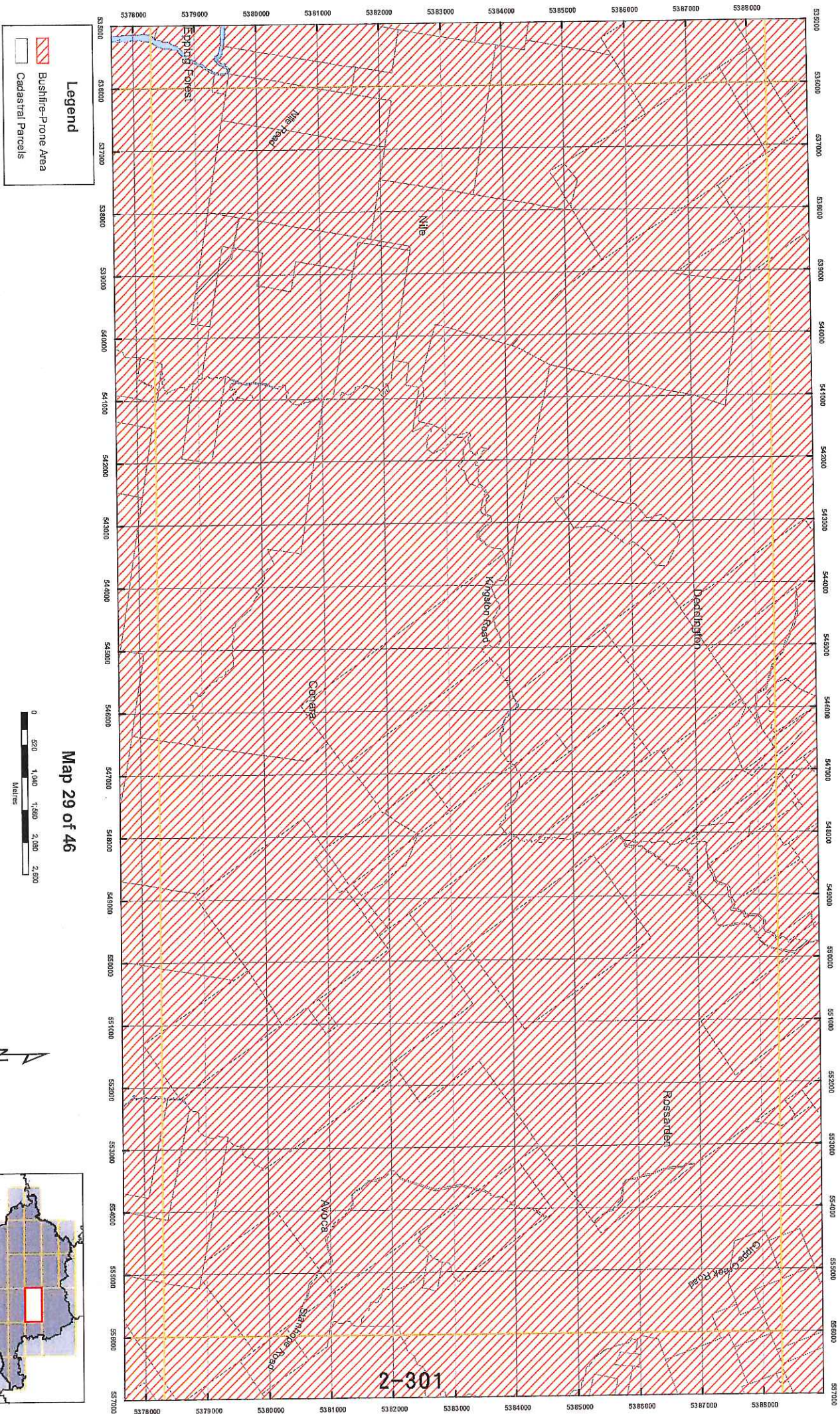
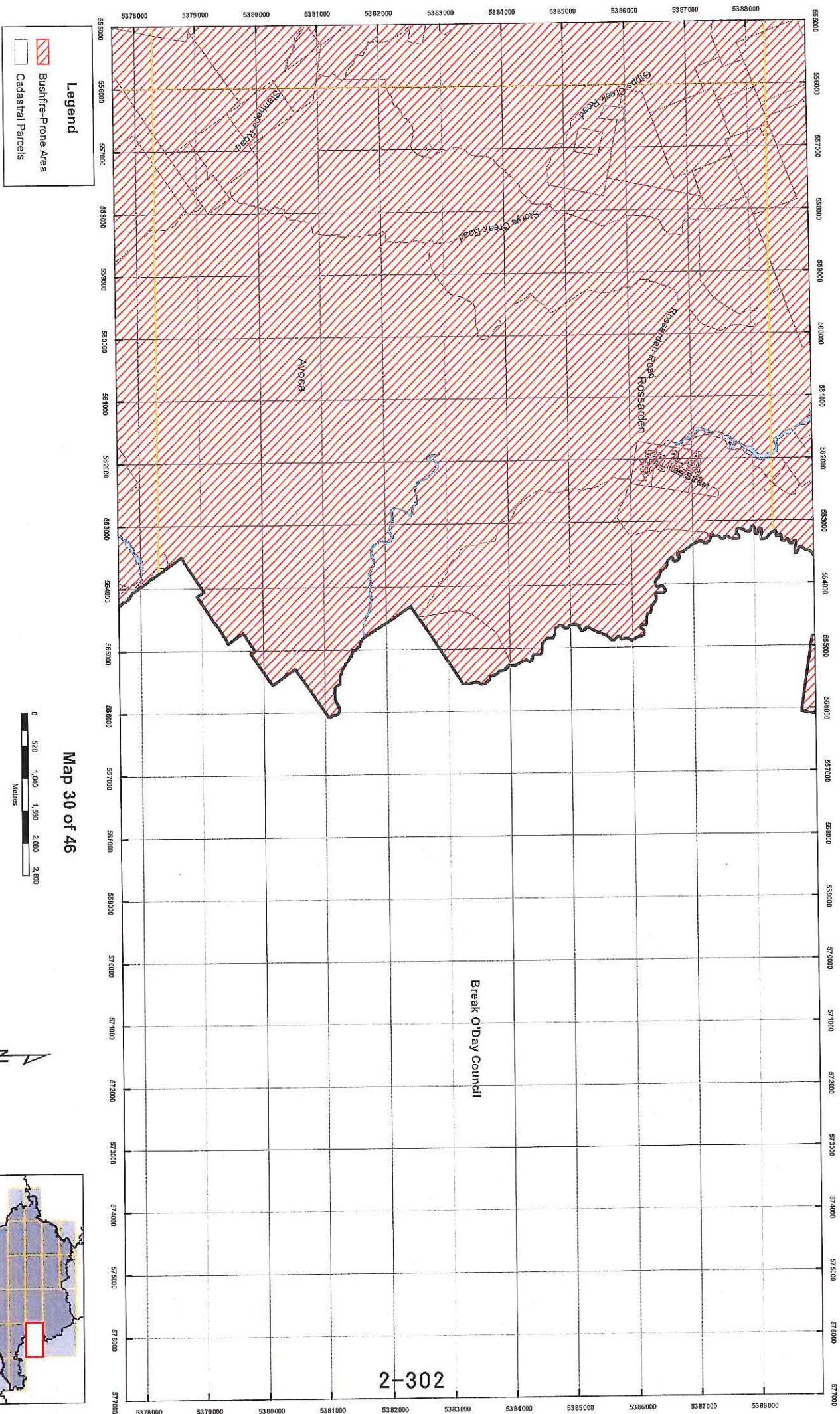


Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



2-302

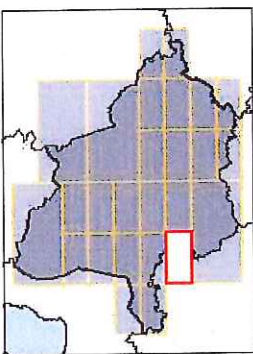
Map 30 of 46



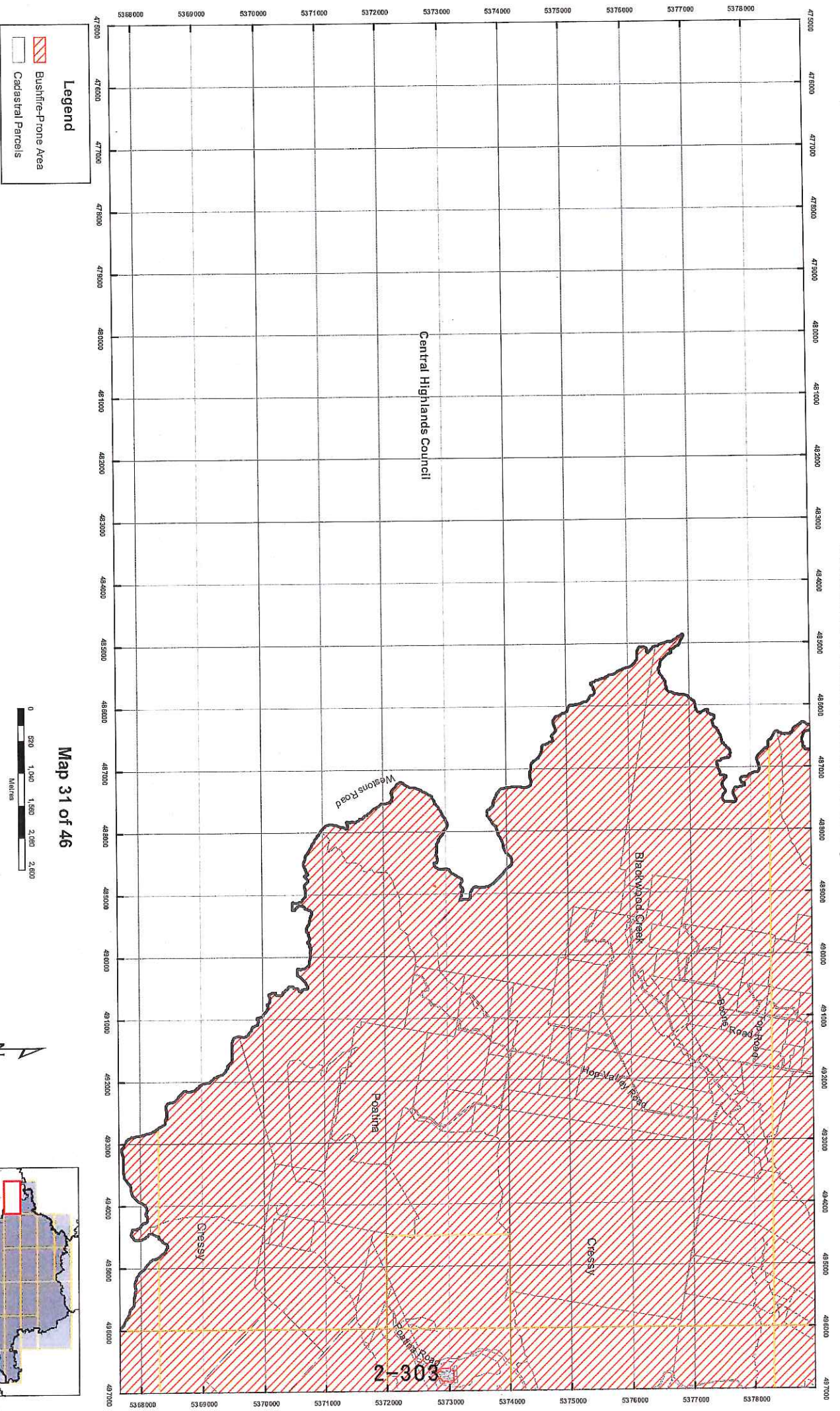
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 3/09/2018

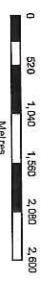


Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

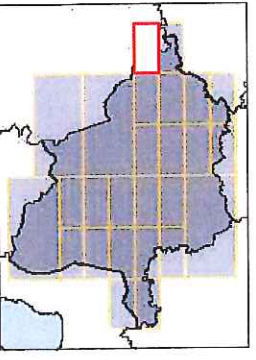


Map 31 of 46

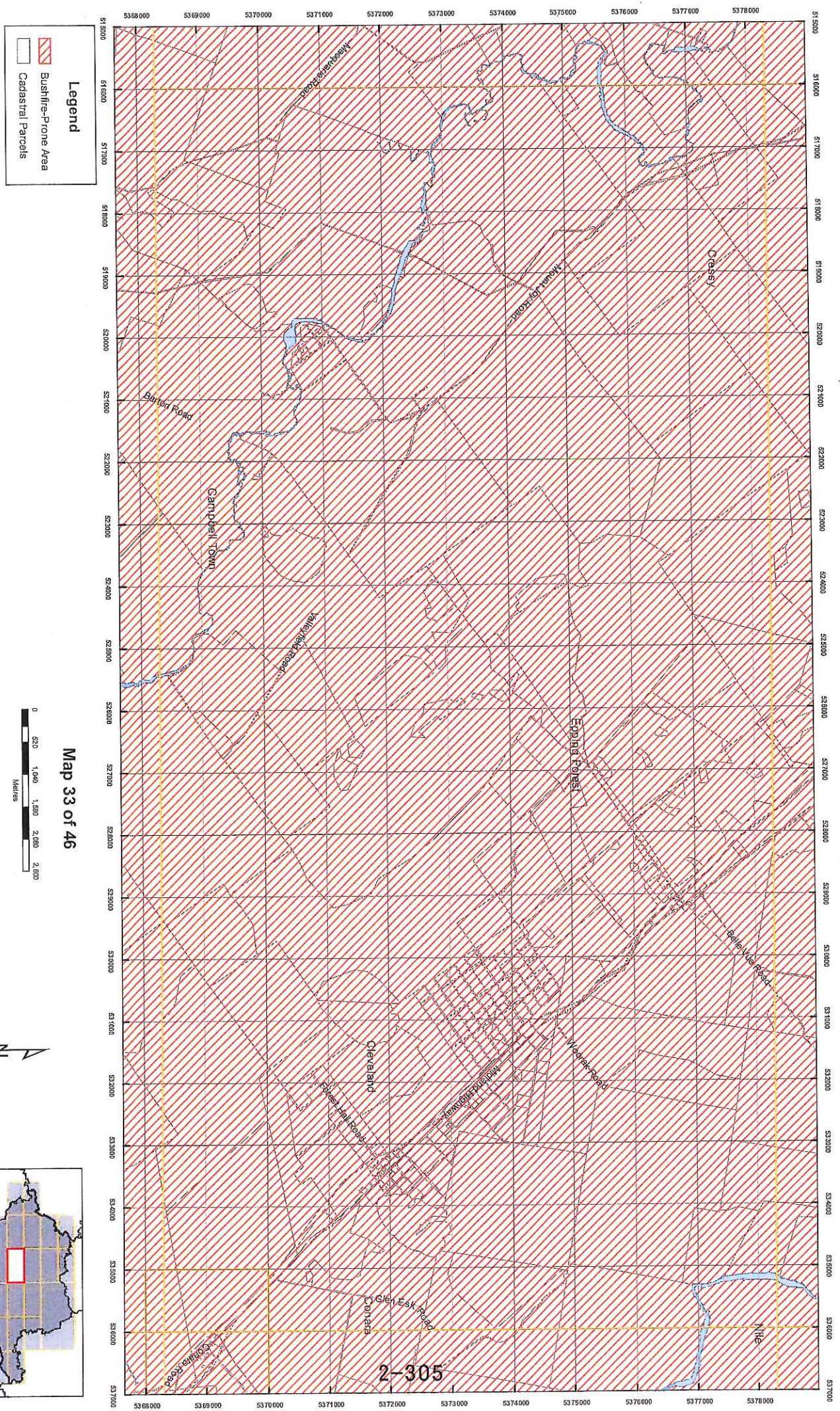
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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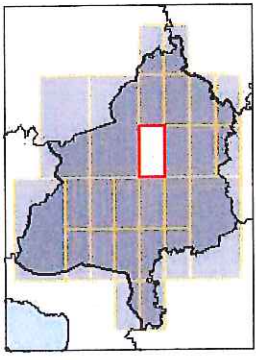
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



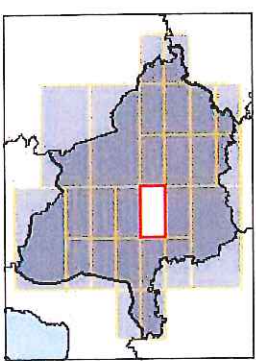
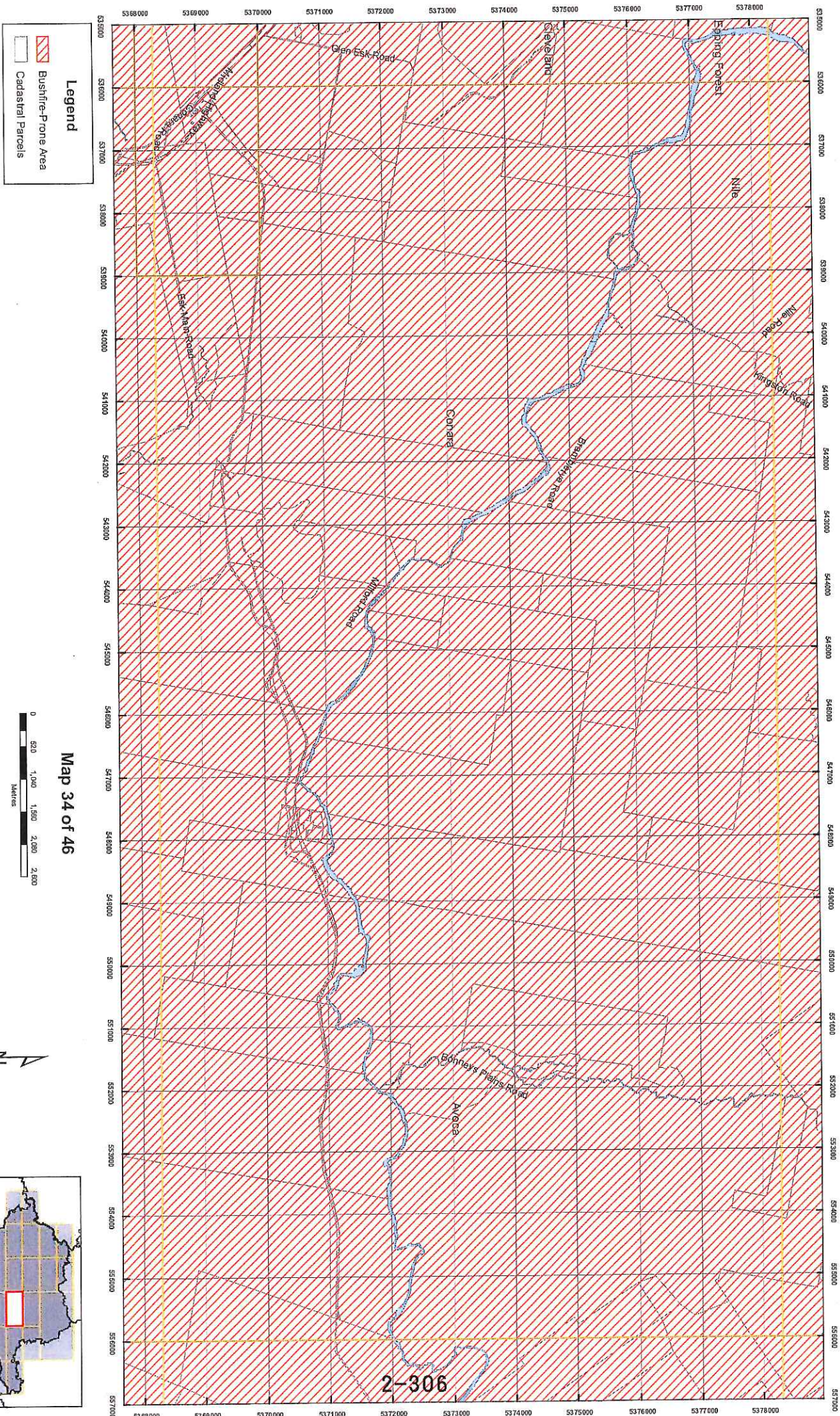
Map 33 of 46



