact on 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	Only if: (a) replacing an existing use; or (b) less than an additional 200m ² .
Tourist Operation	
Visitor Accommodation	
Discretionary	
Educational and Occasional Care	
Emergency Services	
Food Services	If not listed as Permitted.
General Retail and Hire	

Use Class	Qualification
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 Discretionary uses

Objective:	That discretionary uses complement the Visitor Accommodation and tourism use of the site.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Discretionary uses must: <ul style="list-style-type: none"> (a) complement Visitor Accommodation and tourism related uses in the area by providing supporting or related services; (b) not compromise the operational efficiency of the site; and (c) not be the dominant use within the zone.

GSB-P4.6 Development Standards for Buildings and Works

GSB-P4.6.1 Building height

Objective:	That building height contributes positively to streetscape and landscape and does not cause an unreasonable impact on the visual amenity of the area.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than 8m.		P1 Building height must: <ul style="list-style-type: none"> (a) be compatible with the scale of existing buildings on the site; and

	<p>(b) minimise the impact on the visual character of the area, having regard to:</p> <ul style="list-style-type: none"> (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from Coles Bay Road, adjoining properties and public open spaces.
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GSB-P4.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and does not cause an unreasonable loss of amenity to adjoining land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must be not less than 10m.</p>	<p>P1</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 setback of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from Coles Bay Road; (e) the safety of road users; and (f) the retention of vegetation.
<p>A2</p> <p>Buildings and works must have a setback from a side or rear boundary of not less than:</p> <ul style="list-style-type: none"> (a) any existing building or works on the site; or (b) 5m, or half the wall height, whichever is greater. 	<p>P2</p> <p>Buildings and works 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 bulk and form of the proposed buildings; (c) overshadowing; (d) overlooking; and (e) any existing screening or the ability to implement screening.

GSB-P4.6.3 Design

Objective:	That development minimises visual impact on the landscape and natural values of the surrounding area.	
Acceptable Solutions		Performance Criteria
A1 Exterior building surfaces must be non-reflective and coloured using dark 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.
A2 Fill and excavation must: <ul style="list-style-type: none"> (a) be not more than 1m from natural ground level, excluding any building foundation; and (b) be required for the construction of buildings and vehicular access. 		P2 Fill and excavation must: <ul style="list-style-type: none"> (a) not unreasonably impact on natural values; (b) not detract from the visual amenity of the area; (c) not impact the privacy for adjoining properties; and (d) not affect the land stability on the lot or adjoining land.

GSB-P4.7 Development Standards for Subdivision

GSB-P4.7.1 Subdivision

Objective:	That each lot: <ul style="list-style-type: none"> (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 The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.		P1 Each lot must have sufficient useable area and dimensions suitable for its intended use, having regard to: <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.

GSB-P4.8 Tables

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

GSB-P5.3 Definition of Terms

This sub-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	

Use Class	Qualification
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 Non-residential use

Objective:	That non-residential use does not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation for a non-residential use, must be within the hours of: <ul style="list-style-type: none"> (a) 7.00am to 9.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays. Excluding office or administrative tasks or visitor accommodation.		P1 Hours of operation for a non-residential use must not cause an unreasonable loss of residential amenity through commercial vehicle movements, noise and other emissions that are unreasonable in their timing duration or extent.
A2 Noise emissions for non-residential use, measured at the boundary of the site, must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 8.00am to 6.00pm; (b) 5dB (A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am; and (c) 65dB(A) (LAmix) at any time. Measurement of noise levels must be in accordance with the methods in the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i> , including adjustment of noise levels for tonality and impulsiveness.		P2 Noise emissions for non-residential use, measured at the boundary of the site, must not cause environmental harm.

Noise levels are to be averaged over a 15 minute time interval.	
A3 External lighting for non-residential use must: <ul style="list-style-type: none"> (a) not operate within the hours of 9.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled to prevent emission of light into adjoining private land. 	P3 External lighting for non-residential use must not cause an unreasonable loss of existing or future residential amenity, having regard to: <ul style="list-style-type: none"> (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms in an adjacent dwelling.

GSB-P5.6 Development Standards for Buildings and Works

GSB-P5.6.1 Building height

Objective:	That building height contributes positively to the streetscape and landscape and does not cause an unreasonable loss of the visual and environmental amenity of the area.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 5m.	P1 Building height must not cause an unreasonable loss of the 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 of an existing use.	P1 Buildings and works must be in accordance with a development plan approved by Council that may specify: <ul style="list-style-type: none"> (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; and

	(f) any requirements for development not otherwise specified in this zone for setback, design, landscaping, outbuildings, fencing, outdoor storage areas, signage and requirements for particular uses.
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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-P6.0 Particular Purpose Zone – The Fisheries

GSB-P6.1 Zone Purpose

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

- GSB-P6.1.1 To provide for residential use within the Fisheries that minimises impact on the scenic, environmental and landscape values.
- GSB-P6.1.2 To provide for compatible use and development that is of a scale and intensity that minimises impact on the scenic, environmental and landscape values of the Fisheries and the Freycinet National Park.

GSB-P6.2 Local Area Objectives

GSB-P6.2.1 In this particular purpose zone, unless the contrary intention appears:

Term	Definition
Freycinet National Park	means the dedicated formal reserve managed under the <i>National Parks and Reserves Management Act 2002</i> .
Impact Assessment Area	means the area identified in Figure GSB-P6.2.1.

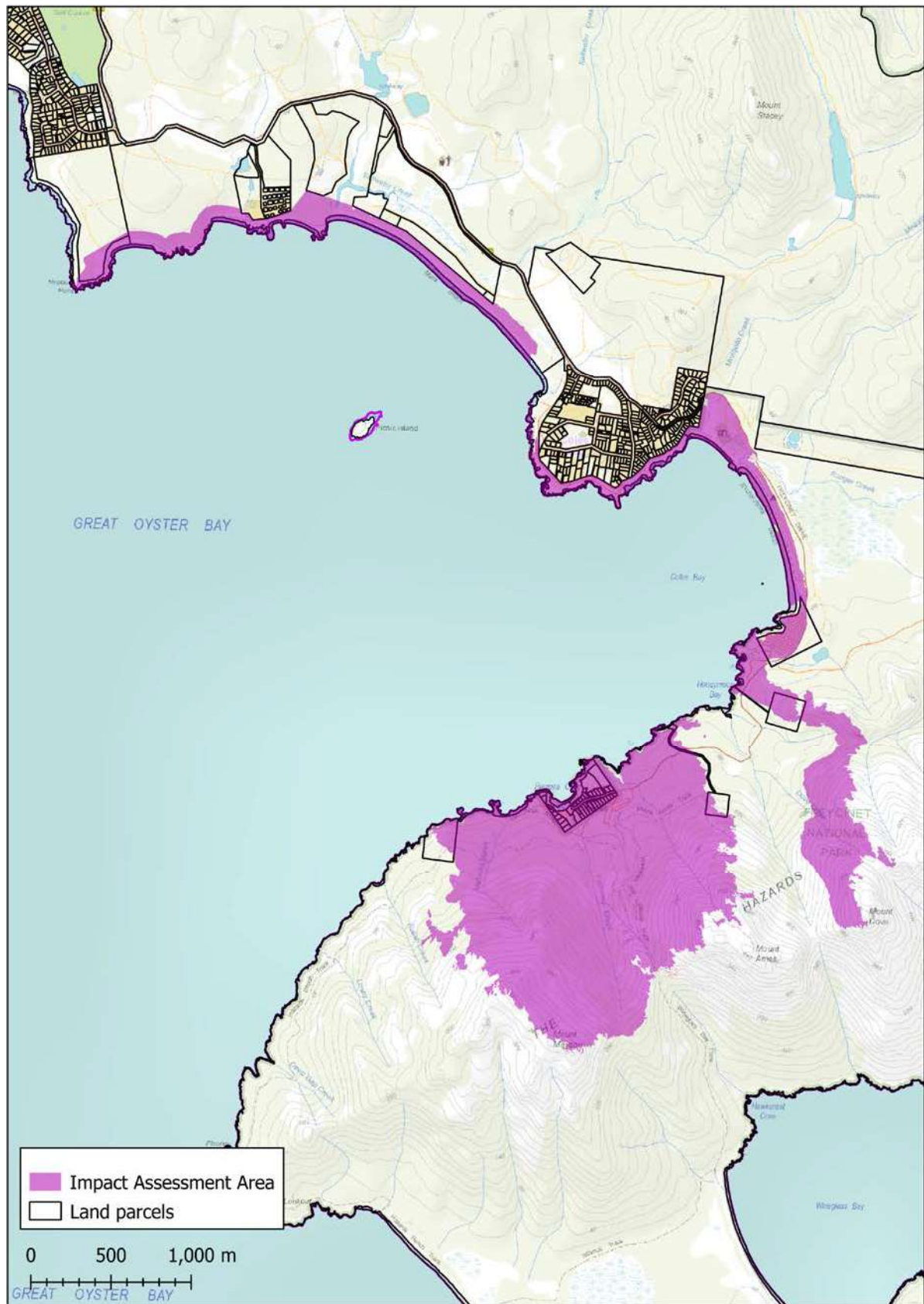


Figure GSB-P6.2.1: Impact Assessment Area

GSB-P6.3 Definition of Terms

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

GSB-P6.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for home-based business.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
No uses	
Prohibited	
All other uses	

GSB-P6.5 Use Standards**GSB-P6.5.1 Visitor Accommodation**

Objective:	<p>That Visitor Accommodation is of a scale that:</p> <ul style="list-style-type: none"> (a) is compatible with the scenic, environmental and landscape values of the site; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or private rights of way. 	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Visitor Accommodation guests are accommodated in existing buildings.</p>		<p>P1</p> <p>Visitor Accommodation must minimise impacts on the scenic, environmental and landscape values of the zone and not cause an unreasonable loss of residential amenity in the zone, having regard to:</p>

	<ul style="list-style-type: none"> (a) the nature, scale and extent of accommodation uses; (b) the impact of the use on the scenic, environmental and landscape values of the site; (c) any adverse impacts on the safety and efficiency of the local road network or owners and users of rights of carriageway; and (d) measures to minimise or mitigate impacts.
A2 Visitor Accommodation must be accommodated in one building and there are no other existing habitable buildings on the site.	P2 No Performance Criterion.