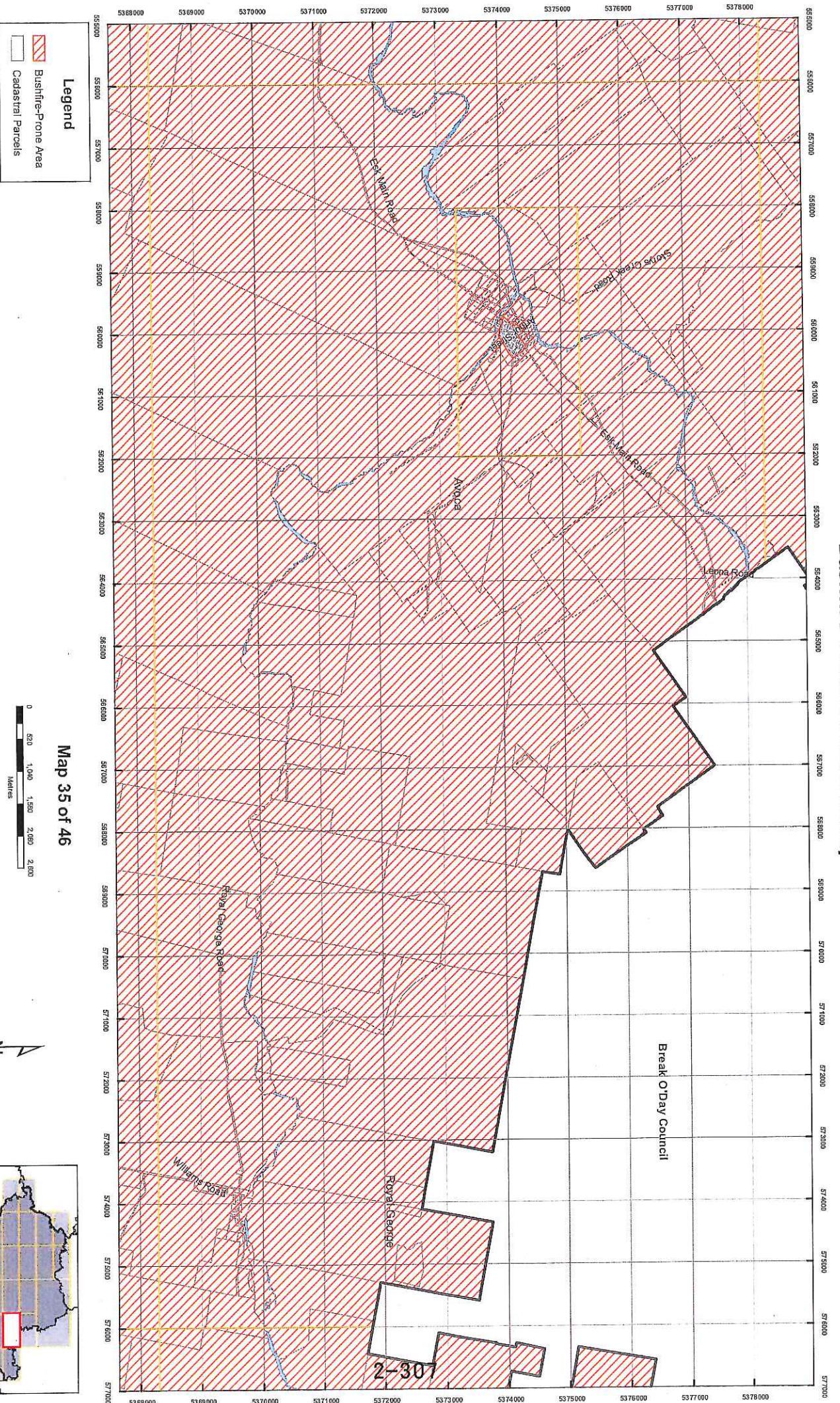
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 Base topographic data from the LIST © State of Tasmania
 Print Date: 3/09/2018



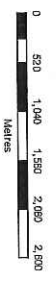
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



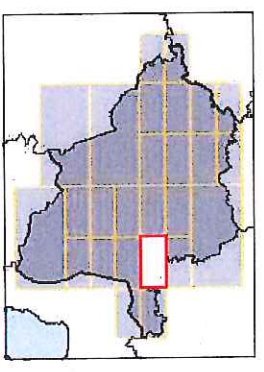
Map 35 of 46



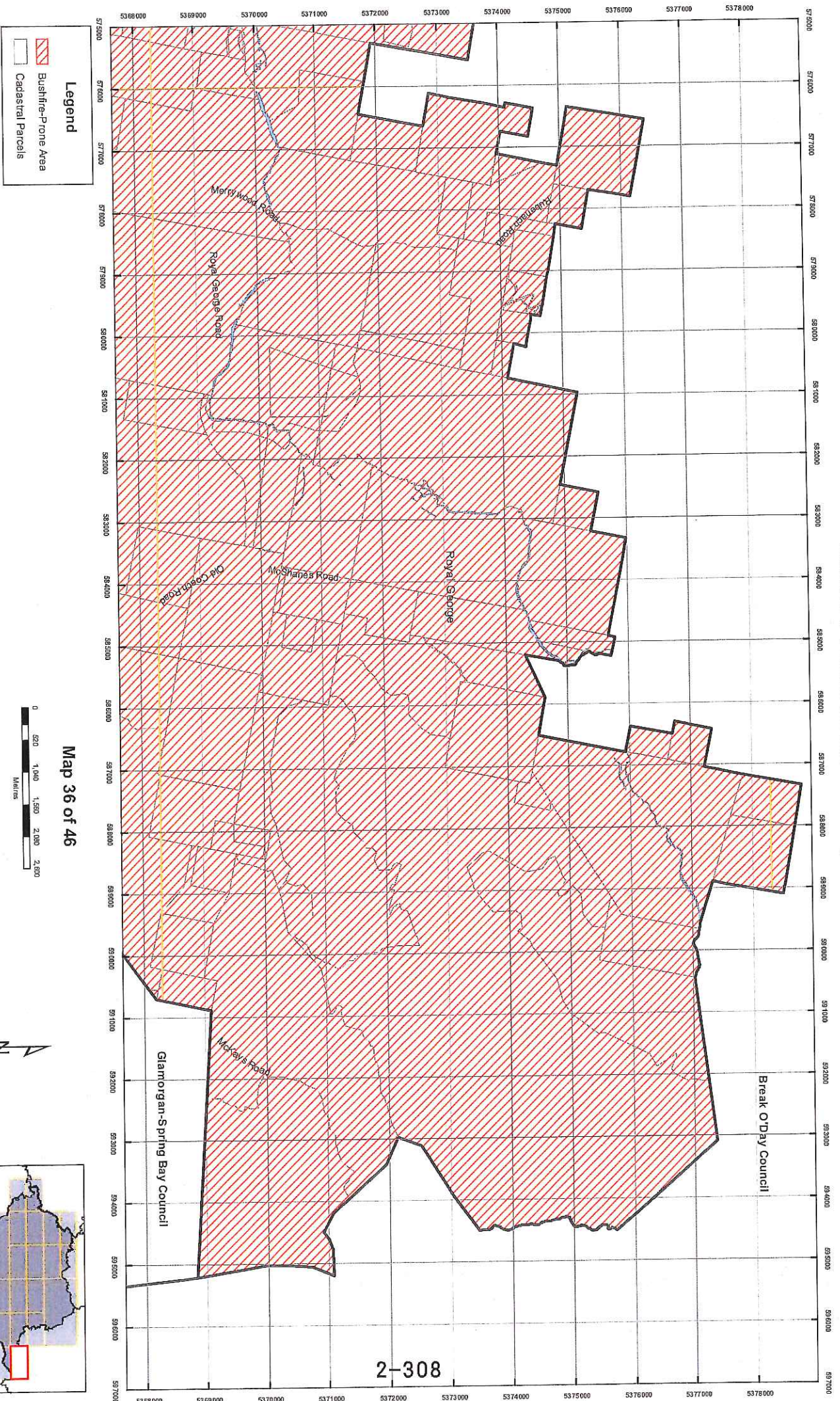
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 3/09/2018



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

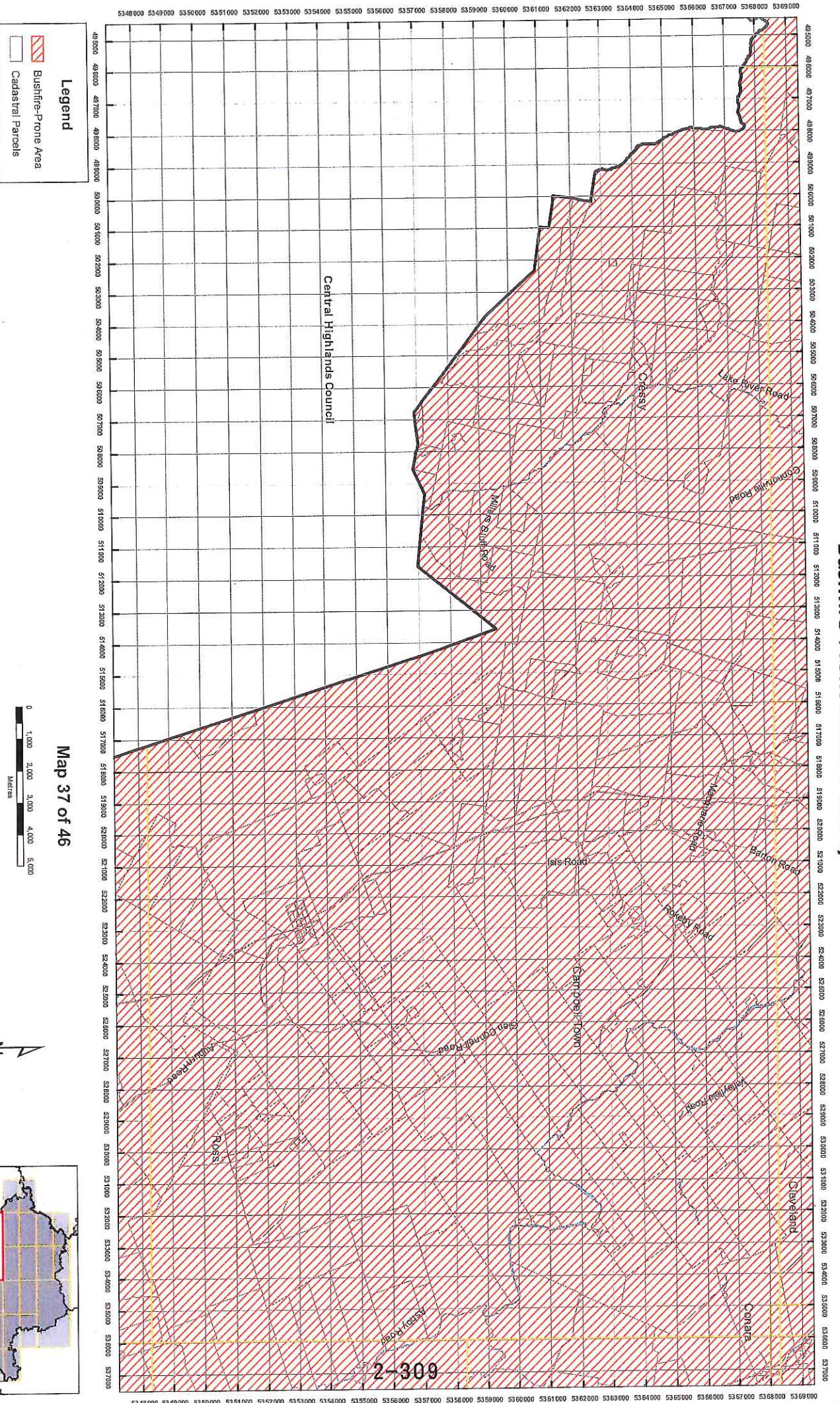


Map 36 of 46

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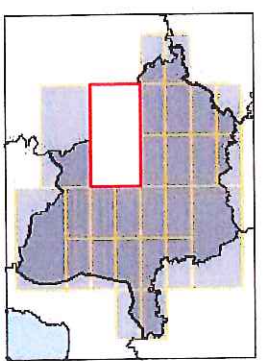
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 Overlay data from Northern Midlands Council and Tasmania Fire Service
 Base topographic data from the LIST © State of Tasmania
 Print Date: 3/09/2018

Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

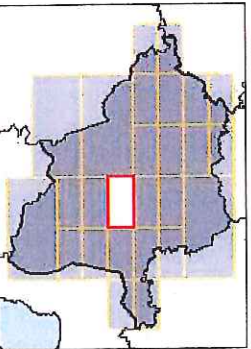
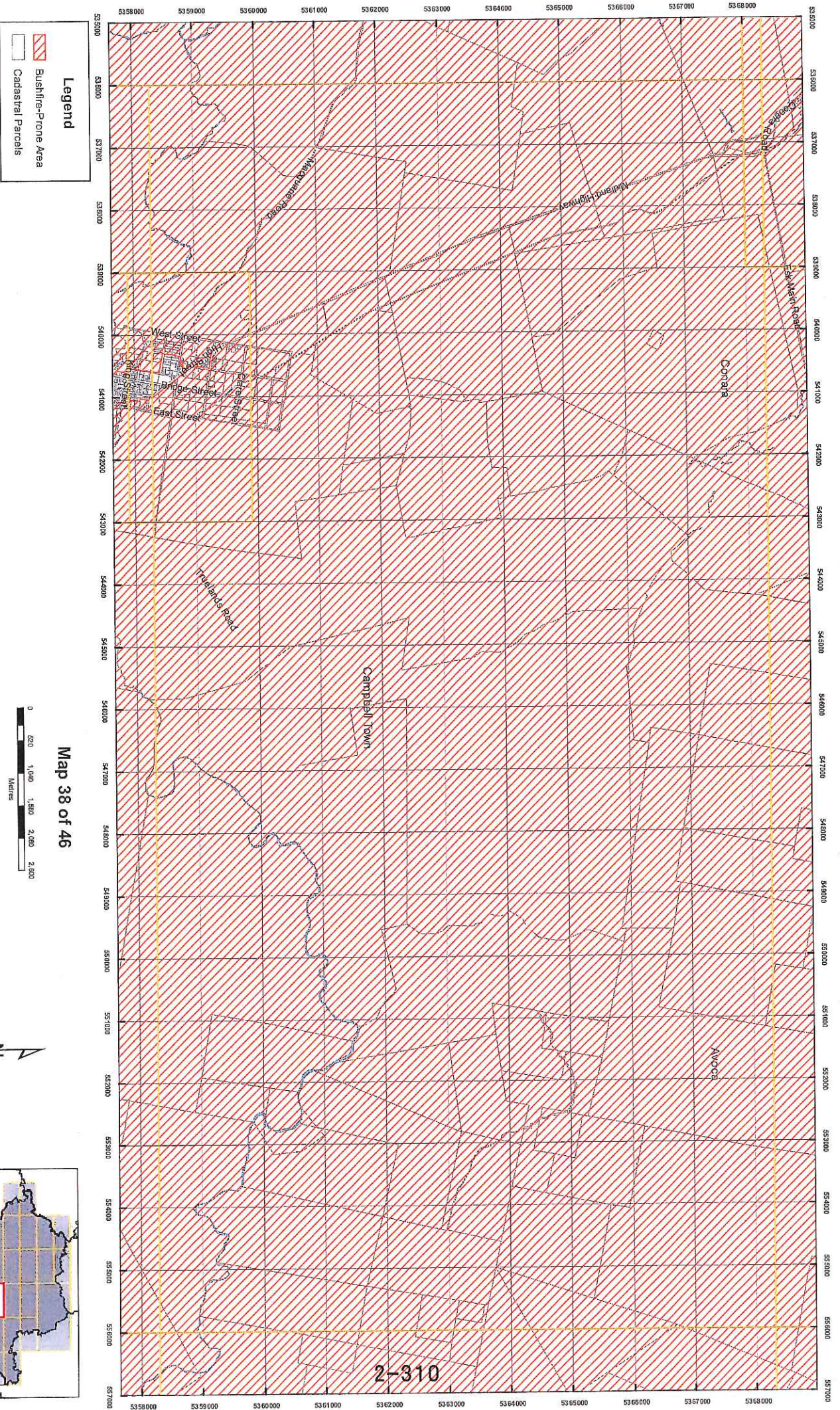


Map 37 of 46

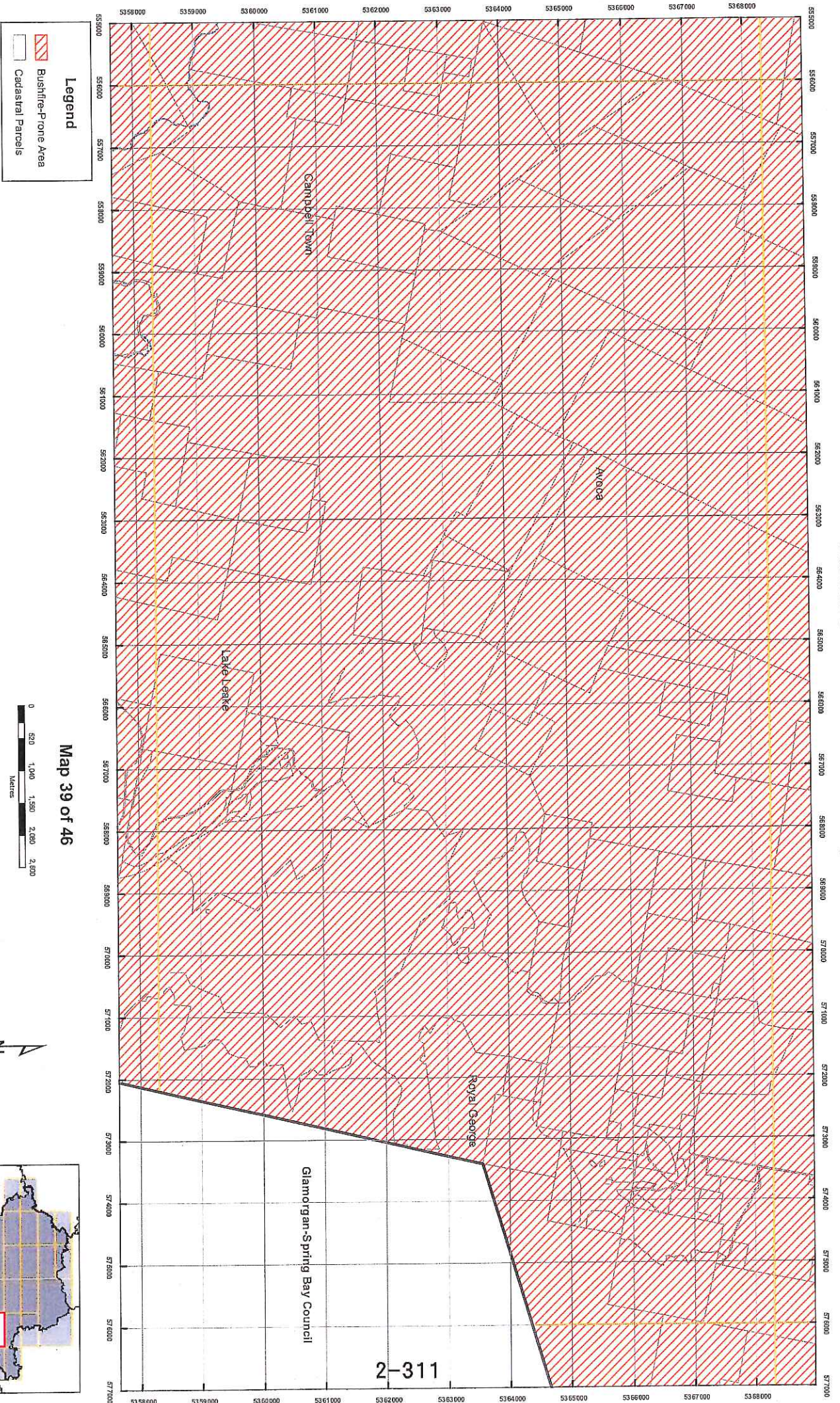
Coordinate System: GDA 94 MGA Zone 55
 Overlay data from Northern Midlands Council and Tasmania Fire Service
 Base topographic data from the LIST © State of Tasmania
 Print Date: 3/09/2018



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



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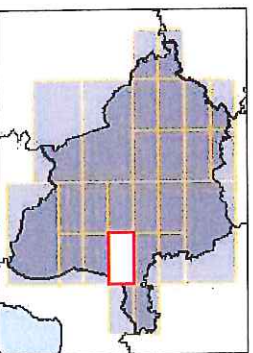
2-311



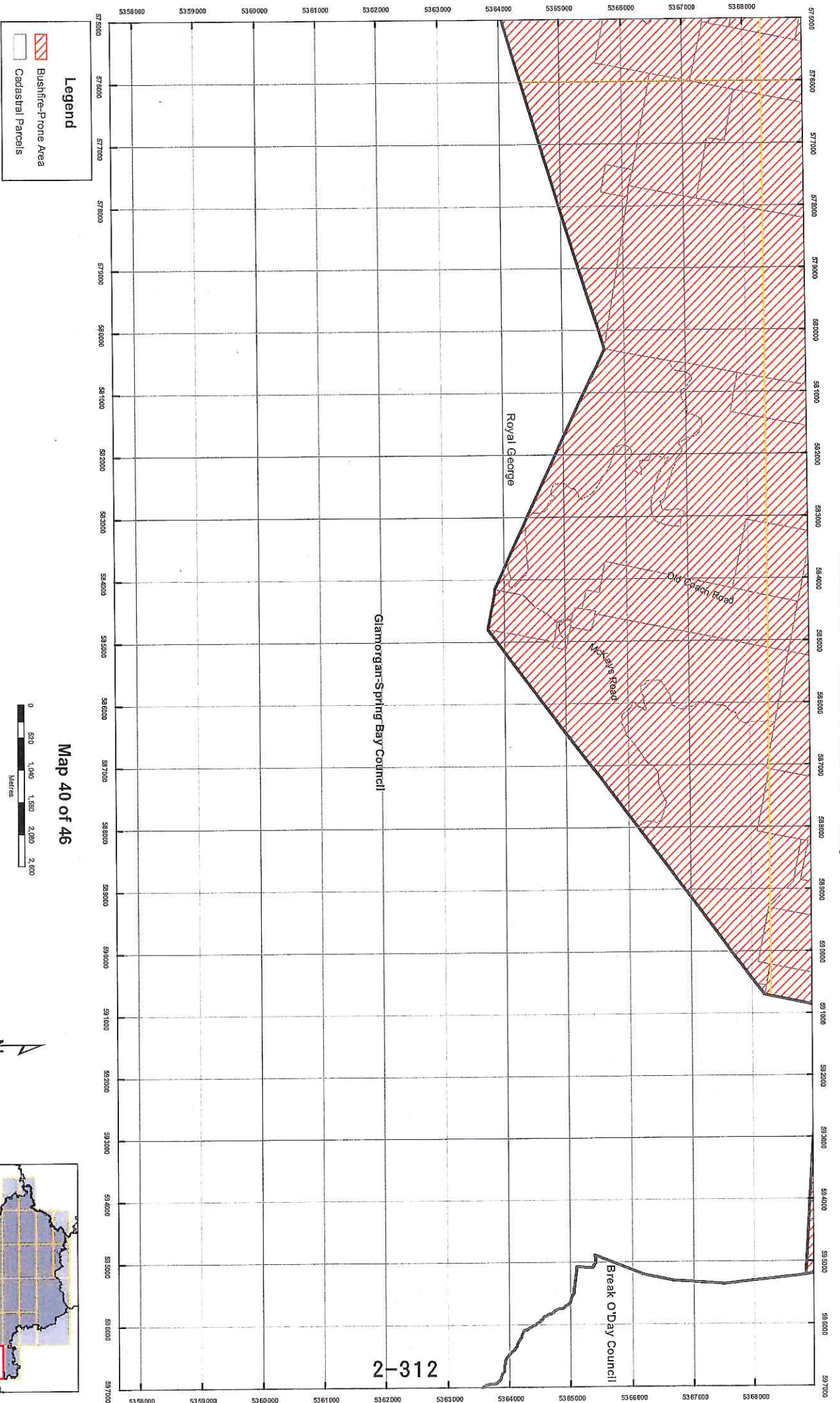
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Overlay data from Northern Midlands Council and Tasmania Fire Services
Base topographic data from the LIST@ State of Tasmania

Print Date: 3/09/2018



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

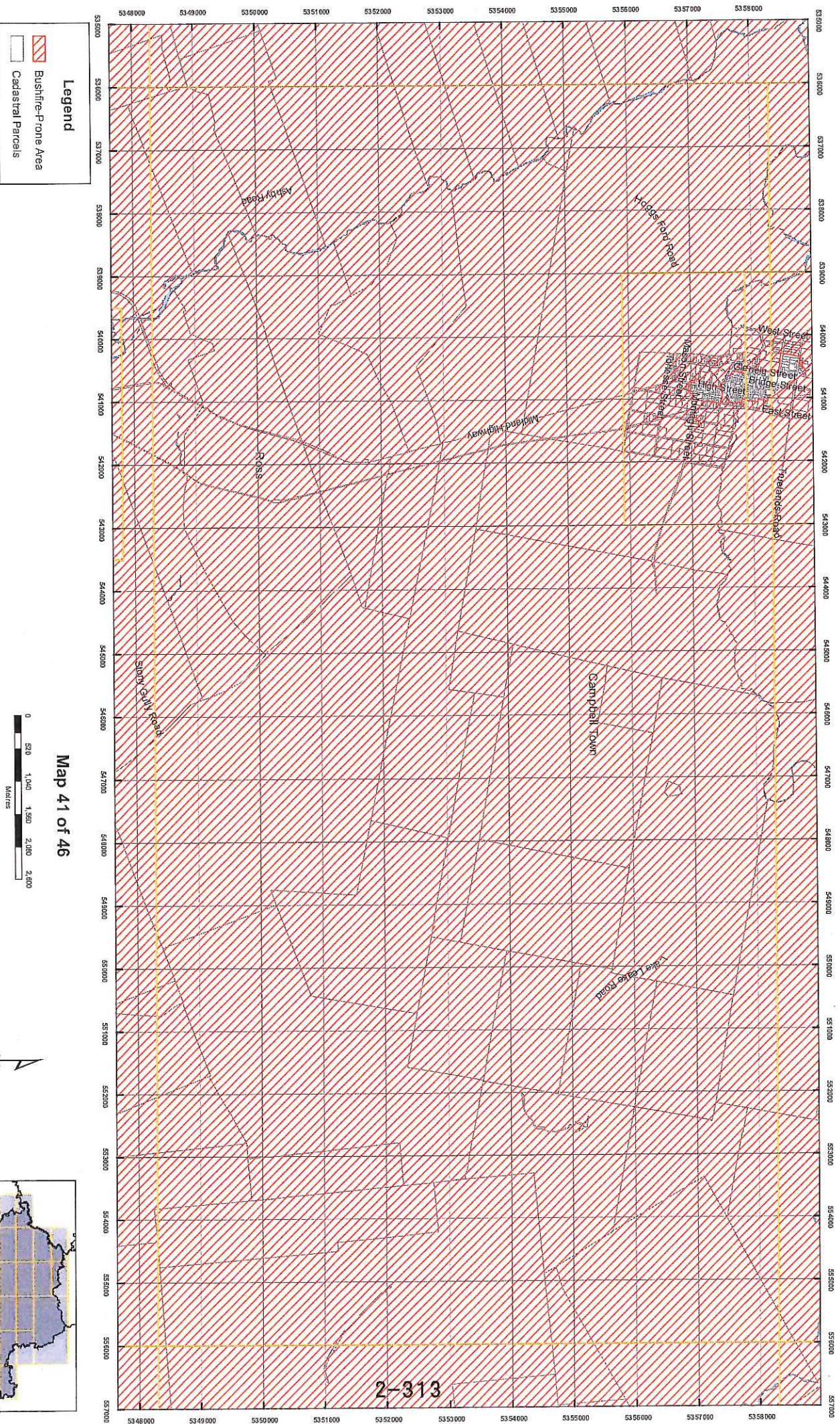


2-312

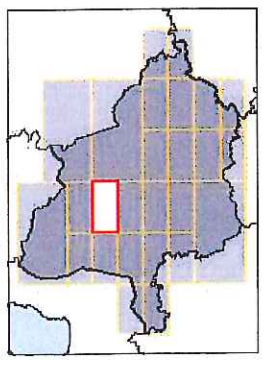
Map 40 of 46

Coordinates System: GDA 94 MGA Zone 55
 Overlay data from Northern Midlands Council and Tasmania Fire Service
 Base topographic data from the LIST @ State of Tasmania
 Print Date: 3/09/2018

Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

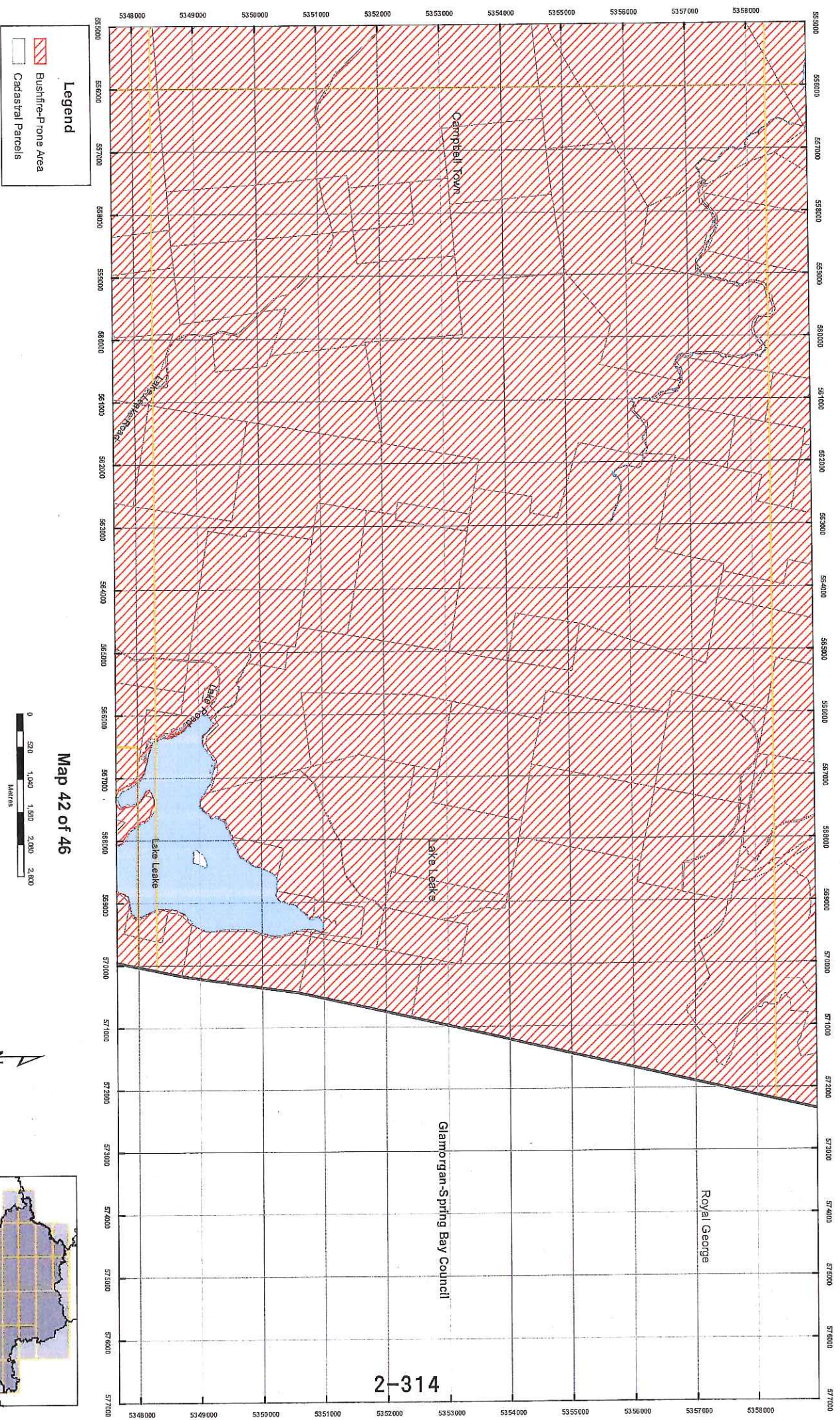


2-313



Coordinate System: GDA 94 MGA Zone 55
 Overlay data from Northern Midlands Council and Tasmania Fire Service
 Base topographic data from the LIST © State of Tasmania
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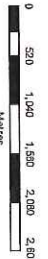
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

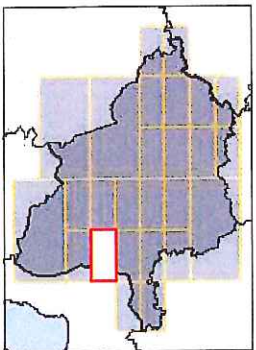
Map 42 of 46



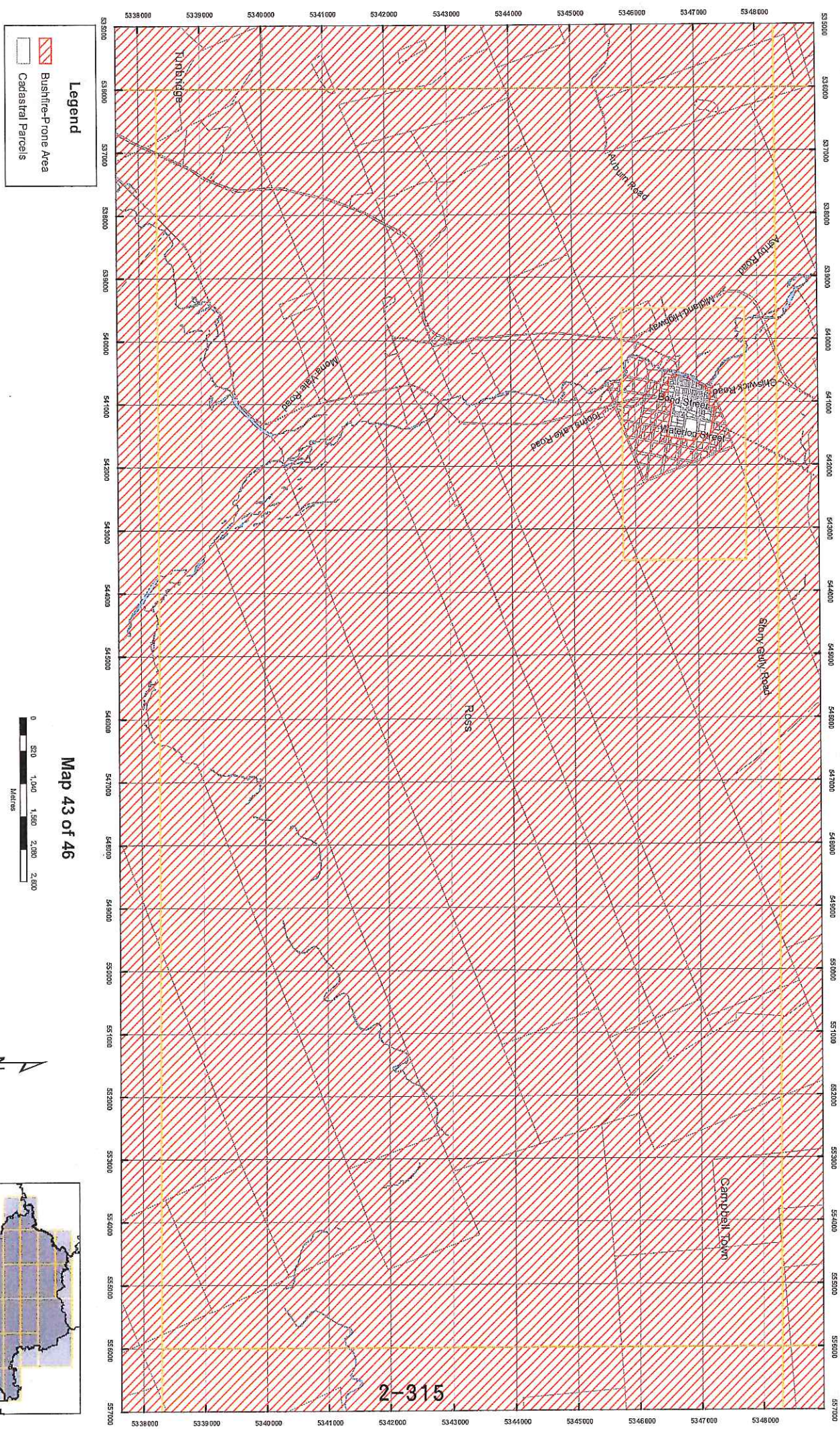
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 3/09/2018