GSB-P6.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on the landscape and scenic values of the site and the surrounding area.
Acceptable Solutions	Performance Criteria
A1 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 10:00pm and 6:00am, except for security lighting; and (b) security lighting must be baffled to ensure that direct light does not extend beyond the property boundary. 	P1 External lighting must not be obtrusive on the scenic, environmental and landscape values of the site and surrounding area, having regard to: <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

GSB-P6.6 Development Standards for Buildings and Works

GSB-P6.6.1 Site coverage and development area

Objective:	That the site coverage and development area is compatible with the protection, conservation and management of the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area.
Acceptable Solutions	Performance Criteria
A1 Site coverage must not be more than 250m ² .	P1 Site coverage must not obtrude on the scenic, environmental and landscape values of the site, the

	<p>surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the area of the site required to absorb run-off and wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; (g) the location of development in relation to natural hazards; (h) the appearance of buildings when viewed from walking trails, public roads and other public places in the Impact Assessment Area.
<p>A2</p> <p>Development area must be not more than 400m².</p>	<p>P2</p> <p>The development area must not cause an unreasonable impact on the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the design, siting, scale and type of development; (b) the operation of the use; (c) the need for the development to be located on the site; (d) how any significant values on the site are managed; (e) any protection, conservation, remediation or mitigation works; and (f) the impact of the development area on the scenic and landscape values of the area when viewed from walking trails, public roads and places in the Impact Assessment Area.

GSB-P6.6.2 Building height, siting and exterior finishes

Objective:	That building height, siting and exterior finishes: (a) protects the amenity of adjoining properties; and (b) minimises the impact on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 5m.</p>	<p>P1</p> <p>Building height must be compatible with the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and form of existing and proposed buildings; (b) the topography of the site; (c) minimising cut and fill; (d) the appearance when viewed from roads and public places in the zone; (e) the visual impact of buildings on the scenic and landscape values of the area when viewed from walking trails, public roads and places in the Impact Assessment Area; and (f) the landscape values of the surrounding area.
<p>A2</p> <p>Buildings must have a setback from a frontage not less than 8m.</p>	<p>P2</p> <p>Building setback from a frontage must be compatible with the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area; (e) the safety of road users; and (f) the retention of vegetation.

<p>A3</p> <p>Buildings must have a setback from side boundaries not less than 5m.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or obtrude on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; and (f) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area.
<p>A4</p> <p>Buildings must have a setback from rear boundaries not less than 10m.</p>	<p>P4</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or obtrude on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; and (f) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area.
<p>A5</p> <p>Exterior building finishes must have a light reflectance value not more than 10%, in dark natural tones of black, grey, green or brown.</p>	<p>P5</p> <p>No Performance Criterion.</p>

GSB-P6.6.3 Access to a road

Objective:	That new dwellings are provided with appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions		Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.		P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road.

GSB-P6.6.4 Landscape protection

Objective:	That the landscape values of the site, the surrounding area and the Impact Assessment Area are protected or managed to minimise adverse impacts.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works must: <ul style="list-style-type: none"> (a) be an alteration or extension to an existing building providing it is not more than the existing building height; and (b) not include cut and fill greater than 1m. 		P1 Buildings and works must be located to minimise impacts on landscape values, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) the visual impact when viewed from walking trails, public roads and other public places in the Impact Assessment Area;

	<p>(f) any vegetation removal required for the construction of the proposal or as a result of a Bushfire Hazard Management Plan; and</p> <p>(g) any existing or proposed screening vegetation.</p>
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GSB-P6.6.5 Frontage fences

Objective:	That fencing does not detract from the appearance of the site or the surrounding area and provides for passive surveillance.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.¹</p>	<p>P1</p> <p>Fencing (including a free-standing wall) within 4.5m of a frontage must not have an obtrusive impact on the scenic, environmental and landscape values of the site, the surrounding area and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the location and extent of the fence; (b) the height of the fence; (c) the degree of transparency of the fence; (d) the design, material, and colour of the fence and its method of construction; and (e) the requirements of the use, <p>and is not less than 80% transparent.</p>

GSB-P6.7 Development Standards for Subdivision

GSB-P6.7.1 Subdivision

Objective:	That subdivision is for the creation of lots for public purposes.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or 	<p>P1</p> <p>No Performance Criterion.</p>

¹ An exemption applies for fences in this zone – see Table 4.6.

<p>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
<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 20m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable frontage, sufficient to accommodate the intended use and associated development consistent with the Zone Purpose and the requirements of the road authority.</p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

GSB-P6.8 Tables

This sub-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:

- GLA-S1.1.1 To provide for a sustainable, high quality marina, residential, visitor accommodation and tourism precinct, whilst providing for continued public access to the foreshore that is developed consistent with the Local Area Objectives for the three precincts that comprise the Specific Area Plan.
- GLA-S1.1.2 To allow for a visitor attraction that will contribute to the local economy and encourage visitors to stay longer and increase expenditure in the town of Triabunna and surrounding areas;
- GLA-S1.1.3 To minimise the impact of development on the visual, environmental and cultural values.
- GLA-S1.1.4 To minimise the environmental footprint of development through energy efficiency and water sensitive urban design;
- GLA-S1.1.5 To maintain the integrity and 'village' characteristics of Triabunna through the provision of commercial and community activities that are of a type and scale that do not conflict with the role of the town's commercial centre along Vicary Street: and
- GLA-S1.1.6 To provide for connections between the surrounding town and the marina to be enhanced and maintained.

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 GSB-S1.1.
- GSB-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Open Space Zone;
 - (b) Environmental Management Zone; and
 - (c) Signs Codeas specified in the relevant provision.
- GSB-S1.2.3 In the area of land to which this specific area plan applies, the provisions of the specific area plan substitutes Signs Code – clauses C1.4.6.1 A1(a), P1.1(a) and P1.2(a) with the following:
“(a) be a relevant sign type for the Village Zone set out in Table C1.6”; and
- GSB-S1.2.4 In the area of land to which this specific are plan applies, the planning authority may require the provision of a landscaping plan as defined below.

GSB-S1.3 Local Area Objectives

GSB-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
GLA-S1.3.1.1	Marina Residential Precinct, as shown in Figure GSB-S1.1 and on an overlay map as GLA-S1.3.1.1.	<p>The local area objectives for the Marina Residential Precinct are to provide for future development that is to:</p> <ul style="list-style-type: none"> (a) provide for residential and visitor accommodation linked to marina berth facilities; (b) comprise separate titles only under the <i>Strata Titles Act 1998</i>; (c) provide marine infrastructure and improved navigational waters for a range of vessels; and (d) enhance public amenity and pedestrian access and include a 2.4m width boardwalk around the foreshore and paths linking to surrounding areas.
GLA-S1.3.1.2	Marine Service Industry Precinct, as shown in Figure GSB-S1.1 and on an overlay map as GLA-S1.3.1.2.	<p>The local area objectives for the Marine Service Industry Precinct are that future development is to:</p> <ul style="list-style-type: none"> (a) comprise industrial uses associated with marine activities including facilities for the storage, servicing and repair of boats or marine equipment, and ship chandlers; and (b) provide opportunities for enhanced community and recreational activities such as those that compliment activities of the Spring Bay Boat Club.
GLAS1.3.1.3	Future Development Precinct, as shown in Figure GSB-S1.1 and on an overlay map as GLA-S1.3.1.3.	<p>The local area objectives for the Future Development Precinct are that future development is to:</p> <ul style="list-style-type: none"> (a) comprise separate titles only under the <i>Strata Titles Act 1998</i>; (b) provide for public access, open space and recreation across a minimum 10% of the precinct.