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

- Bushfire-Prone Area
- Cadastral Parcels

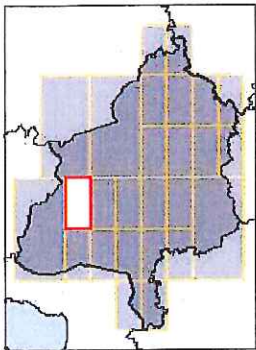
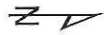


Map 43 of 46

Coordinate System: GDA 94 MGA Zone 55

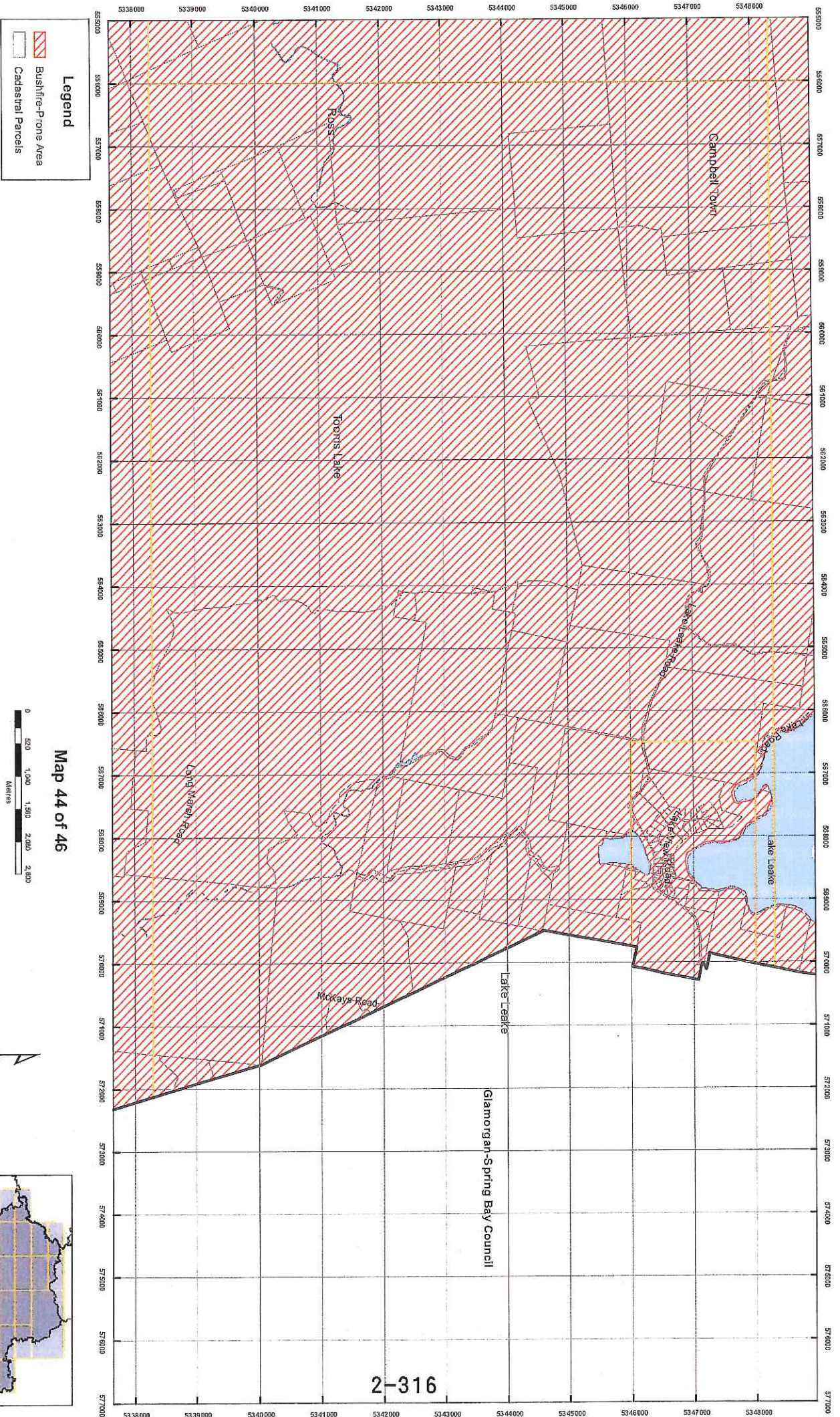
Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 3/09/2018

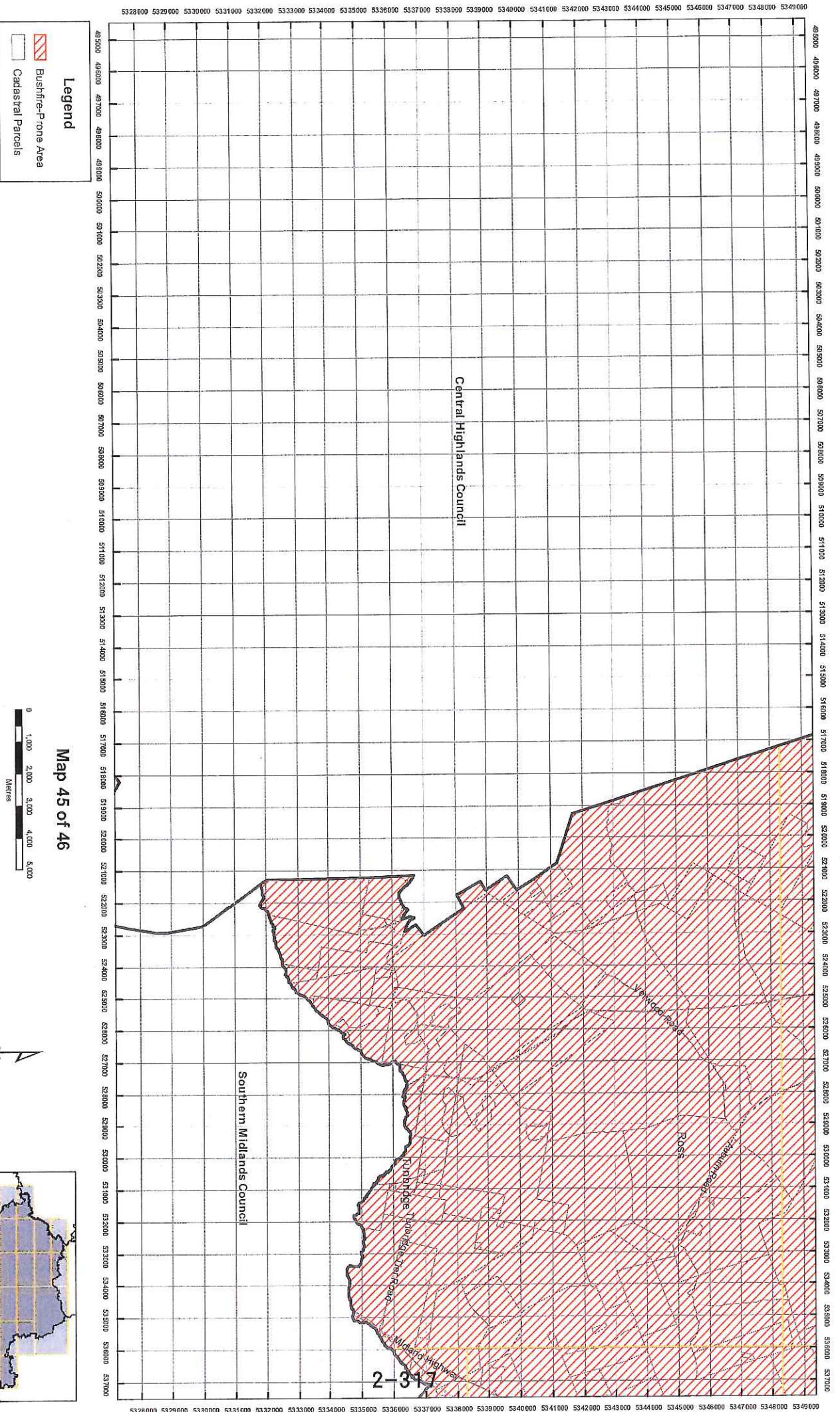


2-315

Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



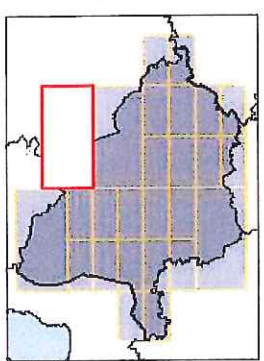
Map 45 of 46



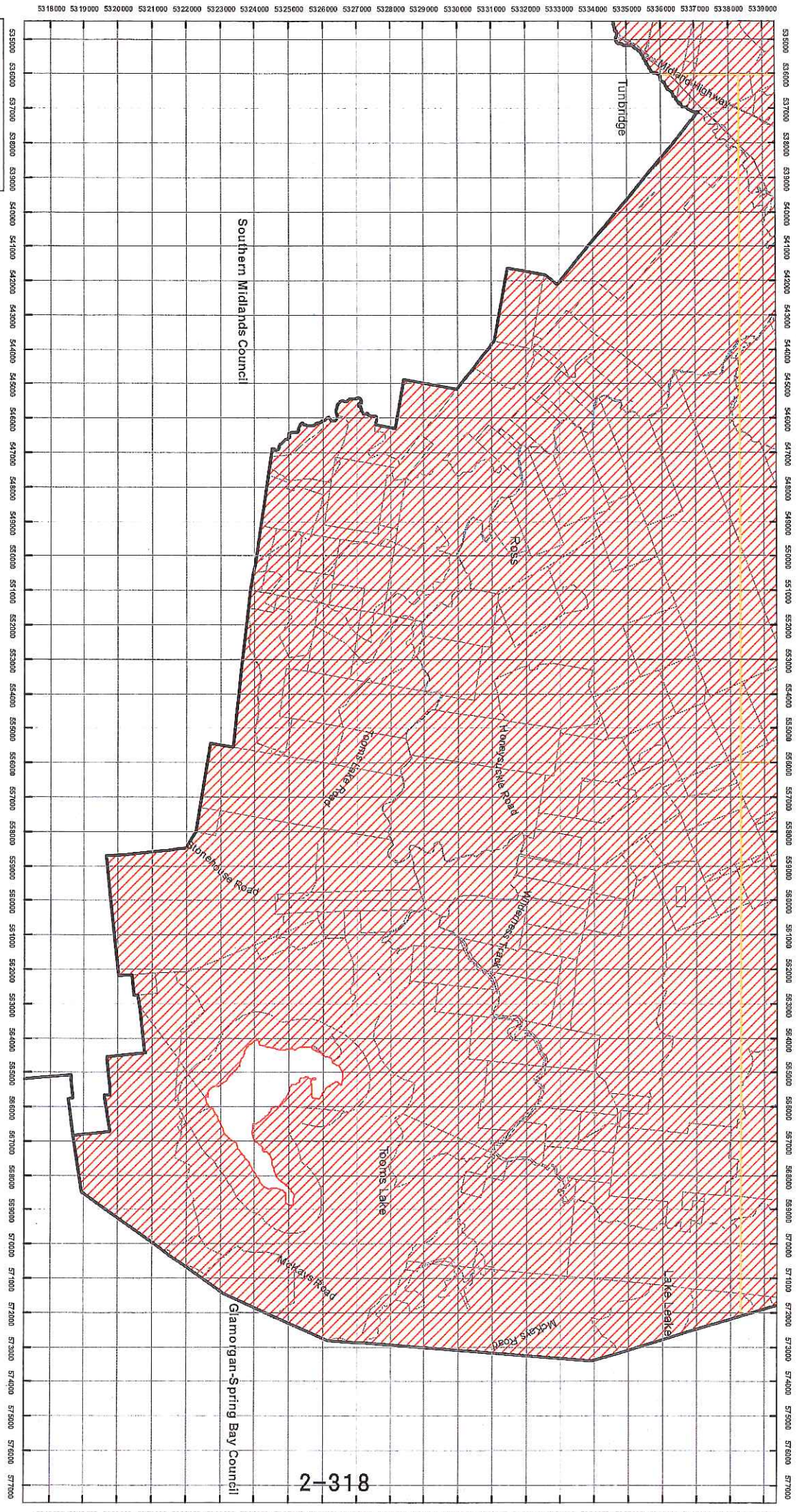
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST@ State of Tasmania

Print Date: 3/09/2018



Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

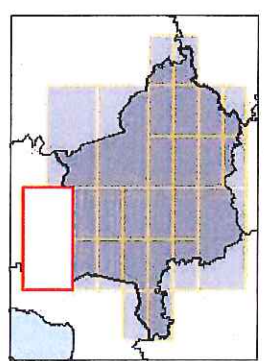


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Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST @ State of Tasmania

Print Date: 3/09/2018



Northern Midlands Local Provisions Schedule

NOR-Local Provisions Schedule Title

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

NOR Effective Date

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

NOR-Local Area Objectives

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

NOR-P1.0 Particular Purpose Zone – Service Station

NOR-P1.1 Zone Purpose

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

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

NOR-P1.2 Local Area Objectives

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

NOR-P1.3 Definition of Terms

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

NOR-P1.4 Use Table

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

NOR-P1.5 Use Standards

NOR-P1.5.1 Amenity

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

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

NOR-P1.5.2 Pollutants

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

NOR-P1.6 Development Standards for Buildings and Works

NOR-P1.6.1 Building height

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

NOR-P1.6.2 Setback

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

	(e) landscaping to integrate development with the streetscape.
<p>A2</p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property; (d) the level and effectiveness of physical screening by fences or vegetation; (e) the location and impacts of traffic circulation and the need to locate parking away from residential boundaries; and (f) the location and impacts of illumination of the site.

NOR-P1.6.3 Fencing

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

	<ul style="list-style-type: none"> (f) the potential for loss of sunlight to residential buildings or private open space; (g) the potential for visual impact due to appearance of bulk; and (h) streetscape appearance.
<p>A2</p> <p>Frontage fences with a height greater than 1.2m are setback from the boundary and integrated with landscaping for the site.</p>	<p>P2</p> <p>Fences at the frontage of a site do not detract from the streetscape or the character of the local area, having regard to the height, apparent scale, proportions, materials, design and colour of the fence.</p>

NOR-P1.6.4 Landscaping

Objective:	That landscaping: <ul style="list-style-type: none"> (a) enhances the appearance of the site; and (b) must not detract from the amenity of adjacent residential properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Along a frontage, landscaping must be provided for a minimum of 30% of the frontage at a minimum width of 3m.</p>	<p>P1</p> <p>Landscaping along a frontage must enhance the appearance of the site, having regard to:</p> <ul style="list-style-type: none"> (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) the existing vegetation on the site; (e) the type and growth of the proposed vegetation; and (f) the location of parking and access areas.
<p>A2</p> <p>Along a boundary with a residential zone landscaping must:</p> <ul style="list-style-type: none"> (a) be provided for a depth of not less than 2m; and (b) provide mature species to a height of at least 4m within 50% of the landscaping area. 	<p>P2</p> <p>Landscaping along a boundary with a residential zone must not detract from the amenity of adjacent residential properties, and appearance of the site, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the existing vegetation on the site; (c) the type and growth of the proposed vegetation; and

	(d) any proposed screening.
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NOR-P1.6.5 Stormwater

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

NOR-P1.7 Development Standards for Subdivision

NOR-P1.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) is for the provision of public utilities; and (b) is provided with appropriate access to a road. 	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Each lot (other than the balance lot) must be for the provision of public utilities.</p>	<p>P1</p> <p>No Performance Criterion.</p>
	<p>A2</p>	<p>P2</p>

<p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.</p>	<p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; and (f) the ability for emergency services to access the site.
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NOR-P1.7.2 Services

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

be capable of connecting to a public reticulated water system.	
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NOR-P1.8 Tables

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

DRAFT

NOR-P2.0 Particular Purpose Zone – Epping Forest and Breadalbane

NOR-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Epping Forest and Breadalbane is:

NOR-P2.1.1 To provide for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles.

NOR-P2.1.2 To ensure off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of residential amenity to, any sensitive uses.

NOR-P2.2 Local Area Objectives

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

NOR-P2.3 Definition of Terms

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

NOR-P2.4 Use Table

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

NOR-P2.5 Use Standards

NOR-P2.5.1 Amenity

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

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

NOR-P2.5.2 Pollutants

Objective:	That pollutants caused by the use do not cause environmental harm to users of the site, adjoining/surrounding sites and any nearby ground or surface waters.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The following pollutants caused by the use must be contained within the site:</p> <p>(a) Fuels;</p> <p>(b) Oils;</p> <p>(c) Mud or silt; and</p> <p>(d) Chemicals.</p>	<p>P1</p> <p>No Performance Criterion.</p>

NOR-P2.6 Development Standards for Buildings and Works

NOR-P2.6.1 Building height

Objective:	<p>To provide for a building height that:</p> <p>(a) is sympathetic to the form and scale of residential development; and</p> <p>(b) minimises adverse impacts on adjoining properties.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8.5m.</p>	<p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the bulk and form of the building; (b) separation from existing uses on adjoining properties; (c) any buffers created by natural or other features; and (d) the degree of overshadowing and overlooking of adjoining residential properties.

NOR-P2.6.2 Setback

Objective:	<p>That the building setback:</p> <ul style="list-style-type: none"> (a) provides sufficient area for access and landscaping; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of not less than 10m.</p>	<p>P1</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, and landscaping, and minimises adverse impact on adjoining residential properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setback of buildings on adjacent properties; (c) the safety of road users; (d) the amenity of residents; and (e) landscaping to integrate development with the streetscape.
<p>A2</p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p>

	<ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property; (d) the level and effectiveness of physical screening by fences or vegetation; (e) the location and impacts of traffic circulation and the need to locate parking away from residential boundaries; and (f) the location and impacts of illumination of the site.
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NOR-P2.6.3 Fencing

Objective:	<p>That fencing:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape; and (b) assists with the maintenance of residential amenity to adjoining residential properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fences are located and designed to prevent:</p> <ul style="list-style-type: none"> (a) the headlights of vehicles using the site being directed into windows of adjacent dwellings; and (b) overlooking of private open spaces of adjacent residential properties. 	<p>P1</p> <p>Fences are located and designed to protect residential amenity on adjacent properties, having regard to:</p> <ul style="list-style-type: none"> (a) attenuation of noise; (b) potential for light spill; (c) prevention of overlooking; (d) fence height, design, location and extent; (e) the proposed materials and construction; (f) the potential for loss of sunlight to residential buildings or private open space; (g) the potential for visual impact due to appearance of bulk; and (h) streetscape appearance.
A2	P2

Frontage fences with a height greater than 1.2m are setback from the boundary and integrated with landscaping for the site.	Fences at the frontage of a site do not detract from the streetscape or the character of the local area, having regard to the height, apparent scale, proportions, materials, design and colour of the fence.
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NOR-P2.6.4 Landscaping

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

NOR-P2.7 Development Standards for Subdivision

NOR-P2.7.1 Lot design

Objective:	That each lot: (a) is for the provision of public utilities; and (b) is provided with appropriate access to a road.	
Acceptable Solutions		Performance Criteria
A1	Each lot (other than the balance lot) must be for the provision of public utilities.	P1 No Performance Criterion.
A2	Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; and (f) the ability for emergency services to access the site.