GSB-S1.4 Definition of Terms

GSB-S1.4.4 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Landscaping Plan	<p>Means a plan prepared by a suitably qualified and experienced landscape architect, or other person approved by the Council, that may show, as relevant, the overall landscaping theme for development within and across each Precinct which reduces the visual impact of development and is sympathetic to the characteristics of the site and surroundings; or how landscaping of part of the specific area plan is consistent with the overall theme.</p> <p>The plan should show details on:</p> <ul style="list-style-type: none"> (a) site dimensions and existing and proposed surface levels; (b) existing drainage and vegetation; (c) planting concept; (d) paving material and drainage treatments and lighting for vehicle areas and footpaths; (e) location, species (preferably locally indigenous species) and characteristics of proposed plantings and other forms of landscaping; (f) screening of development; (g) how incompatible activities are separated; (h) passive and/or active recreation facilities must be provided for the use of the occupants of the complex; (i) provision of a pedestrian network with associated landscaping to link residential units and facilities; and (j) soil and water management measures.

GSB-S1.5 Use Table

This clause is in substitution for Open Space Zone – clause 29.2 Use Table and Environmental Management Zone – clause 23.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Utilities	If for minor utilities.
Permitted	
Food Services	If for a restaurant located in Marina Residential Precinct.

Use Class	Qualification
Natural and Cultural Values Management	
Port and Shipping	If located in the Marine Service Industry Precinct.
Use Class	Qualification
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 for childcare centre located in Future Development Precinct.
Food Services	If for take away food premises. If not listed as Permitted.
General Retail and Hire	Only if local shop and not displacing a residential use or associated with marine activities and located in the Marine Services Industry Precinct.
Hotel Industry	If not displacing a residential use.
Tourist Operation	If associated with marina berths or of a maritime nature.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Vehicle Fuel Sales and Service	If located in the Marine Service Industry Precinct and for marine vessels or the transport of marine vessels.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

GSB-S1.6 Use Standards

GSB-S1.6.1 Residential and visitor accommodation uses

This clause is in substitution for Open Space Zone – clause 29.3 Use Standards and Environmental Management Zone – clause 23.3 Use Standards.

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 not less than 1.1 for: <ul style="list-style-type: none"> (a) each dwelling; (b) each self-contained visitor accommodation unit; and (c) each partially or fully serviced room for visitor accommodation unit. 		P1 No Performance Criterion.

GSB-S1.7 Development Standards for Buildings and Works

GSB-S1.7.1 Building height

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1 and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A1 and P1.

Objective:	That building height contributes positively to the streetscape and does not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than 8.5m.		P1 No Performance Criterion.

GSB-S1.7.2 Setback

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4 and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A2, P2, A3 and P3

Objective:	That building setback contributes positively to the streetscape and does not cause an unreasonable loss of residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of not less than:</p> <ul style="list-style-type: none"> (a) 12m, if fronting the Esplanade as measured from the road centreline; and (b) 4m, if fronting any other road. 	<p>P1</p> <p>Buildings must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) consistent with the Local Area Objective for the relevant precinct; (b) compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; and (c) enhance the characteristics of the site, adjoining lots and the streetscape.
<p>A2</p> <p>Building setback from side and rear boundaries, irrespective of the zoning of adjoining land, must be not less than 4m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must:</p> <ul style="list-style-type: none"> (a) be sufficient to not cause an unreasonable loss of residential amenity on adjoining properties by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining lots, through building bulk and massing; <p>taking into account aspect and slope.</p>

GSB-S1.7.3 Design

This clause is in addition to Open Space Zone – Clause 29.4 Development Standards for Buildings and Works and in substitution for Environmental Management Zone – Clause 23.4.3 Exterior Finish.

Objective:	That building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land.	
Acceptable Solutions		Performance Criteria
A1	Exterior building surfaces, if not natural or untreated, must be coloured using colours with a light reflectance value not greater than 40 percent.	P1 Exterior building surfaces, if not natural or untreated, must be coloured to a tone in with the landscape setting and general character of the area.
A2	Site coverage must be not more than: (a) that shown in Figure GSB-S1.1, if within the Marina Residential Precinct; and (b) 50%, if within the Future Development Precinct.	P2 No Performance Criterion.
A3	Multiple dwelling developments must be provided with private open space that is: (a) not less than 25m ² and located to the side and rear of the dwelling of a ground level dwelling; or (b) not less than 10m ² with a minimum dimension of 2m, if an above ground level dwelling.	P3 No Performance Criterion.

GSB-S1.8 Development Standards for Subdivision

GSB-S1.8.1 Subdivision

The clause is in substitution for Open Space Zone – clause 29.5 Development Standards for Subdivision and Environmental Management Zone – clause 23.5 Development Standards for Subdivision.

Objective:	To prevent subdivision other than for public purposes.	
Acceptable Solutions		Performance Criteria
A1	Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 No Performance Criterion.

A2 No Acceptable Solution.	P2 The frontage, size and dimension of each lot must be sufficient to accommodate development consistent with the Zone Purpose Statements.
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GSB-S1.9 Tables

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

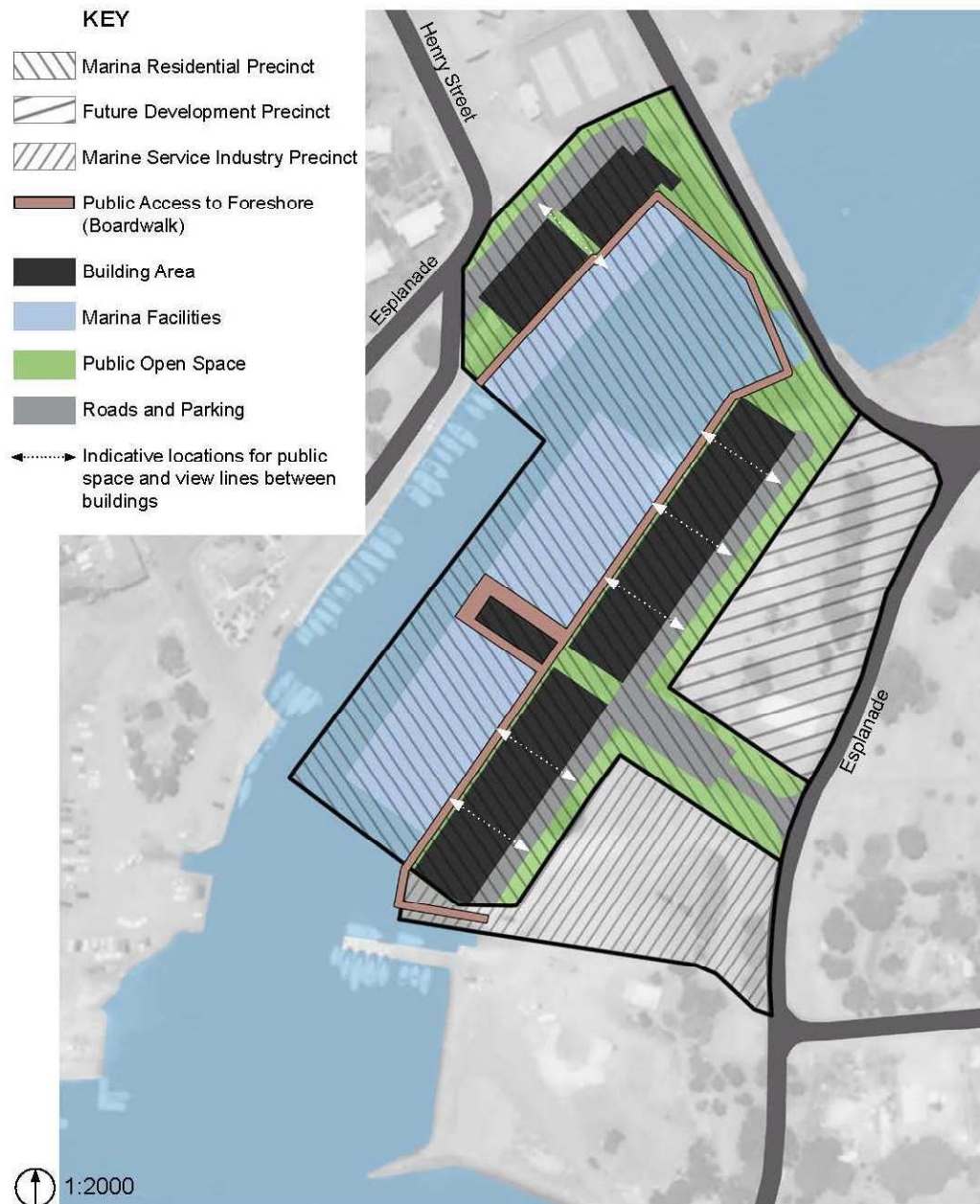


Figure GSB-S1.1 Spring Bay Marina Precinct

GSB-S2.0 Bicheno Golf Club Specific Area Plan

GSB-S2.1 Plan Purpose

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

- GLA-S2.1.1 To promote the development of a sustainable, high quality 18-hole golf course and integrated residential estate.
- GLA-S2.1.2 To protect and maintain a high standard of environmental management in a sensitive coastal environment.
- GLA-S2.1.3 To protect dune morphology and ecology and surrounding wetland systems from detrimental impacts.
- GLA-S2.1.4 To ensure minimal disturbance to adjacent high value environments, in particular the Denison Beach shore bird nesting areas.
- GLA-S2.1.5 To encourage 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.
- GLA-S2.1.6 That non-residential uses are of a scale consistent with surrounding residential development.
- GLA-S2.1.7 To ensure minimal visual impact upon surrounding locations, including the Tasman Highway corridor.

GSB-S2.2 Application of this Plan

- GLA-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.
- GLA-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and are in addition to the provisions of the Open Space Zone as specified in the relevant provision.

GSB-S2.3 Local Area Objectives

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

GSB-S2.4 Definition of Terms

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

GSB-S2.5 Use Table

This clause is in 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	
Residential	If for a communal residence: (a) not on Lots 44, 61 and the balance; (b) up to a maximum of 10 within the specific area plan area; and (c) not displacing a single dwelling or visitor accommodation use.
Sport and Recreation	
Utilities	Excluding waste water treatment plant with a capacity of more than 100KL per day.
Vehicle Parking	
Visitor Accommodation	If: (a) not more than one building per lot; (b) up to a maximum of 20 within the specific area plan area; and (c) not displacing a single dwelling or communal residence use.
Prohibited	
All other uses	

GSB-S2.6 Use Standards

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

GSB-S2.7 Development Standards for Buildings and Works

GSB-S2.7.1 Building height

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1.

Objective:	That building height is generally compatible with the protection of residential amenity and minimising the visual impact of development.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 8m.	P1 No Performance Criterion.

GSB-S2.7.2 Setback from frontage

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting A2 and P2.

Objective:	That a building is sufficiently setback from a frontage to enhance the streetscape and compatibility with the golf course, provide a high level of residential amenity and minimise the visual impact of buildings.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 5m.	P1 No Performance Criterion.

GSB-S2.7.3 Side and rear setbacks

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting, A3 and P3.

Objective:	That buildings are sited to protect the residential amenity of adjacent properties by limiting unreasonable impacts upon solar access, privacy and visual bulk.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from side and rear boundaries of not less than 5m, irrespective of the zoning of adjoining land.	P1 No Performance Criterion.

GSB-S2.7.4 Fencing

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

Objective:	That fencing does not detract from the amenity of adjoining properties and the open, natural character of the area whilst providing for safety and privacy.	
Acceptable Solutions		Performance Criteria
A1	No fences on street and golf course boundaries.	P1 No Performance Criterion.
A2	Side boundary fences must: (a) have a height of not more than 2m; and (b) if within 5m of a frontage or rear boundary, have a height of not more than 1m.	P2 No Performance Criterion.
A3	Fences for restraint of children and pets must have a setback from golf course and street boundaries of not less than 5m.	P3 No Performance Criterion.

GSB-S2.7.5 Design

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

Objective:	That the appearance of buildings is visually compatible with surrounding development, the environment and the golf course, and that the visual impact of development is minimised.	
Acceptable Solutions		Performance Criteria
A1	Exterior building surfaces, if not natural or untreated, must be coloured using colours with a light reflectance value not greater than 40 percent.	P1 No Performance Criterion.

GSB-S2.7.6 Site coverage

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

Objective:	That the area maintains a density commensurate with a high level of visual and residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Site coverage must be not more than: (a) 50%, if the lot is less than 800m ² ; and (b) 400m ² , if the lot is 800m ² or more.		P1 No Performance Criterion.

GSB-S2.8 Development Standards for Subdivision

GSB-S2.8.1 Subdivision

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

Objective:	That not more than 61 lots are created within the area of land to which this plan applies.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		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 sub-clause is not used in this specific area plan.

GSB-S3.0 Louisville Road Specific Area Plan

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 that is developed in accordance with the relevant Local Area Objectives for each precinct.
- GSB-S3.1.2 To provide for public access to open space areas and to the foreshore, and formed shared trails for public access and recreational use.
- GSB-S3.1.3 To create a major visitor attraction that will encourage visitors to stay longer in the area.
- GSB-S3.1.4 To establish and maintain connections between the site and Orford.
- GSB-S3.1.5 To minimise visual impact and protect the sites rural landscape, vistas from the Tasman Highway, the scenic values of Meredith Point and existing ridgelines.
- GSB-S3.1.6 To provide for the restoration of native vegetation to increase habitat and screen development.
- GSB-S3.1.7 To minimise the environmental footprint of development through energy efficiency, water sensitive urban design and reuse of waste and construction materials.
- GSB-S3.1.8 To protect and enhance natural and cultural values.
- GSB-S3.1.9 To encourage best practice sustainable design for the built environment.

GSB-S3.2 Application of this Plan

- GSB-S3.2.1 The specific area plan applies to the area of land designated as GLA-S3.0 Louisville Road Specific Area Plan on the overlay maps and in Figure GSB-S3.1.
- GSB-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Rural Zone as specified in the relevant provision.
- GSB-S3.2.3 In the area of land to which this specific are plan applies, the planning authority may require the provision of:
 - (a) a landscape plan as defined below; and
 - (b) a statement from a suitably qualified person that considers the impact of proposed development on coastal landscape values and may include measures to avoid, mitigate or minimise impacts.
- GSB-S3.2.4 Any application for use or development that does not comply with the precinct or area boundaries shall be considered as a discretionary application pursuant to section 57 of the Act and must be consistent with the Purpose of the specific area plan and any applicable Local Area Objectives.

GSB-S3.3 Local Area Objectives

GSB-S3.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
GSB-S3.3.1.1	Golf Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.1.	<p>The Local Area Objective for the Golf Precinct is to provide for future development that 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 and fauna and enhancement of existing landscape.
GSB-S3.3.1.2	Open Space and Reserves Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.2.	<p>The Local Area Objective for the Open Space and Reserves Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) provide for unimpeded public access through the site; and (b) use local provenance species in landscaping.
GSB-S3.3.1.3	Residential Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.3.	<p>The Local Area Objective for the Residential Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) 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; (b) develop dwellings, roads and infrastructure within a vegetated setting, with retention of bushland and vegetation; (c) include substantial areas of vegetation planting of local provenance with a mixture of permaculture/edible landscape elements; (d) provide pedestrian links to encourage walking and assist with the building of a neighbourhood community;

		<ul style="list-style-type: none"> (e) maximise energy efficiency in the design and construction of buildings; (f) provide for a retirement village; (g) minimise visual impact upon surrounding locations particularly in terms of impacts upon the skyline or tree canopy when viewed from surrounding land; and (h) provide buildings that complement the surrounding natural environment.
GSB-S3.3.1.4	Hub Precinct, as shown in Figure GSB-S3.1 and further described by Figure GSB-S3.2 and on an overlay map as GSB-S3.3.1.4.	<p>The Local Area Objective of the Hub Precinct is to provide for future development that will:</p> <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 house, tourist retail and community entertainment facilities; (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; (d) promote pedestrian activity through creating dynamic and accessible people oriented mix-use spaces with awnings, verandas, colonnades, shaded walks and wide landscaped footpaths; (e) include parking areas that are provided mid-block and carefully arranged to maintain a courtyard feel to the surrounding accommodation; and (f) distinguish differing components within the Hub as shown on The Hub Component Layout and including: <ul style="list-style-type: none"> (i) the Entry Way; dwelling; visitor accommodation and retail; (ii) golf Accommodation; dwelling and visitor accommodation;

		<ul style="list-style-type: none"> (iii) the Arts Precinct; 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 GSB-S3.1 and on an overlay map as GSB-S3.3.1.5.	<p>The Local Area Objective of the Eco Cabin Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) comprise separate title only under the <i>Strata Titles Act 1998</i>; (b) provide for single and double dwelling retreat style accommodation integrated into the natural environment with minimal visual impact on the surrounding area; (c) ensure buildings are designed in accordance with the Australian Council of Building Design Professionals LTD (BPD) Environment Design Guide (d) require car parking within communal landscaped car courts to minimise vegetation disturbance; and (e) ensure all servicing of the eco cabins is via a minimum width pedestrian track linking the dwellings to a minimum width road network.

GSB-S3.4 Definition of Terms

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

Terms	Definition
Landscape Plan	Means a plan prepared by a suitably qualified and experienced landscape architect, or other person approved by the Council, that may show, as relevant, the overall landscaping theme for development within and across each Precinct which reduces the visual impact of development and is sympathetic to the characteristics of the site and surroundings; or how landscaping of part of the specific area plan is consistent with the overall theme.

	<p>The plan should show details on:</p> <ul style="list-style-type: none"> (a) site dimensions and existing and proposed surface levels; (b) existing drainage and vegetation; (c) planting concept; (d) paving material and drainage treatments and lighting for vehicle areas and footpaths; (e) location, species (preferably locally indigenous species) and characteristics of proposed plantings and other forms of landscaping; (f) screening of development; (g) how incompatible activities are separated; (h) passive and/or active recreation facilities must be provided for the use of the occupants of the complex; (i) provision of a pedestrian network with associated landscaping to link residential units and facilities; and (j) soil and water management measures.
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GSB-S3.5 Use Table

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for a consulting room located within the Hub Precinct.
Community Meeting and Entertainment	If for a civic building located within the Hub Precinct.
Educational and Occasional Care	If for a child care located within the Hub Precinct.
Food Services	If located in the Entry Way or Arts Space areas within the Hub Precinct.
General Retail and Hire	If for a local shop within the Hub Precinct.
Hotel Industry	If located within the Hub Precinct.
Passive Recreation	If for a public park or playground.
Residential	If for a single dwelling located in the Residential Precinct or in the Entry Way or Golf Accommodation areas within the Hub Precinct.