NOR-P2.7.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
A1		P1 No Performance Criterion.

<p>Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must:</p> <p>(a) have a connection to a reticulated sewerage system; or</p> <p>(b) be capable of accommodating an onsite waste water management system.</p>	
<p>A2</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must:</p> <p>(a) be capable of connecting to a public stormwater system; or</p> <p>(b) be capable of capturing water for reuse on site with overflow disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must:</p> <p>(a) be capable of connecting to a public reticulated water system; or</p> <p>(b) be capable of capturing water for reuse on site and treat as required to achieve <i>Australian Drinking Water Guidelines 6</i>.</p>	<p>P3</p> <p>No Performance Criterion.</p>

NOR-P2.8 Tables

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

NOR-S1.0 Translink Specific Area Plan

NOR-S1.1 Plan Purpose

The purpose of the Translink Specific Area Plan is:

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

NOR-S1.2 Application of this Plan

- NOR-S1.2.1 The specific area plan applies to the area of land designated as NOR-S1.0 Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.2 Precinct Plan NOR-S1.2.2 applies to the area of land designated as Area 1 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.3 Precinct Plan NOR-S1.2.3 applies to the area of land designated as Area 2 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.4 Precinct Plan NOR-S1.2.4 applies to the area of land designated as Area 3 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.5 Precinct Plan NOR-S1.2.5 applies to the area of land designated as Area 4 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.6 Precinct Plan NOR-S1.2.6 applies to the area of land designated as Area 5 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.7 Precinct Plan NOR-S1.2.7 applies to the area of land designated as Area 6 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.8 Precinct Plan NOR-S1.2.8 applies to the area of land designated as Area 7 within the Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.9 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, and are in addition to the provisions of:
 - (a) General Industrial Zone;
 - (b) Rural Zone; and

(c) Safeguarding Airports Code
as specified in the relevant provisions.

NOR-S1.3 Local Area Objectives

There are no Local Area Objectives in this Specific Area Plan

NOR-S1.4 Definition of Terms

Term	Definition
curtilage	means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping, wastewater disposal areas and land maintained for natural hazard protection.
Devon Hills	means the area described by the overlay map as NOR-S2.3.1
Devon Hills residential area	means the area described by the overlay map as NOR-S2.3.1
Devon Hills Low Density Residential Zone	means the area described by the overlay map as NOR-S2.3.1

NOR-S1.5 Use Table

NOR-S1.5.1 Area 1

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Passive recreation	
Permitted	
Research and Development	
Service industry	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport depot and distribution	
Utilities	If not for minor utilities.
Vehicle fuel sales and	

service	
Vehicle parking	
Discretionary	
Bulky Goods Sales	If for a showroom with a floor area no greater than 200m ² .
Emergency services	
Manufacturing and Processing	
Resource processing	
Storage	If for a liquid fuel depot or solid fuel depot.
Prohibited	
All other uses	

NOR-S1.5.2 Area 2

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Passive recreation	
Permitted	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport depot and distribution	If not for a passenger transport terminal.
Vehicle parking	
Discretionary	
Bulky Goods Sales	If for: (a) a showroom; or (b) motor vehicle, boat or caravan sales.
Emergency services	
Manufacturing and Processing	
Business and Professional Services	If for an office.

Transport depot and distribution	If for a passenger transport terminal
Food services	If for existing.
Prohibited	
All other uses	

NOR-S1.5.3 Area 3

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport depot and distribution	
Discretionary	
Manufacturing and Processing	
Research and development	
Resource processing	
Storage	If for a liquid-fuel depot or solid fuel depot.
Utilities	If not for minor utilities.
Prohibited	
All other uses	

NOR-S1.5.4 Area 4

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Passive Recreation	

Permitted	
Bulky Goods Sales	If for existing motor vehicle, boat, or caravan sales.
Community meeting & entertainment	
Visitor accommodation	If not for a motel.
Residential	If for a home-based business.
Business and Professional Services	If for an office.
Food Services	If for a restaurant.
Discretionary	
Food services	If for a takeaway shop.
General retail and hire	The floor area must not exceed 250m ² .
Transport depot and distribution	If for a passenger transport depot.
Utilities	If not for minor utilities.
Vehicle fuel sales and service	If for a service station.
Visitor accommodation	If for a motel.
Prohibited	
All other uses	

NOR-S1.5.5 Area 5

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Passive recreation	
Natural and cultural values management	
Permitted	
Residential	If for a home-based business.
Discretionary	

Business and Professional Services	If for an office.
Community meeting & entertainment	
Educational and occasional care	
Food services	If for a restaurant.
General retail and hire	The floor area must not exceed 250m ² .
Hotel Industry	
Tourist operation	
Visitor accommodation	If for: (a) a holiday unit; or (b) a motel.
Utilities	If not for minor utilities.
Prohibited	
All other uses	

NOR-S1.5.6 Area 6

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Passive recreation	
Natural and cultural values management	
Permitted	
Food services	If for: (a) a restaurant; or (b) a takeaway shop.
Hotel Industry	
Utilities	If not for minor utilities.
Vehicle fuel sales and	If for a service station.

service	
Discretionary	
Business and Professional Services	If for an office.
Bulky goods sales	If for a showroom.
General retail and hire	The floor area must not exceed 250m ² .
Visitor accommodation	If for a motel.
Prohibited	
All other uses	

NOR-S1.5.7 Area 7

This clause is in substitution for Rural Zone – clause 19.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Passive recreation	
Resource development	If not for: (a) plantation forestry on prime agricultural land; (b) controlled environment agriculture on prime agricultural land; (c) intensive animal husbandry on prime agricultural land; (d) a dwelling; or (e) forestry or plantation forestry on non-prime agricultural land.
Utilities	If for existing uses and the curtilage does not increase by more than 30% as at the effective date and not located on prime agricultural land.
Permitted	
Business and professional services	If for a veterinary centre or similar specialist animal breeding or care services.
Domestic animal breeding, boarding or training	If not on prime agricultural land.
Community meeting & entertainment	If for existing premises used for public purposes.

Crematoria and cemeteries	If for crematoria and not on prime agricultural land.
Extractive industries	If not: (a) located on prime agricultural land; or (b) for a Level 2 Activity.
Food services	If for existing uses and the curtilage does not increase by more than 30% as at the effective date.
Hotel industry	If for existing uses and the curtilage does not increase by more than 30% as at the effective date.
Residential	If for existing uses or home-based business in an existing dwelling.
Resource development	If not for: (a) plantation forestry on prime agricultural land; (b) controlled environment agriculture on prime agricultural land; or (c) animal husbandry on prime agricultural land.
Resource processing	If directly associated with produce from the subject site.
Sports and recreation	If for existing uses and the curtilage does not increase by more than 30% as at the effective date.
Visitor accommodation	If for existing uses and the curtilage does not increase by more than 30% as at the effective date.
Discretionary	
Bulky goods sales	If for rural supplies, landscape supplies and timber yard.
Business and professional services	If not for a veterinary centre or similar specialist animal breeding or care services.
Educational and occasional care	If providing education services for the resource development use class.
Emergency Services	
Equipment and machinery sales and hire	
Extractive industries	If: (a) located on prime agricultural land; or (b) for a Level 2 Activity.
Food services	If: (a) not for existing uses; or (b) the curtilage increases by more than 30% as at the effective date.

General retail and hire	
Hotel industry	If for: (a) existing uses and the curtilage increases by more than 30% as at the effective date; or (b) cellar door sales, micro-breweries or micro distilleries.
Motor racing facility	If not a new facility on prime agricultural land.
Recycling and waste disposal	
Residential	If for single dwelling.
Research and development	If directly associated with resource development.
Resource development	If: (a) for controlled environment agriculture or animal husbandry on prime agricultural land; or (b) not for plantation forestry on prime agricultural land.
Resource processing	If not directly associated with produce from the subject site.
Service industry	
Sports and recreation	If: (a) not for existing uses; or (b) the curtilage increases by more than 30% as at the effective date.
Tourist operation	
Transport depot	
Utilities	If: (a) for existing uses on prime agricultural land; (b) not for existing uses; or (c) the curtilage increases by more than 30% as at the effective date.
Vehicle fuels sales and service	
Visitor accommodation	If: (a) not for existing uses; or (b) the curtilage increases by more than 30% as at the effective date.
Prohibited	

All other uses	
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NOR-S1.6 Use Standards

NOR-S1.6.1 External lighting

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Rural Zone – clause 20.3.1 Discretionary uses.

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

NOR-S1.6.2 Environmental quality

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Rural Zone – clause 20.3.1 Discretionary uses.

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

NOR-S1.6.3 Residential use and development

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses, Rural Zone – clause 20.3.1 Discretionary uses, C16.5.1 Sensitive Use within an airport noise exposure area, and C16.6.1 Buildings and works within an airport obstacle limitation area.

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

NOR-S1.6.4 Liquid and solid fuel depot

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Rural Zone – clause 20.3.1 Discretionary uses.

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

NOR-S1.6.5 General retail and hire

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Rural Zone – clause 20.3.1 Discretionary uses.

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

NOR-S1.6.6 Parking

This clause is in substitution/modification of Clause C2.5.1 Car Parking Numbers

Objective:	That general retail and hire is of a scale suitable to the area.	
Acceptable Solutions	Performance Criteria	
A1 Access and parking must be in accordance with Clause C2.5.1 car parking numbers.	<p>P1.1 Within Area 5, the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p> <p>P1.2 Outside Area 5, No Performance Criteria</p>	

NOR-S1.7 Development Standards for Buildings and Works

NOR-S1.7.1 Height of building

This clause is in substitution for General Industrial Zone – clause 19.4.1 Building height and Rural Zone – clause 20.4.1 Building height and in addition to C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	(a) That the design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting. (b) To protect the safety of Launceston Airport.	
Acceptable Solutions	Performance Criteria	
A1	P1	

<p>Within Area 1, the maximum height of buildings and other works must not exceed 12m.</p>	<p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<p>A2</p> <p>Within Area 2, the maximum height of buildings and other works must not exceed 12m.</p>	<p>P2</p> <p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<p>A3</p> <p>Within Area 3, the maximum height of buildings and other works must not exceed 12m.</p>	<p>P3</p> <p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<p>A4</p> <p>Within Area 4, the maximum height of buildings must not exceed 8m.</p>	<p>P4</p> <p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; (b) the heritage values of the Clairville historic site; and (c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.
<p>A5</p> <p>Within Area 5, the maximum height of buildings must not exceed 8m.</p>	<p>P5</p> <p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; (b) the heritage values of the Clairville historic site; and (c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.

<p>A6</p> <p>Within Area 6, the maximum height of buildings must not exceed 8m.</p>	<p>P6</p> <p>The maximum building height must be appropriate to the site and have regard to:</p> <ul style="list-style-type: none"> (a) the safety of Launceston Airport; (b) the heritage values of the Clairville historic site; and (c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.
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NOR-S1.7.2 Materials and presentation

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works, and C16.6.1 Buildings and works within an airport obstacle limitation area.

<p>Objective:</p>	<ul style="list-style-type: none"> (a) To achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston. (b) Require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Within Areas 1, 2, & 3, a variety of building forms must be used rather than single monolithic structures.</p>	<p>P1</p> <p>The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</p>
<p>A2</p> <p>Within Areas 1, 2, & 3, external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Within Areas 4, 5, & 6, construction must be of masonry and/or brick.</p>	<p>P3</p> <p>The amenity and visual quality of the area are not adversely affected.</p>
<p>A4</p>	<p>P4</p> <p>No Performance Criterion.</p>

Within Areas 4, 5, & 6, developments must be designed and located to minimise visual impact from Evandale Main Road.	
A5 Within Areas 4, 5, & 6, colours must be muted and in tones sympathetic to the rural and landscaped setting of the area.	P5 No Performance Criterion.

NOR-S1.7.3 Site coverage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works, and in addition to C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
Acceptable Solutions	Performance Criteria	
A1 Site coverage for a lot with an area less than 1,500m ² must be: (a) buildings and covered storage – maximum 50%; and (b) landscaped area – minimum 10%.	P1 No Performance Criterion.	
A2 Site coverage for a lot with an area between 1,500m ² – 2,000m ² must be: (a) buildings and covered storage – maximum 55%; and (b) landscaped area – minimum 10%.	P2 No Performance Criterion.	
A3 Site coverage for a lot with an area greater than 2,000m ² and less than 5,000m ² must be: (a) buildings and covered storage – maximum 60%; and (b) landscaped area – minimum 10%.	P3 No Performance Criterion.	
A4	P4	

<p>Site coverage for a lot with an area 5000m² or greater must be:</p> <p>(a) buildings and covered storage – maximum 65%; and</p> <p>(b) landscaped area – minimum 10%.</p>	No Performance Criterion.
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NOR-S1.7.4 Stormwater

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works, and in addition to C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That full utility services are available to new development.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.</p>	<p>P1</p> <p>Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <p>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</p> <p>(b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</p> <p>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</p> <p>(d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</p>	

NOR-S1.7.5 Building setbacks

This clause is in substitution for General Industrial Zone – clause 19.4.2 Setbacks and Rural Zone – clause 20.4.2 Setbacks and in addition to C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within Area 1, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <ul style="list-style-type: none"> (a) 50m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary. 	<p>P1</p> <p>Within Area 1, buildings must be setback from side and rear boundaries to contribute to a park-like setting, 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 setback of existing buildings on the site and adjoining properties; (d) the bulk and form of the building; (e) any existing screening or the ability to implement screening. (f) the operational requirements for the building; and (g) access and manoeuvring for vehicles associated with the use.
<p>A2</p> <p>Within Area 2, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <ul style="list-style-type: none"> (a) 30m to the Evandale Main Road frontage; (b) 20m to the Translink Avenue frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary. 	<p>P2</p> <p>The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.</p>
<p>A3</p> <p>Within Area 3, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <ul style="list-style-type: none"> (a) 50m to the Evandale Main Road frontage; (b) 10m to an access road frontage; 	<p>P3</p> <p>No Performance Criterion.</p>

<p>(c) 5m to the side boundary; and (d) 10m to the rear boundary.</p>	
<p>A4 Within Area 4, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary.</p>	<p>P4 No Performance Criterion.</p>
<p>A5 Within Area 5, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage; (b) 5m to the side boundary; and (c) 10m to the rear boundary.</p>	<p>P5 No Performance Criterion.</p>
<p>A6 Within Area 6, front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary.</p>	<p>P6 For corner lots, one setback may be varied having regard to any existing setbacks on surrounding properties.</p>

NOR-S1.7.6 Open space and landscaping

This clause is in substitution for General Industrial Zone – clause 19.4.3 Landscaping and in addition to Rural Zone – clause 20.4 Development Standards for Building and Works and C16.6.1 Buildings and works within an airport obstacle limitation area.

<p>Objective:</p>	<p>That open space and landscaping form an integral part of developments to:</p> <p>(a) facilitate the enhanced appearance of buildings and works; (b) provide screening; (c) separate activities; (d) assist in the control of water run-off and erosion;</p>
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	<p>(e) contribute to a reduction in noise levels; and</p> <p>(f) define roads and provide opportunities for passive recreation.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 20m from Evandale Main Road;</p> <p>(b) 7m from the Distributor Road; and</p> <p>(c) 3m from an access road.</p>	<p>P1</p> <p>The specified depth of a landscaping area between the setback line and a road frontage may be reduced by up to 30%, having regard to:</p> <p>(a) the creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road;</p> <p>(b) the mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping;</p> <p>(c) the height of mounding;</p> <p>(d) the height of buildings and the extent of works;</p> <p>(e) the effect on stormwater management; and</p> <p>(f) the contribution to achieving objectives (a)-(f) above.</p>
<p>A2</p> <p>Within Area 2, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 10m from Evandale Main Road;</p> <p>(b) 7m from the Distributor Road; and</p> <p>(c) 3m from an access road.</p>	<p>P2</p> <p>The setback from the Distributor Road may be varied if the setback on adjoining properties is at a setback less than 7m.</p>
<p>A3</p> <p>Within Area 3, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 20m from Evandale Main Road; and</p> <p>(b) 3m from an access road.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p>	<p>P4</p> <p>No Performance Criterion.</p>

<p>Within Area 4, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 10m from Evandale Main Road.</p>	
<p>A5</p> <p>Within Area 5, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 10m from Evandale Main Road.</p>	<p>P5</p> <p>No Performance Criterion.</p>
<p>A6</p> <p>Within Area 6, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 10m from Evandale Main Road.</p>	<p>P6</p> <p>No Performance Criterion.</p>
<p>A7</p> <p>Within Areas 1, 2, 3, 4, 5, 6 & 7, all proposed development must include landscaping including:</p> <p>(a) for development of vacant land or where landscaping has not previously been undertaken: and</p> <p>(b) with an automated watering system.</p>	<p>P7</p> <p>No Performance Criterion.</p>
<p>A8</p> <p>Within Areas 1, 2, & 3, landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.</p>	<p>P8</p> <p>Landscaping provides effective screening of buildings and works from Evandale Main Road.</p>

NOR-S1.7.7 Outdoor storage areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Building and Works, Rural Zone – clause 20.4 Development Standards for Building and Works and C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.</p>	<p>P1</p> <p>If outside storage areas require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.</p>
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NOR-S1.7.8 Fencing

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Building and Works, Rural Zone – clause 20.4 Development Standards for Building and Works, and C16.6.1 Buildings and works within an airport obstacle limitation area.

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

NOR-S1.7.9 Parking and internal circulation

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

Objective:	To provide adequate on-site parking, loading/unloading areas and traffic circulation space for the expected demand generated by development.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Access and parking must be in accordance with the Car parking and Sustainable Transport Code.</p>	<p>P1</p> <p>Within Area 5, the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p>
<p>A2</p>	<p>P2</p> <p>No Performance Criterion.</p>

<p>Vehicles must be able to enter and exit the site in a forward direction.</p>	
<p>A3</p> <p>Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.</p>	<p>P4</p> <p>Access drives, parking, manoeuvring, loading and unloading areas may be of compacted gravel providing that stormwater is discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any stormwater detention or retention basins, waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); (b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the predevelopment levels of the subdivision; (c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and (d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.
<p>A5.1</p> <p>Outside storage areas must be sealed and drained;</p> <p>or</p>	<p>P5</p> <p>No Performance Criterion.</p>

<p>A5.2</p> <p>Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.</p>	
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NOR-S1.7.10 Buffer areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Building and Works, Rural Zone – clause 20.4 Development Standards for Building and Works, and C16.6.1 Buildings and works within an airport obstacle limitation area.

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

NOR-S1.7.11 Heritage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Building and Works and Utilities Zone - clause 26.4 Development Standards for Buildings and Works.