Use Class	Qualification
Sport and Recreation	If for a golf course located within the Golf Precinct.
Vehicle Parking	If located within the Golf Precinct.
Visitor Accommodation	If located within the Residential Precinct, Hub Precinct or Eco Cabin Precinct.
Discretionary	
Sports and Recreation	If not listed as Permitted.
Residential	If located within the Residential Precinct or Hub Precinct and if not listed as Permitted.
Tourist Operation	If located within the Hub Precinct.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-S3.6 Use Standards

GSB-S3.6.1 Non-residential use

This clause is in substitution to Rural Zone – clause 20.3.1 Discretionary use.

Objective:	That non-residential uses do not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a non-residential use, excluding office and administrative tasks, sensitive uses and Visitor Accommodation, must be within: <ul style="list-style-type: none"> (a) 7.00am to 8.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays. 		P1 Hours of operation of a non-residential use, excluding office and administrative tasks, sensitive uses and Visitor Accommodation, must not cause an unreasonable loss of residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions for non-residential use, excluding sensitive uses and Visitor Accommodation, measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 d(B(A) (LAeq) between the hours of 8.00am to 6.00pm; 		P2 Noise emissions for non-residential use, excluding sensitive uses and Visitor Accommodation, measured at the boundary of the site must not cause environmental harm.

<p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am; and</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A3</p> <p>External lighting for non-residential uses, excluding sensitive uses and Visitor Accommodation, must:</p> <p>(a) be turned off between 9.00pm and 6.00am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure it does not cause emission of light into adjoining private land.</p>	<p>P3</p> <p>External lighting for non-residential uses, excluding sensitive uses and Visitor Accommodation, must not cause an unreasonable loss of existing or future residential amenity, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms in an adjacent dwelling.</p>
<p>A4</p> <p>Commercial vehicle movements, excluding those associated with sensitive uses and Visitor Accommodation, including loading and unloading and garbage removal, to or from a site must be limited to 40 vehicle movements per day and 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>P4</p> <p>Commercial vehicle movements, excluding those associated with sensitive uses and Visitor Accommodation, including loading and unloading and garbage removal, must not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) the level of traffic on the road; and</p> <p>(f) the potential for conflict with other traffic.</p>

GSB-S3.7 Development Standards for Buildings and Works

GSB-S3.7.1 Building height

This clause is a substitution to Rural Zone – clause 20.4.1 Building height.

Objective:	That building height contributes positively to the landscape, minimises visual impact and does not cause an unreasonable loss of residential amenity of land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8m.</p> <p>On reclaimed or filled land the existing ground level is taken to be the natural ground level.</p>	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be consistent with any Local Area Objectives provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining properties by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact when viewed from adjoining properties, due to bulk and height; (c) not unreasonably overshadow adjacent public space; (d) buildings stepping down the slope if appropriate; (e) allow for a transition in height between adjoining buildings, if appropriate; and (f) if for a non-residential use, the height is necessary for that use.

GSB-S3.7.2 Building setback

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks.

Objective:	That setback of buildings contributes positively to the streetscape, protects coastal vistas, minimises potential for conflict with uses of the golf course and does not result in unreasonable impact on the residential amenity of adjoining land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from frontage of:</p> <ul style="list-style-type: none"> (a) not less than 9m to Louisville Road; (b) not less than 5m to any other road. 	<p>P1</p> <p>Buildings must have a setback from frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with any Local Area Objective provided for the area; (b) is compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; and (c) enhances the characteristics of the site, adjoining properties and the streetscape.
<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 which is formed by the high water mark. 	<p>P2</p> <p>Buildings setback from side and rear boundaries must:</p> <ul style="list-style-type: none"> (a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining properties, through building bulk and massing; (b) be sufficient to provide adequate private open space for the dwelling unit; (c) be sufficient to minimise conflict with the Golf Precinct; and (d) not cause an unreasonable loss of amenity on adjoining properties or adjoining coastal land, having regard to: <ul style="list-style-type: none"> (i) overlooking and loss of privacy to adjoining residential or coastal land; and

	(ii) visual impacts when viewed from adjoining coastal land.
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GSB-S3.7.3 Building design

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That the location and appearance of buildings and works minimises adverse impact on the rural landscape.	
Acceptable Solutions		Performance Criteria
A1 Exterior finishes of buildings, if not natural or untreated, must be coloured using colours with a light reflectance value not greater than 40 percent.		P1 Buildings must: <ul style="list-style-type: none"> (a) be consistent with any Local Area Objective provided for the area; and (b) have external finishes that are non-reflective and coloured to blend with the rural landscape.
A2 Building walls parallel to frontage must contain two or more windows and balconies, decks or wall offsets.		P2 Building frontages must: <ul style="list-style-type: none"> (a) be consistent with any Local Area Objective provided for the area; (b) be articulated to avoid large expanses of blank wall. Design features used to achieve this may include articulation, fenestration, use of colours and materials and other devices.
A3 Fill and excavation must: <ul style="list-style-type: none"> (a) be not more than 1m from natural ground level, excluding if required for any building foundations; (b) be limited to the extent required for the construction of buildings or vehicular access. 		P3 Fill and excavation must: <ul style="list-style-type: none"> (a) not unreasonably impact on natural values; (b) not detract from the landscape character of the area; (c) not unreasonably impact upon the privacy of adjoining properties; and (d) not affect land stability on the lot or adjoining properties.
A4 The combined gross floor area of buildings must be not more than: <ul style="list-style-type: none"> (a) 350m², if on a lot less than 800m²; 		P4 The combined gross floor area of buildings must: <ul style="list-style-type: none"> (a) be sufficient for the recreation, service facilities and landscaping needs of the development;

<p>(b) 400m², if on a lot greater than 800m²; or</p> <p>(c) 150m², if on a lot within the Eco Cabin Precinct.</p>	<p>(b) be compatible with the scale of buildings on the site and nearby properties;</p> <p>(c) not cause an unreasonable impact on the landscape;</p> <p>(d) not cause an unreasonable impact on the natural environment; and</p> <p>(e) be not greater than 150m² if located within the Eco Cabin Precinct.</p>
<p>A5</p> <p>Residential buildings must be provided with private open space that:</p> <p>(a) is not less than 50m²;</p> <p>(b) has a horizontal dimension of not less than 5m;</p> <p>(c) is not located between the dwelling and the frontage; and</p> <p>(d) is directly accessible from, and adjacent to, a habitable room (other than a bedroom).</p>	<p>P5</p> <p>Residential use must have:</p> <p>(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(b) reasonable space for the planting of gardens and landscaping.</p>
<p>A6</p> <p>Dwellings without direct access to ground level must have a balcony or deck with a minimum area of 10m² and a minimum horizontal dimension of 2m.</p>	<p>P6</p> <p>Dwellings without direct access to ground level must have a balcony or deck with a minimum area of 5m² and a minimum horizontal dimension of 1m.</p>

GSB-S3.7.4 Landscaping

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That safe and attractive landscaping treatment enhances the appearance of the site, minimises visual impact of development and enhances natural values.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All development must be accompanied by a landscape plan.</p>	<p>P1</p> <p>No Performance Criterion.</p>

GSB-S3.7.5 Energy and water efficiency

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That buildings minimise energy and water use.	
Acceptable Solutions		Performance Criteria
A1	Residential buildings must have at least one living room window facing within the range of 30 degree east of north and 30 degree west of north.	P1 Buildings must: (a) minimise energy use through internal layout, positioning and shading of windows, and use of building materials; and (b) provide for a reasonable level of solar access to living areas.
A2	Buildings must source not less than 15% of all projected energy use from renewable sources such as photovoltaic cells, wind turbines or other means incorporated into the building or obtained from shared infrastructure located within the Specific Area Plan.	P2 No Performance Criterion.
A3	Stormwater drainage from development must: (a) be reused on the golf course and returned to natural watercourses entering the Prosser River or Spring Bay; (b) exit the land subject to the Specific Area Plan at an 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 have occurred prior to the clearing of land for agricultural use.	P3 No Performance Criterion.

GSB-S3.7.6 Outbuildings

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.	
Acceptable Solutions		Performance Criteria
A1		P1

<p>Outbuildings, that are freestanding, must:</p> <ul style="list-style-type: none"> (a) have a combined gross floor area not more than 100m²; (b) have a wall height not more than 3.5m and a building height not more than 4.5m; (c) have setback from frontage not less than 1m more than that of the dominant wall of an existing or proposed dwelling on the site. 	<p>Outbuildings, that are freestanding, must be designed and located to:</p> <ul style="list-style-type: none"> (a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity; (c) be consistent with any Local Area Objectives provided for the area.
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GSB-S3.8 Development Standards for Subdivision

GSB-S3.8.1 Lot design

This clause is in substitution for Rural Zone – clause 20.5.1 Lot design.

Objective:	To provide for new lots that have appropriate areas and dimensions to accommodate development consistent with the Purpose and Local Area Objectives for this Specific Area Plan.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot must have an area not less than:</p> <ul style="list-style-type: none"> (a) 450m², if in the Residential Precinct; (b) 250m², if in the Hub Precinct; and (c) 100ha, if in the Golf Precinct or Eco Cabin Precinct or Open Space and Reserves Precinct except for a lot for the purposes of creating precinct boundaries. 		<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, except if for public open space, a riparian or littoral reserve or utilities, and except if an internal lot, must have a frontage of not less than:</p> <ul style="list-style-type: none"> (a) 12m, if located in the Residential Precinct; or (b) 3.6m, if located in any precinct other than the Residential Precinct. 		<p>P2</p> <p>The frontage of each lot must:</p> <ul style="list-style-type: none"> (a) provide opportunity for practical and safe vehicular access; (b) provide opportunity for passive surveillance between residential development on the lot and the road; and (c) be not less than 6m.
<p>A3</p> <p>No lot is an internal lot.</p>		<p>P3</p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision, must:</p>

	<ul style="list-style-type: none"> (a) demonstrate the presence of site constraints that make an internal lot configuration the only reasonable option to efficiently utilise the land; (b) demonstrate that it is not reasonably possible to provide a new road to create a standard frontage; (c) be the only reasonable way to subdivide the rear of an existing lot; (d) not cause an unreasonable loss of amenity to neighbouring land as a result of subsequent use and development; (e) have access to a road via an access strip, which is part of the lot, or a right-of-way, with a width access of not less than 4m; (f) provide passing bays at appropriate distances along the access strip to service the likely future use of the lot; (g) have the access strip adjacent to or combined with not more than three other internal lot access strips and it is not appropriate to provide access via a public road; (h) have a sealed driveway on the access strip prior to the sealing of the final plan of subdivision; and (i) address and provide for passive surveillance of public open space and public rights of way if it fronts such public spaces.
<p>A4</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>P4</p> <p>Each lot has a long axis oriented to maximise solar access for future development, having regard to:</p> <ul style="list-style-type: none"> (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 (b) the characteristics of the site including slope, vegetation and views.

GSB-S3.8.2 Ways and open space

This clause is in addition to Rural Zone – clause 20.5 Development Standards for Subdivision.

Objective:	That the arrangement of ways and public open space provides for safe, convenient and efficient connections for accessibility, mobility and recreational opportunities consistent with the Purpose and Local Area Objectives for the Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1	Public shared trails through and between precincts must be provided consistent with the access routes shown on Figure GSB-S3.1 Precinct Plan.	P1 No Performance Criterion.
A2	Public shared trails must be designed and constructed in accordance with <i>AS2156.1 2001 Walking Tracks Part 1: Classification and Signage</i> and <i>AS2156.2 -2001 Walking Tracks Part 2: Infrastructure Design</i> .	P2 No Performance Criterion.
A3	Emergency vehicle access must be provided between Barton Avenue and the Residential Precinct.	P3 No Performance Criterion.
A4	Public shared trails must be provided to connect Raspins Beach with Meredith Point and the Eastcoaster Resort.	P4 No Performance Criterion.

GSB-S3.8.3 Services

This clause is in 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 Criterion.
A2		P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-

Each lot must be connected to a reticulated sewerage system where available.	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: <ul style="list-style-type: none"> (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 area at an 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 have occurred prior to the clearing of land for agricultural use. 	P4 No Performance Criterion.

GSB-S3.8.4 Subdivision landscaping and lighting

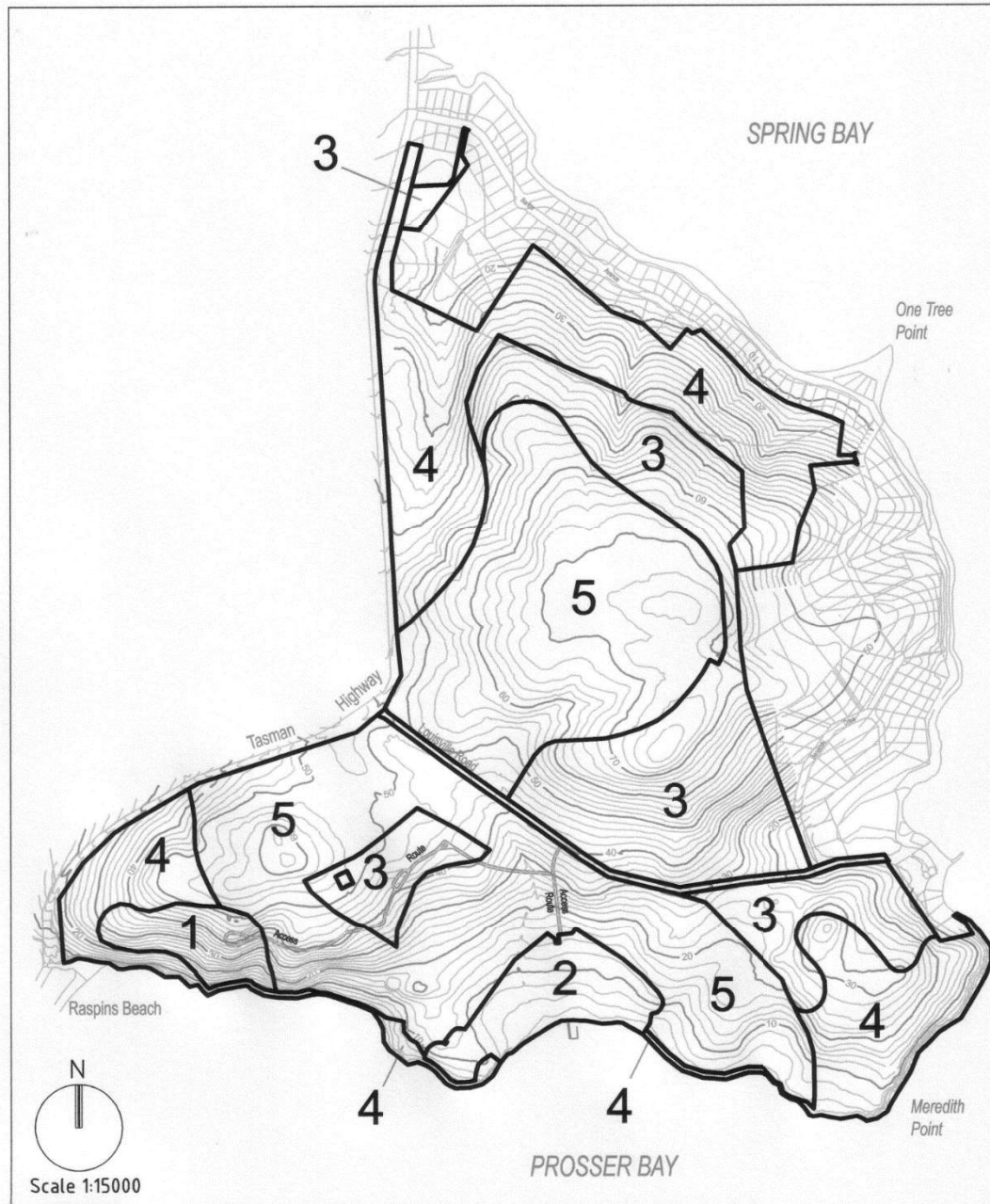
This clause is in addition to Rural Zone – clause 20.5 Development Standards Subdivision.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of the site, minimises visual impact of development and enhances natural values, and that night glare associated with landscape lighting is minimised.
Acceptable Solutions	Performance Criteria
A1 Roads, ways and public open space and associated works must be landscaped.	P1 No Performance Criterion.
A2 No Acceptable Solution.	P2 Street lighting, flood lighting and landscape lighting must minimise the impact of 'night light' and must: <ul style="list-style-type: none"> (a) be baffled to prevent upward projection; (b) minimise light spillage; (c) minimise reflections from paved surfaces; and (d) be installed in the ground if possible.

GSB-S3.9 Tables

This clause is not used in this specific area plan.