Objective:	To recognise and protect the cultural heritage significance of the Clairville historic site and that future development is sympathetic to the identified values.	
	Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Developments within 100m of the historic Clairville property contained on certificate of title 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.</p>	<p>P1</p> <p>No Performance Criterion.</p>
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NOR-S1.8 Development Standards for Subdivision

NOR-S1.8.1 Subdivision

This clause is in substitution for General Industrial Zone – clause 19.5 Development Standards for Subdivision and Rural Zone – clause 20.5 Development Standards for Subdivision.

<p>Objective:</p>	<p>(a) That the area and dimension of lots are appropriate for the zone.</p> <p>(b) That each lot has road access, sewerage, water, stormwater, energy and communication services appropriate for the zone.</p>
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Within Area 1, there must be</p> <p>(a) a lot density of 1 lot per 10,000m² over the area being subdivided;</p> <p>and</p> <p>(b) a minimum lot size of 5,000m²; and</p> <p>(c) frontage to a road of 50m;</p> <p>or</p> <p>A1.2</p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p>P1</p> <p>Within Area 1, a proposed lot on a plan of subdivision has:</p> <p>(a) a minimum area of 3,000m²; and</p> <p>(b) frontage to a road of at least 9m.</p>
<p>A2.1</p> <p>Within Area 2, there must be</p> <p>(a) a lot density of 1 lot per 5,000m² over the area being subdivided;</p> <p>and</p> <p>(b) a minimum lot size of 2,000m²; and</p>	<p>P2</p> <p>Within Area 2, a proposed lot on a plan of subdivision has:</p> <p>(a) a minimum area of 1,000m²; and</p> <p>(b) frontage to a road of at least 6m.</p>

<p>(c) frontage to a road of 25m;</p> <p>or</p> <p>A2.2</p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	
<p>A3.1</p> <p>Within Area 3, there must be:</p> <p>(a) a lot density of 1 lot per 10,000m² over the area being subdivided; and</p> <p>(b) a minimum lot size of 5,000m²; and</p> <p>(c) frontage to a road of 50m;</p> <p>or</p> <p>A3.2</p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p>P3</p> <p>Within Area 3, a proposed lot on a plan of subdivision has:</p> <p>(a) a minimum area of 3,000m²; and</p> <p>(b) frontage to a road of at least 9m.</p>
<p>A4.1</p> <p>Within Area 4, there must be:</p> <p>(a) a lot density of 1 lot per 2,000m² over the total area being subdivided; and</p> <p>(b) a minimum lots size of 1,000m²; and</p> <p>(c) frontage to a road of 8m;</p> <p>or</p> <p>A4.2</p> <p>The lots must be transferred to Council or other Government bodies for the provision of services.</p>	<p>P4</p> <p>Within Area 4, a proposed lot on a plan of subdivision has:</p> <p>(a) a minimum area of 550m²; and</p> <p>(b) frontage to a road of at least 6m.</p>
<p>A5</p> <p>Area 5 - No Acceptable Solution.</p>	<p>P5</p> <p>Within Area 5, a proposed lot on a plan of subdivision has:</p> <p>(a) a minimum area of 550m²; and</p> <p>(b) frontage to a road of at least 6m.</p>
<p>A6</p>	<p>P6</p>

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

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

<p>The following services must be provided to each lot:</p> <ul style="list-style-type: none"> (a) a reticulated water supply; (b) a reticulated sewerage system; (c) a reticulated stormwater system; (d) underground electricity supply; (e) street lighting; (f) sealed roads; and (g) sealed crossovers. 	<p>No Performance Criterion.</p>
<p>A13</p> <p>Archaeological investigations relating to Aboriginal relics must be carried out when preparing the initial 'Plan of Subdivision' for an area.</p>	<p>P13</p> <p>No Performance Criterion.</p>

NOR-S1.9 Tables

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

Figure NOR-S1.2.1 - Translink Specific Area Plan showing location of Areas 1 to 7

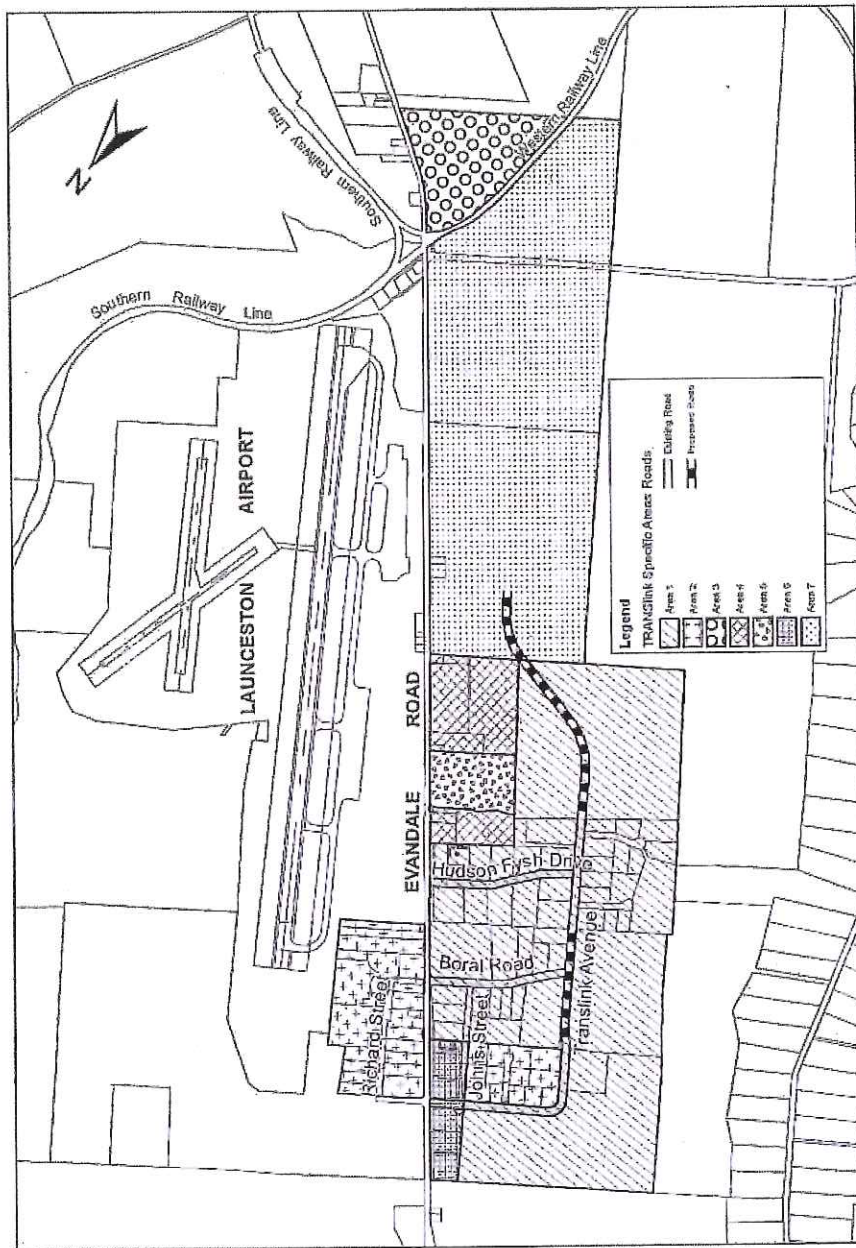


Figure NOR-S1.8.1 - Road Layout Plan & Preferred Staging

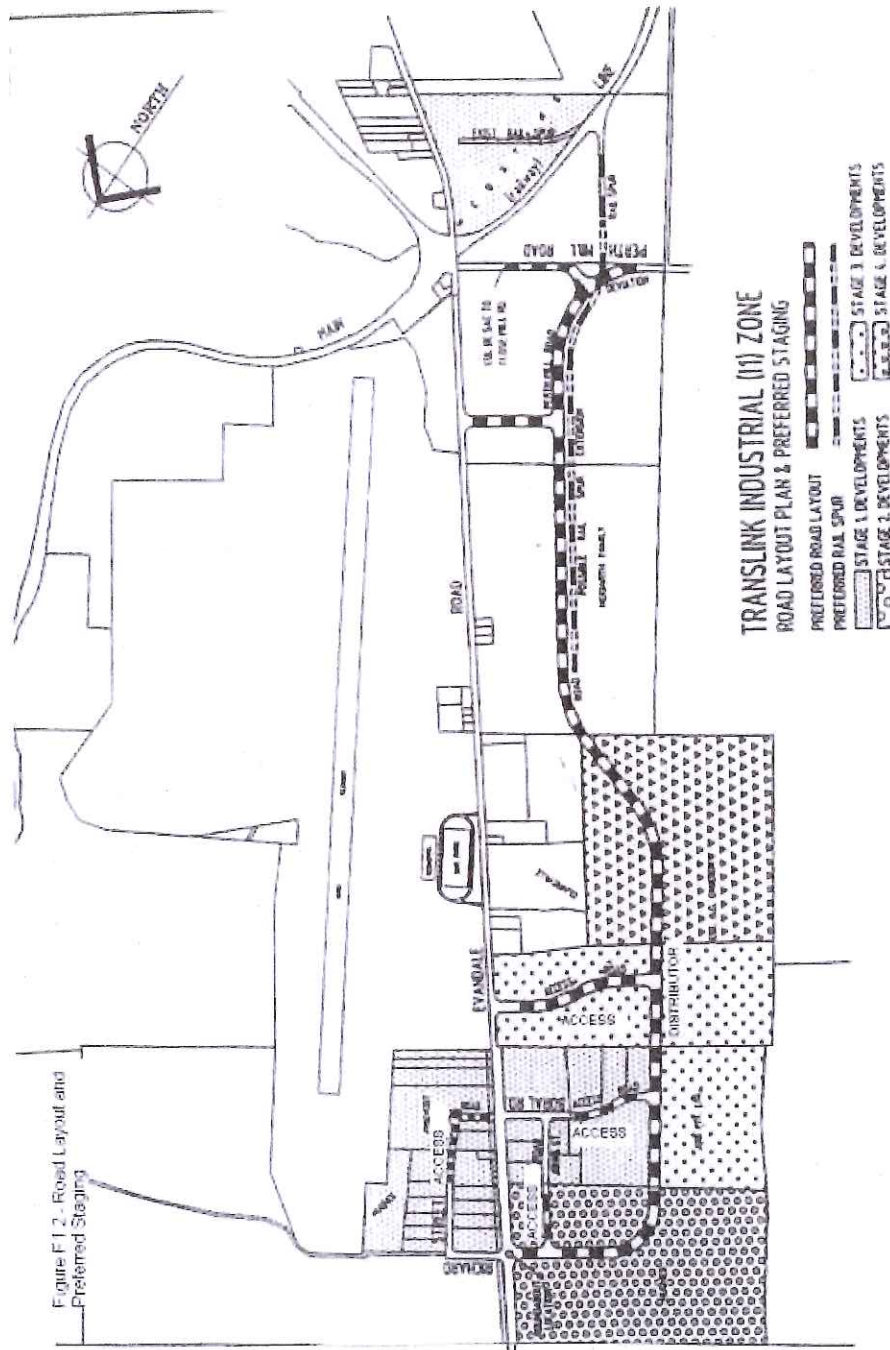
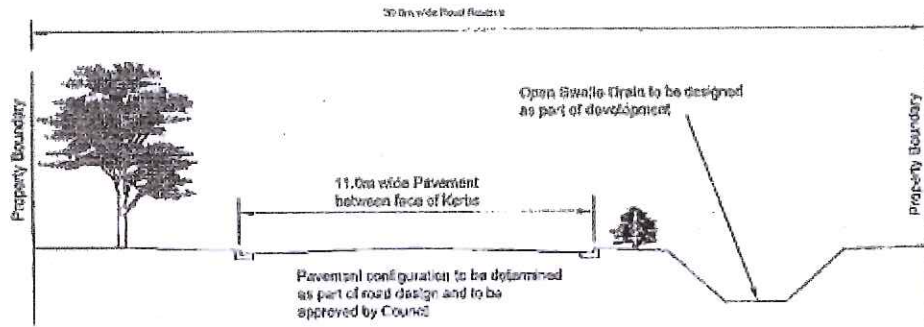


Figure F.1.2 - Road Layout and Preferred Staging

Figure NOR-S1.8.2 - Existing Preferred Drainage Layout



Typical Cross-Section
Distributor Road

NOR-S2.0 Campbell Town Specific Area Plan

NOR-S2.1 Plan Purpose

The purpose of the Campbell Town Specific Area Plan is:

- NOR-S2.1.1 To ensure that future growth and development is sympathetic to the existing streetscape settings, building forms and township character.
- NOR-S2.1.2 To ensure that future Public Open Space is appropriately sized, located and linked with existing Public Open Space and street networks.
- NOR-S2.1.3 To encourage the subdivision of key development sites within the town that meet Council's design aspirations.
- NOR-S2.1.4 To increase tree canopy cover to mitigate anticipated impacts of climate change.
- NOR-S2.1.5 To achieve the Local Area Objectives for Campbell Town.

NOR-S2.2 Application of this Plan

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

NOR-S2.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
NOR-S2.3.1	Campbell Town Specific Area, shown on an overlay map as NOR-S2.0. and in Figure NOR-S2.2.1	The local area objectives for the Campbell Town Specific Area Plan are: <ul style="list-style-type: none"> a) to encourage a vibrant main street and high quality public open space conducive for visitor stop overs ; b) to provide well managed and suitably located facilities

		<p>for road transport and recreational vehicle parking;</p> <p>c) to encourage the provision of appropriate facilities and visitor accommodation to support annual events and position Campbell Town as a meeting centre; and</p> <p>d) to encourage development that contributes positively to the township's tree canopy cover.</p>
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NOR-S2.4 Definition of Terms

Term	Definition
Landscape Plan	means a document prepared that provides the details of the proposed landscaping and/or planting within all areas of the site not covered by buildings or hard surface as well as details of surface finishes or pathways and driveways.

NOR-S2.5 Use Table

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

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities
Permitted	
Use Class	Qualification
Visitor Accommodation	
Residential	If for a home based business
Discretionary	

Use Class	Qualification
Business and professional services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provisions of residential support services.
Community meeting & entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency services	
Food Services	If not for a take away food premises with a drive through facility.
General retail and hire	If for a local shop.
Sports and recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

NOR-S2.6 Use Standards

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

NOR-S2.7 Development Standards for Buildings and Works

NOR-S2.7.1 Residential density for multiple dwellings.

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

Objectives:	That the density of multiple dwellings: (a) maintains the character of Campbell Town; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of not less than 400m ² .	P1 Multiple dwellings must only have a site area per dwelling that is less than 400m ² , if the development will not exceed the capacity of infrastructure services and:

	<p>(a) is compatible with the density of existing development on established properties within the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone; and <p>(c) must be consistent with any Local Area Objective.</p>
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NOR-S2.8 Development Standards for Subdivision

NOR-S2.8.1 Campbell Town Specific Area Plan Development Precincts Lot design

This clause is in addition to General Residential Zone – Clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, Open Space Zone – Clause 29.5.1 Lot design and Clause C6.10.1 Lot design Development Standards for Subdivision.

Objectives:	That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Subdivision complies with the Lot Layout Plan as shown for each Campbell Town Development Precinct Masterplan, as shown in Figures NOR-S2.2.2 and NOR-S2.2.3</p>	<p>P1</p> <p>Subdivision has regard to:</p> <ul style="list-style-type: none"> (a) the Lot Layout Plan as shown for each Campbell Town Development Precinct Masterplan, as shown in Figures NOR-S2.2.2 and NOR-S2.2.3; and (b) all of the following subdivision design elements: <ul style="list-style-type: none"> (i) minimum lot area specified by the zone ; (ii) road network as north south grid; (iii) front new lots onto existing roads where possible; (iv) minimise cul-de-sacs; (v) public open space is used to provide pedestrian loops around the town; 	

	<p>(vi) create connections between new and existing public open spaces;</p> <p>(vii) create road frontages around public open spaces;</p> <p>(viii) use public open spaces for stormwater detention; and</p> <p>(ix) must be consistent with any Local Area Objective.</p>
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NOR-S2.8.2 Lot design

This clause is a modification for General Residential Zone – clause 8.6.1 Lot design.

Objectives:	<p>That subdivision lot designs provides for each lot:</p> <p>(a) to have an area and dimension appropriate for the use and development in the Campbell Town Specific Area;</p> <p>(b) to be provided with appropriate access to a road;</p> <p>(c) to contain areas which are suitable for development appropriate to the Local Area Objectives, located to avoid natural hazards; and</p> <p>(d) is oriented to provide solar access for future dwellings.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 600m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) is a lot shown in one of the Campbell Town Development Precinct Masterplans, as shown in Figures NOR-S2.2.2 and NOR-S2.2.3.or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots must not result in unreasonable shading on adjoining lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space and solar access; and</p> <p>(f) the pattern of development existing on established properties within the area; and</p> <p>(g) must be consistent with any Local Area Objectives.</p>

<p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provisions of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
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NOR-S2.8.3 Internal Lots

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

Objectives:	That sub-division lot designs discourage internal lots.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No lot is an internal lot.</p>	<p>P1</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p>	

	<p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>
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NOR-S2.8.4 Roads

This clause is a modification to General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads

Objectives:	<p>That the arrangement of new road within a subdivision provides for:</p> <p>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</p> <p>(c) adequate areas for the planting of street trees in the road reserve; and</p> <p>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</p>	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any road network plan adopted by the council;</p> <p>(b) the existing and proposed road hierarchy;</p> <p>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) minimising the travel distance between key destinations such as shops and services and</p>

	<p>public transport routes;</p> <p>(f) access to public transport;</p> <p>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</p> <p>(i) the topography of the site;</p> <p>(j) the future subdivision potential of any balance lots on adjoining or adjacent land; and</p> <p>(k) must be consistent with any Local Area Objectives.</p>
<p>A2</p> <p>Where the subdivision plan includes one or more new roads a landscape plan providing details of the number, species and location of proposed street trees or other plants is to be submitted for approval by Council.</p>	<p>P2</p> <p>No Performance Criteria</p>