Precinct Plan

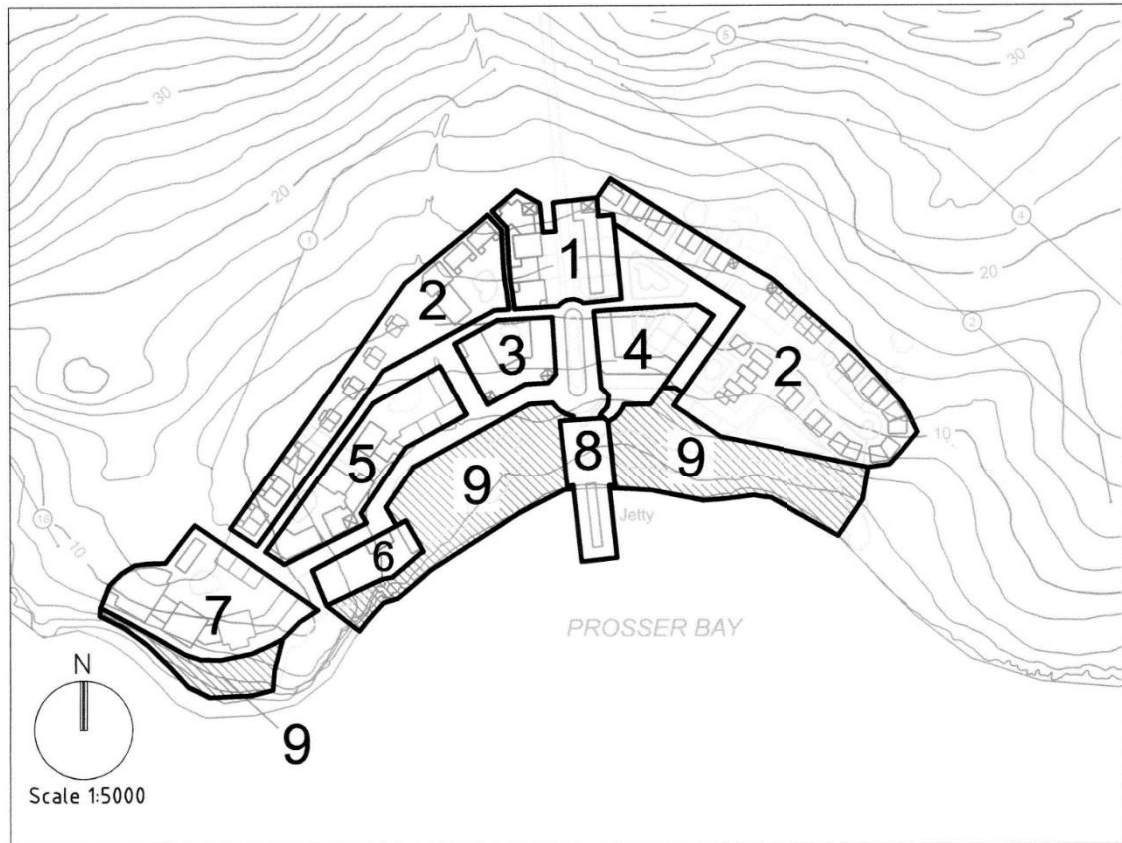


LEGEND

1. Eco Cabins
2. The Hub
3. Residential
4. Open Space & Reserves
5. Golf

Figure GSB-S3.1 Louisville Road Precinct Plan

Hub Component Layout



LEGEND

1. The Entry Way – Accommodation / Retail
2. Golf Accomodation
3. Arts Precinct
4. Maritime Museum
5. Accomodation on Common
6. Aquatic Club
7. Golf Club House
8. Jetty
9. Hub Open Space

Figure GSB-S3.2 The Hub Component Layout

GSB-S4.0 Spring Bay Industrial Specific Area Plan

GSB-S4.1 Plan Purpose

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

- GSB-S4.1.1 To provide for aquaculture, fish processing, a marine farming shore facility and associated uses.
- GSB-S4.1.2 To minimise potential land use conflicts.
- GSB-S4.1.3 To make efficient use of existing infrastructure and facilities.

GSB-S4.2 Application of this Plan

- GSB-S4.2.1 The specific area plan applies to the area of land designated as Spring Bay Industrial Specific Area Plan on the overlay maps and in Figure GSB-S4.1.
- GSB-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Light Industrial Zone as specified in the relevant provision.

GSB-S4.3 Local Area Objectives

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

GSB-S4.4 Definition of Terms

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

GSB-S4.5 Use Table

This clause is in substitution for Light Industrial Zone – clause 18.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	

Use Class	Qualification
Port and Shipping	
Research and Development	
Service Industry	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and Service	
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Recycling and Waste Disposal	If for a scrap yard or waste transfer station.
Resource Development	If for aquaculture or marine farming shore facility.
Resource Processing	
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GSB-S4.6 Use Standards

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

GSB-S4.7 Development Standards for Buildings and Works

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

GSB-S4.8 Development Standards for Subdivision

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

GSB-S4.9 Tables

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

Figure GSB-S4.1 Spring Bay Industrial 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-8.1	Shown on the overlay map as GSB-8.1	38927/3 7159/1 52088/4 52088/5 152163/1 64899/11 22676/11 64899/10	A substitution to Acceptable Solution A1 for this site is: Visitor Accommodation is limited to an extension of an additional 20% gross floor area of an existing Visitor Accommodation use.	General Residential zone – clause 8.3.2 Visitor Accommodation
GSB-10.1	Shown on the overlay map as GSB-10.1	110929/0 176281/10 176281/11 170909/1 173831/1 Part of 57282/0	A substitution to Acceptable Solution A1 for this site is: Visitor Accommodation is limited to an extension of an additional 20% gross floor area of an existing Visitor Accommodation use.	Low Density Residential Zone – clause 10.3.2 Visitor Accommodation
GSB-14.1	Shown on the overlay map as GSB-14.1	154149/3 49912/1 170785/50 174504/100 174883/4 239790/1 148695/1 130369/2 158014/1 14320/1	A modification to the qualification for the Permitted Use Class of Visitor Accommodation for this site is: delete “if located above ground floor (excluding pedestrian or vehicular access) or to the rear of the premises”	Local Business Zone – clause 14.2 Use Table

GSB-Code Lists

GSB-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

GSB-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
GSB-C6.1.1	Not applicable	Buckland	160 Brockley Road	Brockley	181388/1 and 181388/3	Refer to attached Datasheet GSB-C6.1.1.
GSB-C6.1.2	Not applicable	Buckland	196 Court Farm Road	Court Farm	233658/1	Refer to attached Datasheet GSB-C6.1.2.
GSB-C6.1.3	Not applicable	Buckland	170 Woodsden Road	Woodsden	129530/3	Specific extent is within 100m of house.
GSB-C6.1.4	Not applicable	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.
GSB-C6.1.5	Not applicable	Little Swanport	Not applicable	Ram Island	140376/1	Also known as Pike Island after previous inhabitants. Contains a cemetery and ruins.
GSB-C6.1.6	Not applicable	Orford	321 Alma Road; Lot 1 Alma Road; 160 Brockley Road	Not applicable	143002/1 34549/1 197557/1 and adjoining Crown road reservation	Old Convict Road. 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. The road continues through to Brockley with the original alignment evident in some sections only.
GSB-C6.1.7	Not applicable	Orford	Lot 1 Alma Road; and 160 Brockley Road	Not applicable	34549/1; and 197557/1	Paradise Probation Station and Prosser Convict Station. 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.
GSB-C6.1.8	Not applicable	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: 120901/1; 18181/15; and	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

					114239/101	foreshore and private land and there is clear evidence that bulk excavations have been filled in on private land.
GSB-C6.1.09	Not applicable	Orford	Manning Drive	Quarry	25641/7 and adjoining foreshore to the north: 18181/15	Quarry used to supply sandstone to Melbourne GPO and other landmark buildings.
GSB-C6.1.10	Not applicable	Rheban	1019 Rheban Road	Rheban	118189/2	Rheban Stables - Refer to attached Datasheet GSB-C6.1.10.
GSB-C6.1.11	Not applicable	Rheban	1019 Rheban Road	Rheban	128860/1	Rheban Grave Vault. Specific extent is within 50m of the eastern most part of Graveyard Point on the southern side of Emerald Bay.
GSB-C6.1.12	Not applicable	Rheban	400 Earlham Road	Earlham	165524/1	Specific extent is within 200m of Earlham house.
GSB-C6.1.13	Not applicable	Apslawn	16017 Tasman Highway	Not applicable	166770/1	Coombend. Specific extent is within 50m of Coombend house.
GSB-C6.1.14	Not applicable	Swansea	14635 Tasman Highway	Milton	120734/1	Specific extent is within 50m of Milton house.
GSB-C6.1.15	Not applicable	Swansea	96 Tasman Highway	Not applicable	153614/1	Bark Mill. Remains of historic bark mill operation.
GSB-C6.1.16	Not applicable	Swansea	25 Franklin Street	Not applicable	50809/1	Cottage. Weatherboard and steep roof.
GSB-C6.1.17	Not applicable	Swansea	48 Franklin Street	Not applicable	154950/1	Cottage. Stuccoed.
GSB-C6.1.18	Not applicable	Swansea	610 Grange Road	The Bend	22702/4	Specific extent is within 100m of the Bend house.
GSB-C6.1.19	Not applicable	Apslawn	Sherbourne Road	Watson Family Cemetery	Part of 164751/1	Off Sherbourne Road, approximately 2.8km from Tasman Highway. Site indicated on Folio of the Register 164751.
GSB-C6.1.20	Not applicable	Triabunna	324 Hermitage Road	The Hermitage	238590/1	Specific extent is within 100m Hermitage house.
GSB-C6.1.21	Not applicable	Triabunna	8731 Tasman Highway	Not applicable	138856/1	Vicary family burial ground at Rostrevor. Specific extent is within 20m of cemetery. Approximately 500m east of Tasman Highway & Freestone Point intersection.
GSB-C6.1.22	Not applicable	Triabunna	13 Melbourne Street	Not applicable	75263/4	Not applicable

GSB-C6.1.23	Not applicable	Bicheno	43 Tasman Highway	Bicheno Youth Hostel	20568/3	
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GSB-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

GSB-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

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

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule.				