NOR-S2.9 Tables

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

Figure NOR-S2.2.1 Campbell Town Specific Area Plan shown in light yellow

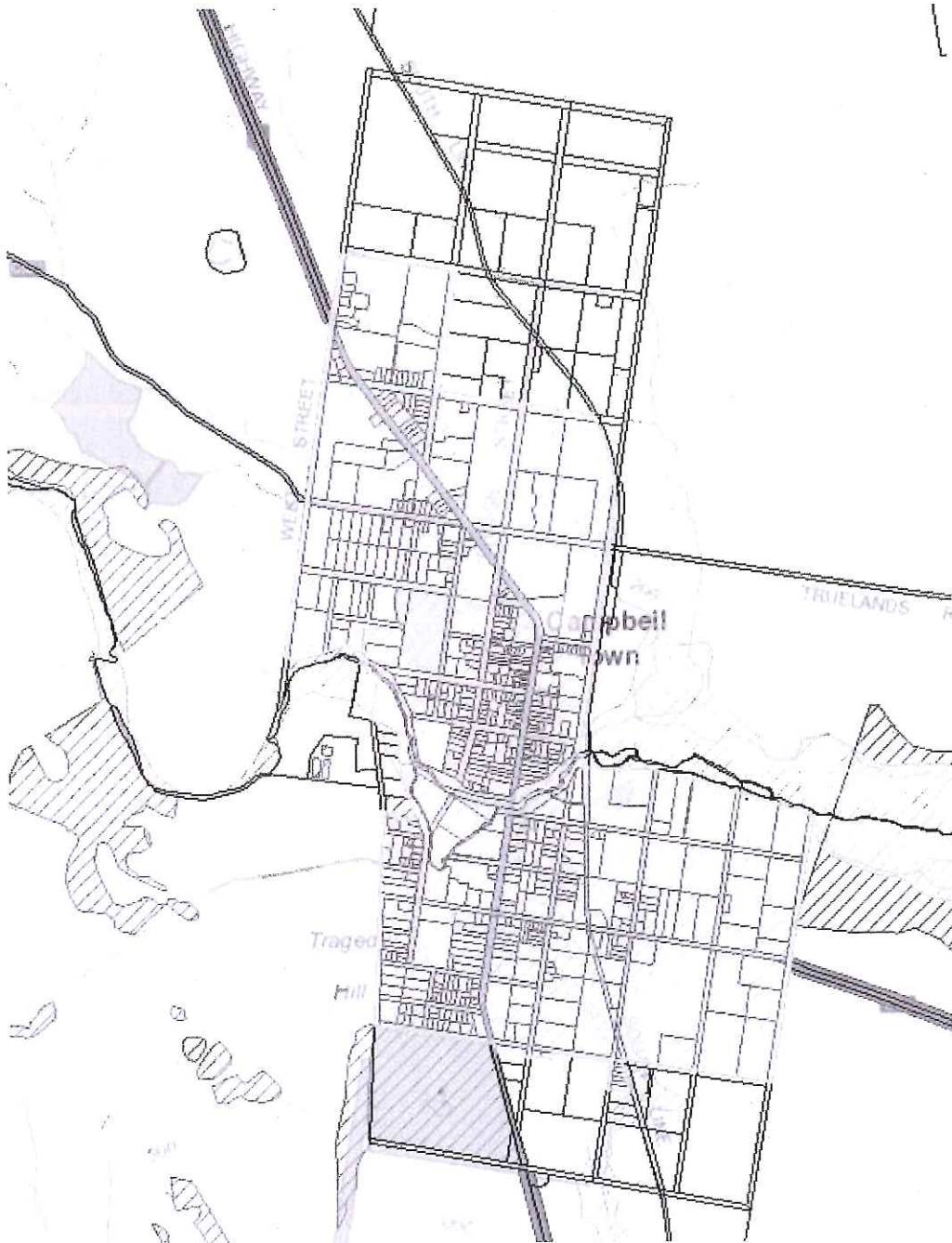


Figure NOR-S2.2.2 – Campbell Town Development Precinct Masterplan – off William Street

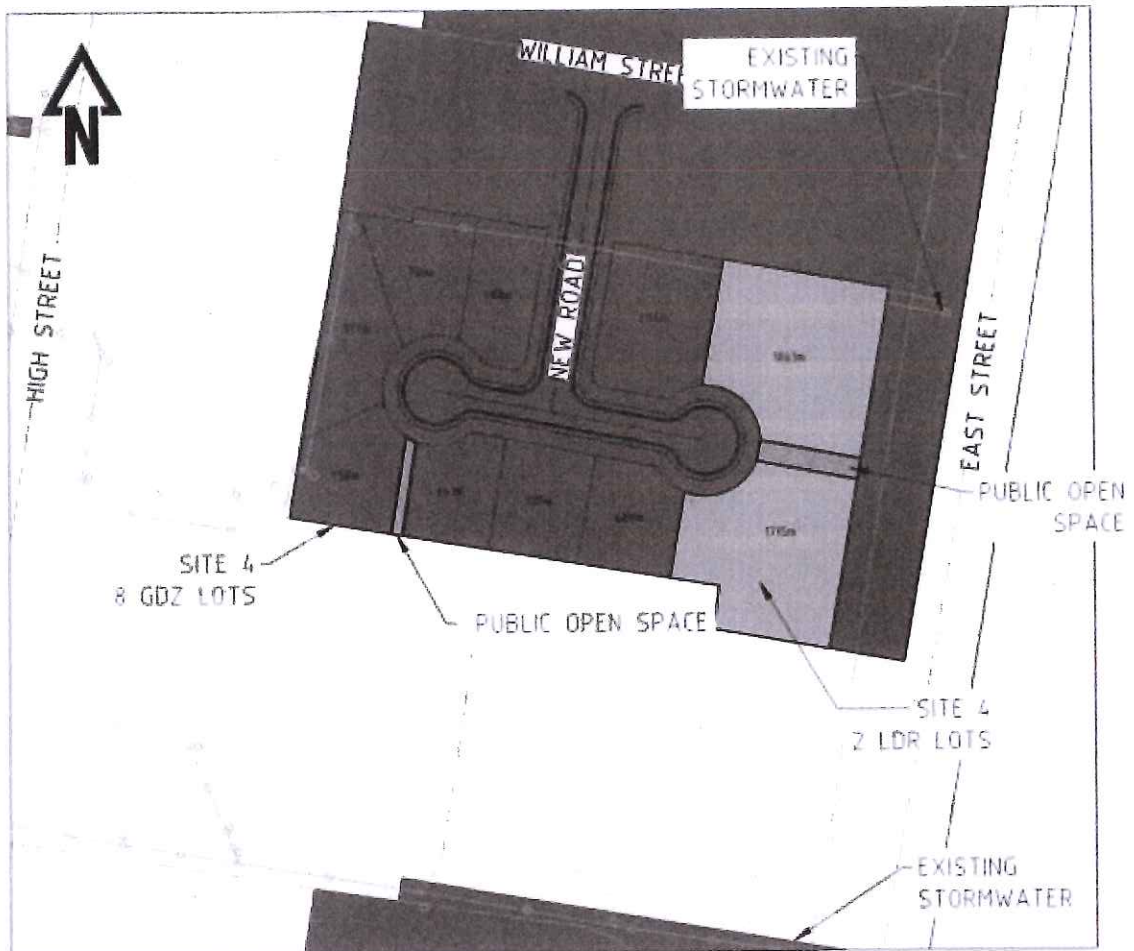
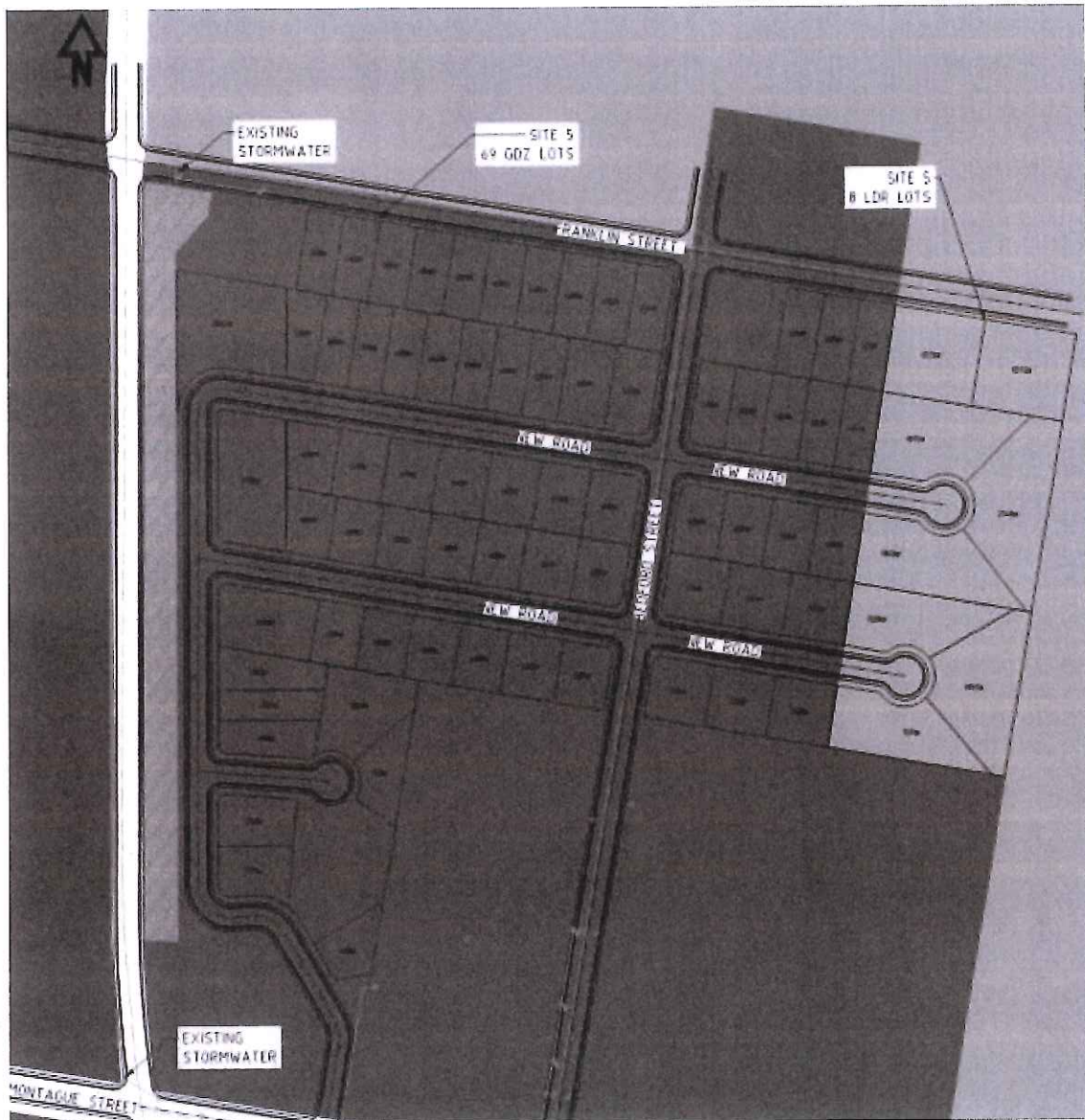


Figure NOR-S2.2.3 – Campbell Town Development Precinct Masterplan – off Franklin and Bedford Streets



NOR-S3.0 Cressy Specific Area Plan

NOR-S3.1 Plan Purpose

The purpose of the Cressy Specific Area Plan is:

- NOR-S3.1.1 To protect the natural setting of Cressy and views to the Western Tiers.
- NOR-S3.1.2 To ensure that future growth and development is in character with the existing streetscape while supporting seasonal demand from visitors and workers.
- NOR-S3.1.3 To ensure that future Public Open Space is appropriately sized, located and linked with existing Public Open Space and street networks.
- NOR-S3.1.4 To encourage the subdivision of key development sites within the town that meet Council's design aspirations.
- NOR-S3.1.5 To increase resilience to the anticipated impacts of climate change.
- NOR-S3.1.6 To achieve the Local Area Objectives for Cressy.

NOR-S3.2 Application of this Plan

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

NOR-S3.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
NOR-S3.3.1	Cressy Specific Area , shown on an overlay map as NOR-S3.0 and in Figure NOR-S3.2.1	The local area objectives for the Cressy Specific Area Plan are: <ul style="list-style-type: none"> (a) to encourage tourism and agribusiness; (b) to provide well managed and suitably located

		<p>facilities for seasonal workers via temporary visitor accommodation;</p> <p>(c) to encourage the provision of appropriate infrastructure whilst maintaining the scenic qualities of Cressy and the view lines to the Western Tiers; and</p> <p>(d) to encourage development that contributes positively to the township's tree canopy cover.</p>
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NOR-S3.4 Definition of Terms

Term	Definition
Landscape Plan	means a document that provides the details of the proposed landscaping and/or planting within all areas of the site not covered by buildings or hard surface as well as details of surface finishes or pathways and driveways.

NOR-S3.5 Use Table

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

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities
Permitted	
Use Class	Qualification
Visitor Accommodation	
Residential	If for a home based business

Discretionary	
Use Class	Qualification
Business and professional services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provisions of residential support services.
Community meeting & entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency services	
Food Services	If not for a take away food premises with a drive through facility.
General retail and hire	If for a local shop.
Sports and recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

NOR-S3.6 Use Standards

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

NOR-S3.7 Development Standards for Buildings and Works

NOR-S3.7.1 Residential density for multiple dwellings.

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

Objectives:	That the density of multiple dwellings: (a) maintains the village character of Cressy; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of not less than 400m ² .	P1 Multiple dwellings must only have a site area per dwelling that is less than 400m ² , if the development will not exceed the capacity of infrastructure services and:

	<p>(a) is compatible with the density of existing development within 100m of the development site; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p style="padding-left: 20px;">(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p style="padding-left: 20px;">(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone; and</p> <p>(c) must be consistent with any Local Area Objectives.</p>
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NOR-S3.8 Development Standards for Subdivision

NOR-S3.8.1 Cressy Specific Area Plan Development Precincts Lot design

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

Objectives:	That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Subdivision complies with the Lot Layout Plan as shown for each Cressy Development Precinct Masterplan, as shown in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4.</p>	<p>P1</p> <p>Subdivision has regard to:</p> <p>(a) the Lot Layout Plan as shown for each Cressy Specific Area Precinct, as shown in Figures S3.2.2, S3.2.3 and S3.2.4; and</p> <p>(b) all of the following subdivision design elements:</p> <p style="padding-left: 20px;">(i) minimum lot area specified by the zone ;</p> <p style="padding-left: 20px;">(ii) road network as north south grid;</p> <p style="padding-left: 20px;">(iii) front new lots onto existing roads where possible;</p> <p style="padding-left: 20px;">(iv) minimise cul-de-sacs;</p> <p style="padding-left: 20px;">(v) public open space is used to provide pedestrian loops around the town;</p>

	<p>(vi) create connections between new and existing public open spaces;</p> <p>(vii) create road frontages around public open spaces;</p> <p>(viii) use public open spaces for stormwater detention; and</p> <p>(ix) must be consistent with any Local Area Objective.</p>
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NOR-S3.8.2 Lot design

This clause is a modification for General Residential Zone – clause 8.6.1 Lot design

<p>Objectives:</p>	<p>That subdivision lot designs provides for each lot:</p> <p>(a) to have an area and dimension appropriate for the use and development in the Cressy Specific Area;</p> <p>(b) to be provided with appropriate access to a road;</p> <p>(c) to contain areas which are suitable for development appropriate to the Local Area Objectives, located to avoid natural hazards; and</p> <p>(d) is oriented to provide solar access for future dwellings.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 600m²; and</p> <p>(i) be able to contain a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) is a lot shown in one of the Cressy Development Precinct Masterplans as shown in Figure Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4.; or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots must not result in unreasonable shading on adjoining lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space and solar access; and</p> <p>(f) the pattern of development existing on established properties within the area; and</p> <p>(g) must be consistent with any Local Area Objectives.</p>

<p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provisions of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
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NOR-S3.8.3 Internal Lots

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

Objectives:	That sub-division lot designs discourage internal lots.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No lot is an internal lot.</p>	<p>P1</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p>	

	<p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>
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NOR-S3.8.4 Roads

This clause is a modification to General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads

Objectives:	<p>That the arrangement of new road within a subdivision provides for:</p> <p>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</p> <p>(c) adequate areas for the planting of street trees in the road reserve; and</p> <p>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any road network plan adopted by the council;</p> <p>(b) the existing and proposed road hierarchy;</p> <p>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</p> <p>(f) access to public transport;</p>

	<p>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</p> <p>(i) the topography of the site;</p> <p>(j) the future subdivision potential of any balance lots on adjoining or adjacent land; and</p> <p>(k) must be consistent with any Local Area Objectives.</p>
<p>A2</p> <p>Where the subdivision plan includes one or more new roads a landscape plan providing details of the number, species and location of proposed street trees or other plants is to be submitted for approval by Council.</p>	<p>P2</p> <p>No Performance Criteria</p>