GSB-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used 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	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>	<p>(a) To avoid significant landscape change when viewed from Tasman Highway across open pasture.</p> <p>(b) To maintain a visual distinction between urban and non-urban areas.</p> <p>(c) To avoid significant landscape change when viewed from the Tasman Highway through the location or scale of vegetation removal.</p>
GSB-C8.1.2	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-C8.1.3	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	(a) The open, rural grazing landscape with gentle	(a) To avoid significant landscape change when viewed from the

		and beach with minimal native trees, through which extensive views of Great Oyster Bay & the Freycinet Peninsula are available from the Tasman Highway.	<p>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>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>
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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> <p>(a) coastline and major landmarks of the Hazards, and Maria Island;</p> <p>(b) agricultural landscapes of grazing or vineyards;</p> <p>(c) bushland, rocky hills;</p> <p>(d) National Parks and other reserves;</p> <p>(e) Historic or early period dwellings and agricultural buildings; and</p> <p>(f) town gateways</p> <p>are some of the important elements within the corridor that provide visual amenity</p>	<p>(a) To minimise native vegetation clearance adjacent to the road by setting development back from the road.</p> <p>(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.</p> <p>(c) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.</p> <p>(d) To preference tourism visitor information system (TVIS) signage or other coordinated and</p>

		to the traveller experience and establish a sense of place for residents.	branded commercial signage.
GSB-C8.2.2	Coles Bay Road	<p>A diverse mix of landscapes along the main access to the Freycinet peninsula.</p> <p>Captured views to:</p> <ul style="list-style-type: none"> (a) coastline and major landmarks of the Hazards, Moulting lagoon, Mt Peter, Mt Paul and Mt Stacey; (b) bushland, rocky hills; (c) National Parks and other reserves; and (d) town gateways <p>are some of the important elements 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-C8.2.3	Lake Leake Road	<p>A rural and bush landscape which changes as road users shift from an inland to coastal setting.</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 elements within the corridor that provide visual amenity</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

		to the traveller experience and establish a sense of place for residents.	branded commercial signage.
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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	2.5	2.2
Coles Bay	0.9	1.8	2.5	2.2
Dolphin Sands	0.9	1.8	2.5	2.2
Douglas River	0.9	1.8	2.5	2.2
Freycinet	0.9	1.8	2.5	2.2
Friendly Beaches	0.9	1.8	2.5	2.2
Little Swanport	0.9	1.7	2.4	2.1
Orford	0.9	1.7	2.4	2.1
Pontypool	0.9	1.7	2.4	2.1
Rheban	0.9	1.7	2.4	2.1
Spring Beach	0.9	1.7	2.4	2.1
Swansea	0.9	1.8	2.4	2.1
Triabunna	0.9	1.8	2.4	2.1
All other localities	0.9	1.8	2.5	2.2

GSB-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Australian Standard AS 2700: 2011 Colour Standards for General Purposes.</i>		GSB-P3.6.3 GSB-P4.6.3
<i>Noise Measurement Procedures Manual, 2nd edition</i>	Environment Division, Department of Environment, Parks Heritage and the Arts, Hobart, July 2008	GSB-P5.5.1 GSB-S3.6.2
<i>Environment Design Guide</i>	<i>Australian Council of Building Design Professionals LTD (BPD), 2007</i>	S3.3.1.5
<i>Australian Standard AS 2156.1 - 2001 Walking Tracks Part 1: Classification and Signage; and Australian Standard AS 2156.2 -2001 Walking Tracks Part 2: Infrastructure Design</i>		GSB-S3.8.2

Appendix A: Local Historic Heritage Code Datasheets

GSB-Table C6.1 Local Historic Heritage Places Datasheet – GSB-C6.1.1

Description

Title reference: 181388/1 and 181388/3

Property Name and Location: Brockley Estate, 160 Brockley Road, Buckland, Tasmania

Curtilage: There is a generous curtilage around the farmhouse comprising predominantly open pasture, with early tree plantings providing evidence of the original farmhouse gardens, the original entrance road and sandstone gates remain. A convict-built stagecoach road, now disused, runs from the front door of the farmhouse to Orford, eight kilometres away, with evidence of convict-built culverts, retaining walls and other original works visible.

Sandstone Farmhouse: The original Farmhouse circa early 1800s was constructed in sandstone with verandah and a corrugated hip roof with a basement. Two additional wings with corrugated iron gable roofs were added in a gothic revival style, most likely in the late 1800s. Recent work that has enclosed the verandah at the rear, however, the original fabric is largely intact.

Ancillary weatherboard dwelling: An early weatherboard cottage is located outside the immediate Farmhouse gardens for workers. It is an early timber framed weatherboard clad building with a corrugated iron gable roof. It has a simple symmetrical front with a centrally located door with small timber windows on both sides. The cottage has a rear utility projection with a corrugated iron skillion roof.

Shearing shed: The Shearing shed is an early typical example of timber construction.

Barn: The Shearing shed is an early typical example of timber construction.

Specific Extent

The specific extent of the local historic heritage place is outlined in red in Figure 1.



Figure 1 - Specific Extent Plan (not to scale)

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history – Brockley Estate represents a relatively intact example of early colonial settlement patterns.
(ii) creative or technical achievements - The farmhouse has technical value and is important in demonstrating circa early 1840s sandstone and timber construction methods and circa late 1800s gothic revival style.
(iii) a class of building or place - Brockley Estate represents a relatively intact example of an early colonial homestead.
(iv) aesthetic characteristics - The homestead has aesthetic value and is important in demonstrating an early colonial farmhouse setting.

Figures for statements of local historic heritage significance and heritage values



Figure 2: View of Farmhouse - principal façade



Figure 3: View of Farmhouse – rear façade



Figure 4: View of Shearing Shed from the West





Figure 5: View of Shearing Shed from the East



Figure 6: View of Barn from the North



	Figure 7: View of ancillary dwelling
 <p>Figure 8: View towards farmhouse entrance gate</p>	 <p>Figure 9: View of convict-built stage-coach road</p>

GSB-Table C6.1 Local Historic Heritage Places Datasheet – GSB-C6.1.2

Description

Title Reference: 233658/1

Property Name and Location: Court Farm, 196 Court Farm Road, Buckland, Tasmania

Curtilage: There is a generous curtilage around the farmhouse comprising predominantly open pasture, with early tree plantings providing evidence of the original farmhouse gardens, the original entrance road and sandstone gateway.

Farmhouse and associated outbuildings: The original farmhouse is constructed in sandstone with a corrugated iron hip roof and open verandah of timber construction on the north facade. There are attic rooms in the roof space with four Dormer windows symmetrically placed with two facing north either side of the principal entrance and two facing south. The Dormer windows over the entrance are not original fabric. There is also a recent gable addition on the eastern side of the existing farmhouse which may still retain remnants of original fabric but is predominately new work. The outbuildings are semidetached and have been added over time, they comprise a mix of stone and timber framed structures, a chimney and corrugated iron hip and gable roof forms of timber construction.

Specific Extent

The specific extent of the local historic heritage place is outlined in red in figure 1.



Figure 1: Specific Extent Plan (not to scale)

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history - the building has historical value and is important in demonstrating early Tasmanian farm life and the pattern of development of an early colonial farmhouse, associated outbuildings and curtilage.
(ii) creative or technical achievements - the building has technical value and is important in demonstrating circa early 1800s sandstone and timber construction methods.
(iii) a class of building or place - the Farmhouse represents a relatively intact example of an early colonial farmhouse and associated out buildings
(iv) aesthetic characteristics - the building has aesthetic value and is important in demonstrating an early colonial farmhouse setting.

Figures for statements of local historic heritage significance and heritage values



Figure 2: View of farmhouse towards principal entrance



Figure 3: View of farmhouse and outbuildings at the rear



Figure 4: Rear outbuilding of stone construction with hip roof



Figure 4: Sandstone gateway

GSB-Table C6.1 Local Historic Heritage Places Datasheet – GSB-C6.1.10

Description

Title Reference: 118189/2

Property Name and Location: Rheban Farm, 1019 Rheban Road, Rheban, Tasmania

Curtilage: The stables sit adjacent to, and face, what was the old public road to Hobart, the curtilage comprises gently sloping pasture from the roadway up to the entrance of the stables. The pasture continues uninterrupted around the building. There is a remnant timber shed of little heritage value and ponds within the curtilage of the Stables building.

Stables and annex: Circa early 1800s the building is a two storey stone building with dressed sandstone around openings and quoining at its corners with a simple gable roof form of timber construction and corrugated iron roofing. The internal first floor and stairs are also of timber construction.

Specific Extent

The specific extent of the local historic heritage place is outlined in red in figure 1.



Figure 1: Specific Extent Plan (not to scale)

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history - the building has historical value and is important in demonstrating early Tasmanian farm practices.
(ii) creative or technical achievements - the building has technical value and is important in demonstrating circa early 1800s stone and timber construction methods.
(iii) a class of building or place - the Rheban Stables represent an intact example of an early colonial stone stable building.
(iv) aesthetic characteristics - the building has aesthetic value and is important in demonstrating a principal farm building within a pastoral setting, including the decorative treatment of structural features by way of dressed sandstone around openings and quoining at the corners, and the use of local stone.

Figures for statements of local historic heritage significance and heritage values



Figure 2: View of front East façade of Rheban Stables – with annex on the right



Figure 3: View of rear West façade of Stables building and annex



Figure 4: Interior of first floor showing timber roof and flooring construction with stone walls