NOR-S3.9 Tables

This subclause is not used in this Specific Area plan

Figure NOR-S3.2.1 - Cressy Specific Area Plan as shown in yellow

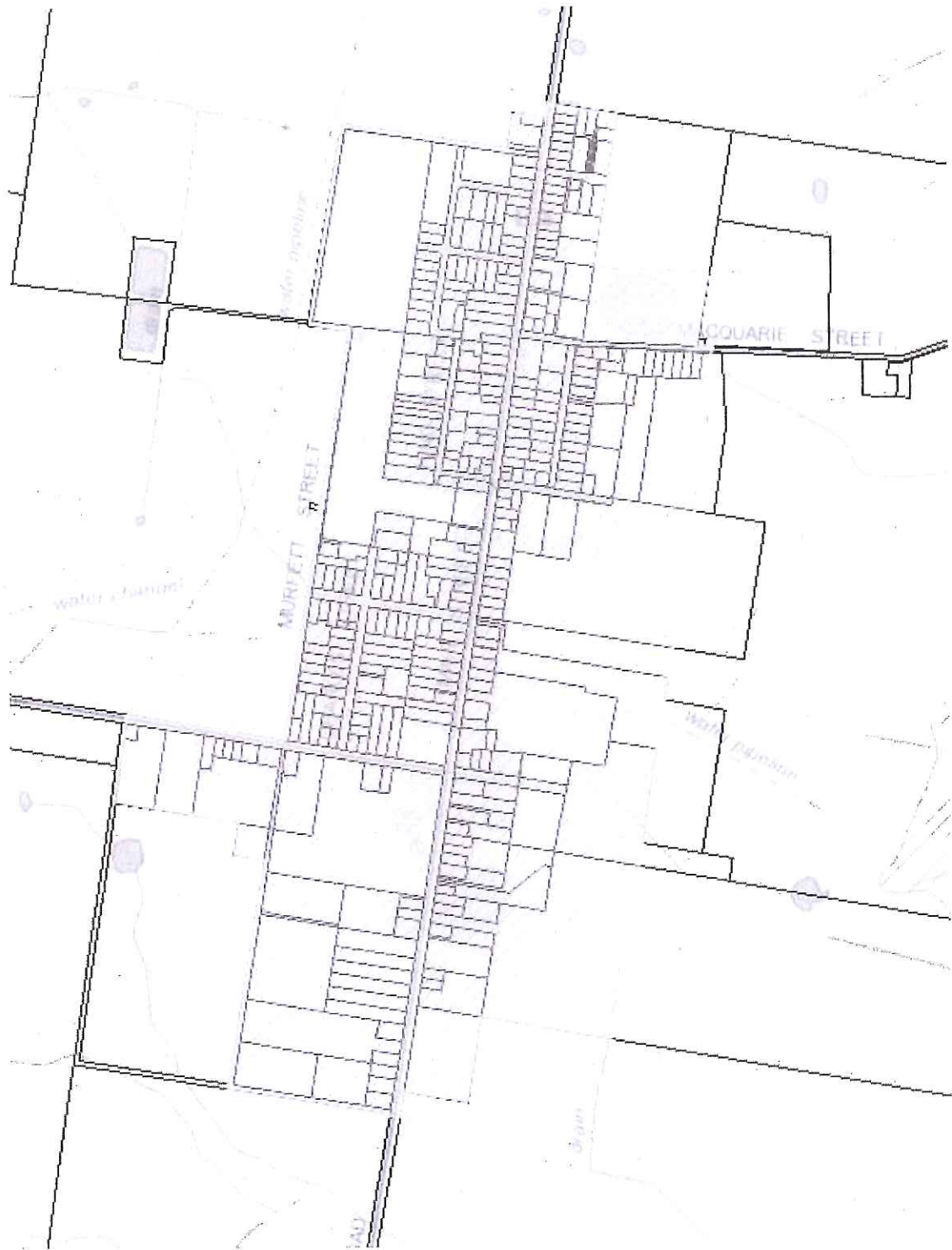


Figure NOR-S3.2.2 - Cressy Development Precinct Masterplans off William Street

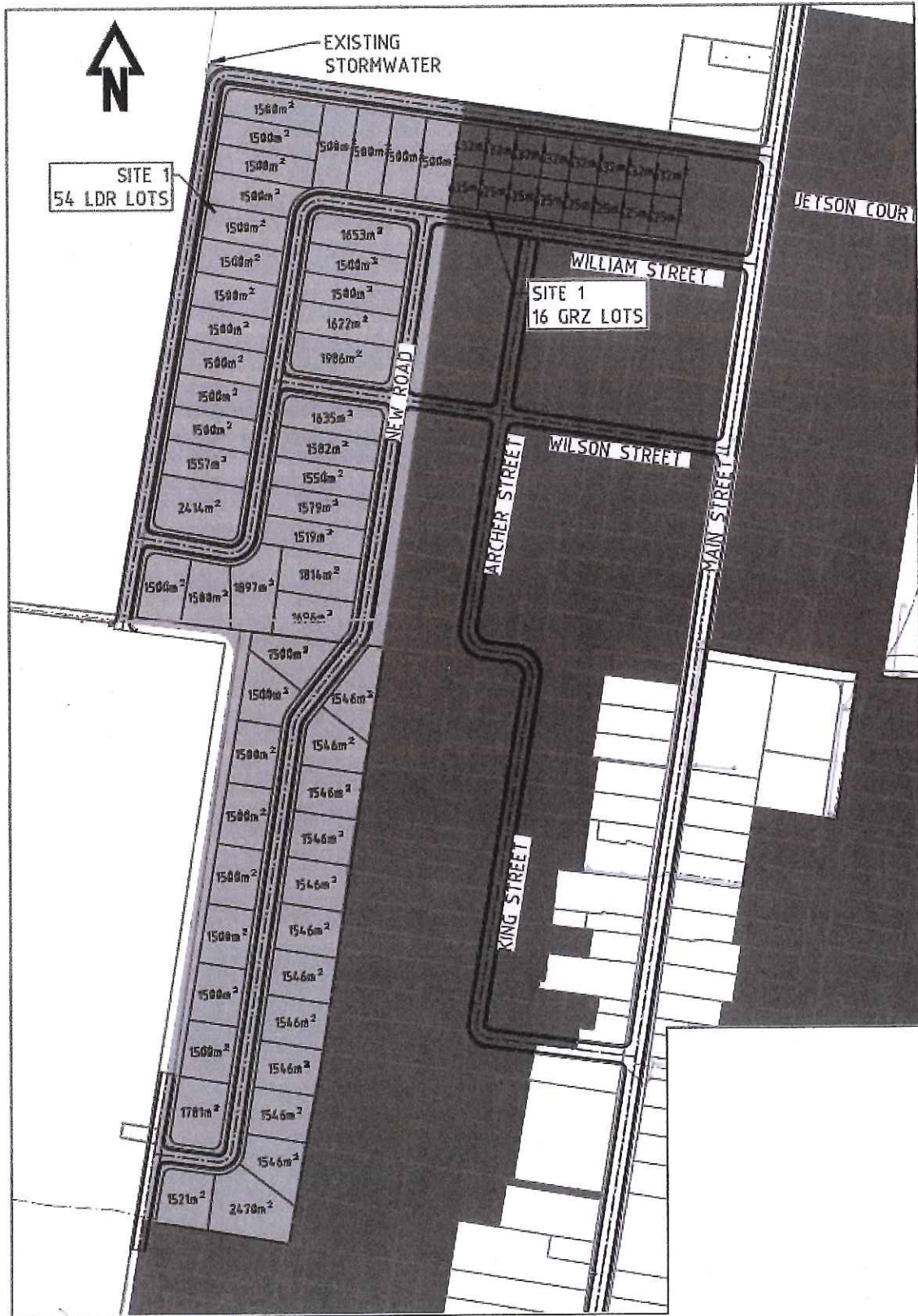


Figure NOR-S3.2.3 - Cressy Development Precinct Masterplan - off Main Street (1)

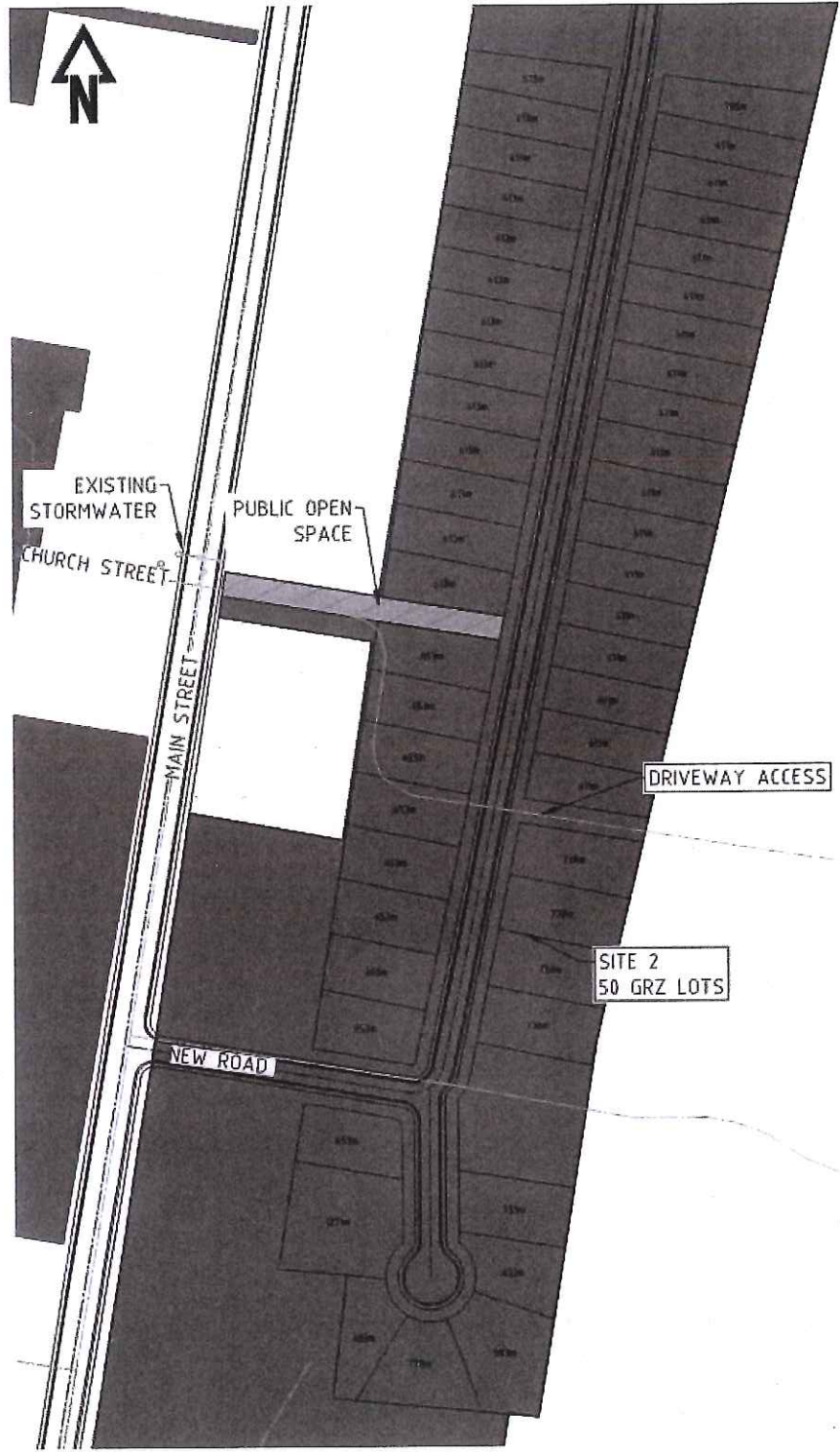
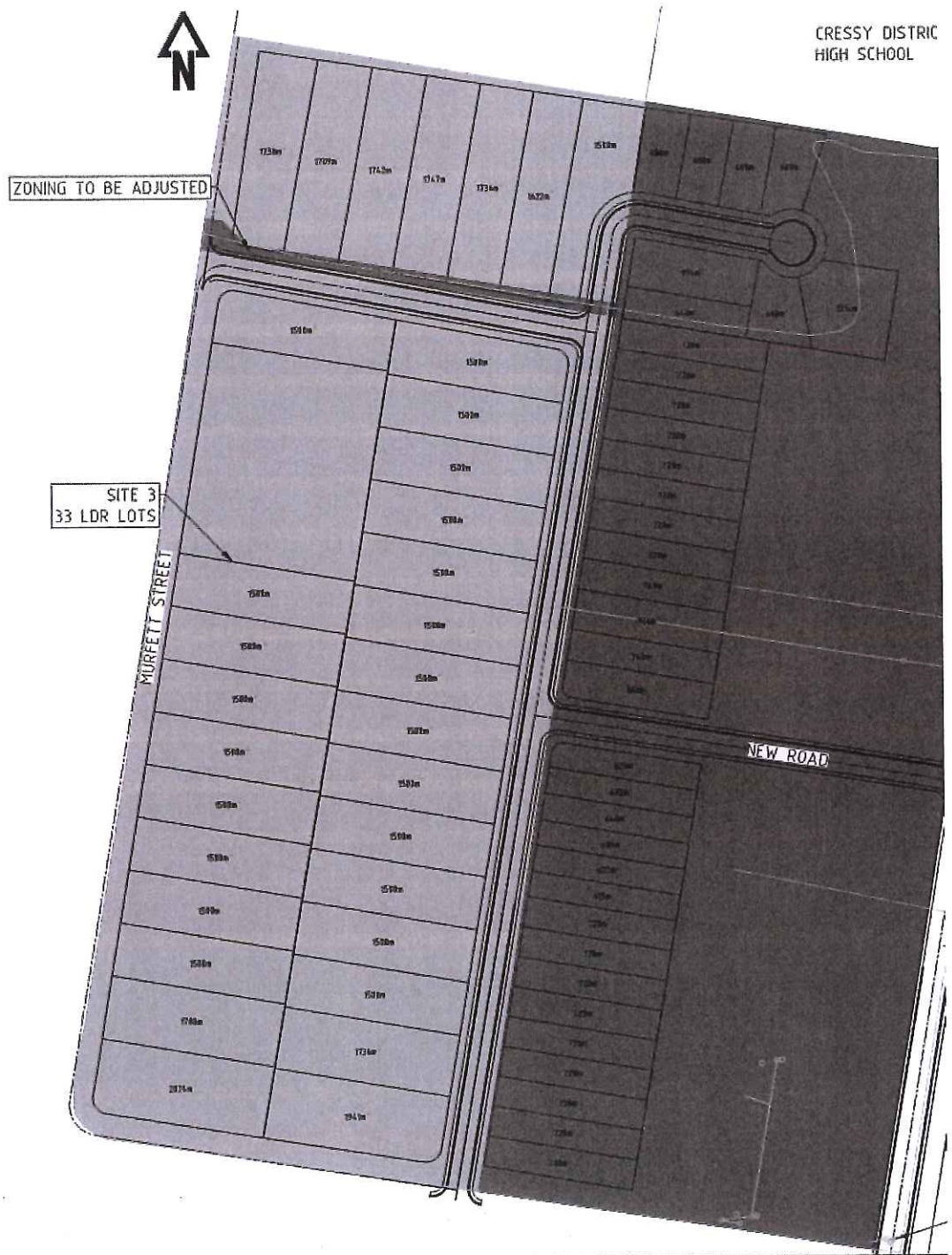


Figure NOR-S3.2.4 - Cressy Development Precinct Masterplan - off Main Street (2)



NOR-S4.0 Devon Hills Specific Area Plan

NOR-S4.1 Plan Purpose

The purpose of the Devon Hills Specific Area plan is:

- NOR-4.1.1 To prohibit the densification of dwellings within Devon Hills.
- NOR-4.1.2 To maintain the existing uses within Devon Hills.
- NOR-4.1.3 To prohibit the densification of residential lots within Devon Hills.

NOR-S4.2 Application of this Plan

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

NOR-S4.3 Local Area Objectives

NOR-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
NOR-S4.3.1	Devon Hills Specific Area, shown on an overlay map as NOR-S4.0 and in Figure NOR-S4.2.1	<p>The local area objectives for the Devon Hills Specific Area Plan are:</p> <ul style="list-style-type: none">(a) to encourage continuation of the existing lot density to protect the natural and conservation values of the land;(b) to maintain a development density that mitigates visual impacts on views from public land: and(c) to protect the established pattern of lot sizes and character of the area.

NOR-S4.4 Definition of Terms

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

NOR-S4.5 Use Table

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

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Residential	If for an ancillary dwelling, caretakers dwelling, home-based business, single dwelling.
Utilities	If for minor utilities.
Visitor accommodation	
Discretionary	
Use Class	Qualification
Business and professional services	If for a medical centre.
Community meeting & entertainment	If not for a cinema or function centre.
Emergency services	
General retail and hire	If for a local shop.
Sports and recreation	
Utilities	If not for minor utilities.
Prohibited	
All other uses	

NOR-S4.6 Use Standards

NOR-S4.6.1 Low density residential character

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

Objective:	That discretionary uses support the: (a) visual character of the area; and (b) local area objectives, if any.	
Acceptable Solutions	Performance Criteria	
A1 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P1 No Performance Criterion.	
A2 Waste material storage for discretionary uses must: (a) not be visible from the road to which the site has frontage; and (b) use self-contained receptacles designed to prevent waste escaping into the environment.	P2 No Performance Criterion.	

NOR-S4.7 Development Standards for Buildings and Works

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

NOR-S4.8 Development Standards for Subdivision

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

NOR-S4.9 Tables

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

Figure NOR-S4.2.1 Devon Hills Specific Area Plan as per yellow area



NOR-S5.0 Evandale Specific Area Plan

NOR-S5.1 Plan Purpose

The purpose of the Evandale Specific Area Plan is:

- NOR-S5.1.1 To protect and enhance the unique and intact history and character of the town.
- NOR-S5.1.2 To ensure that future growth and development is in character with the existing streetscape settings, building forms and the village atmosphere.
- NOR-S5.1.3 To ensure that future Public Open Space is appropriately sized, located and linked with existing Public Open Space and street networks.
- NOR-S5.1.4 To encourage the subdivision of key development sites within the town that meet Council's design aspirations.
- NOR-S5.1.5 To increase resilience to the anticipated impacts of climate change.
- NOR-S5.1.6 To achieve the Local Area Objectives for Evandale.

NOR-S5.2 Application of this Plan

- NOR-S5.2.1 The specific area plan applies to the area of land designated as NOR-S5.0 Evandale Specific Area Plan on the overlay maps and in Figure S5.2.1.
- NOR-S5.2.2 Precinct Plan NOR-S5.2.2 applies to the area of land designated as Development Precinct Masterplan off Cambock Lane West on the overlay maps and in Figure NOR-S5.2.2.
- NOR-S5.2.3 Precinct Plan NOR-S5.2.3 applies to the area of land designated as Development Precinct Masterplan off Logan Road on the overlay maps and in Figure NOR-S5.2.3.
- NOR-S5.2.4 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for and are in addition to the provisions of:
 - (a) General Residential Zone; and
 - (b) Low Density Residential Zone;as specified in the relevant provisions.

NOR-S5.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
NOR-S5.3.1	Evandale Specific Area, as shown on an overlay map as NOR-S5.0 and in Figure NOR-S5.2.1	The local area objectives for the Evandale Specific Area Plan are: <ul style="list-style-type: none">a) to maintain the current open space, picturesque and historic streetscapes;b) to provide well managed and suitably located facilities for community events;

		<p>c) to encourage the provision of appropriate tourism infrastructure whilst maintaining the scenic character of Evandale, and</p> <p>d) to encourage development that contributes positively to the township's tree canopy cover.</p>
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NOR-S5.4 Definition of Terms

Term	Definition
Landscape Plan	means a document that provides the details of the proposed landscaping and/or planting within all areas of the site not covered by buildings or hard surface as well as details of surface finishes or pathways and driveways.

NOR-S5.5 Use Table

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

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities
Permitted	
Use Class	Qualification
Visitor Accommodation	
Residential	If for a home based business
Discretionary	
Use Class	Qualification
Business and professional services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provisions of residential support services.

Community meeting & entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency services	
Food Services	If not for a take away food premises with a drive through facility.
General retail and hire	If for a local shop.
Sports and recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

NOR-S5.6 Use Standards

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

NOR-S5.7 Development Standards for Buildings and Works

NOR-S5.7.1 Residential density for multiple dwellings.

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

Objectives:	That the density of multiple dwellings: (a) maintains the village character of Evandale; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 400m ² .		P1 Multiple dwellings must only have a site area per dwelling that is less than 400m ² , if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties within 100m of the development site; or (b) provides for a significant social or community benefit and is:

	<p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone, and</p> <p>(c) must be consistent with any Local Area Objectives.</p>
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NOR-S5.7.2 Roof form and materials.

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non Dwellings; and Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings.

Objectives:	That roof form and materials are designed to be sympathetic to, and not detract from, the existing character of the streetscape or townscape.	
Acceptable Solutions	Performance Criteria	
A1 Roof form and materials for new buildings (excluding outbuildings) must be as per the roof forms shown in Figure NOR-S5.7.2 excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2	P1 Roof form and materials for new buildings and structures, excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2 must: (a) be sympathetic to the design and period of construction of the existing buildings in the street; or (b) be sympathetic to the design and period of construction of the existing buildings or character of the town; or (c) not be visible from the street; and (d) must be consistent with any Local Area Objectives.	

NOR-S5.7.3 Wall materials.

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non Dwellings; and Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings.

Objectives:	That wall materials used are compatible with the existing streetscape and townscape.	
Acceptable Solutions	Performance Criteria	

<p>A1</p> <p>Wall materials used in additions (excepting additions to outbuildings) must match those of the existing construction, excluding in additions to stone or brick buildings; excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2.</p>	<p>P1</p> <p>Wall materials used in additions, excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2. must:</p> <p>(a) be sympathetic to the design and period of construction of the existing buildings in the street; or</p> <p>(b) be sympathetic to the design and period of construction of the existing buildings or character of the town;</p> <p>(c) not be visible from the street; and</p> <p>(d) be consistent with any Local Area Objective.</p>
<p>A2</p> <p>External walls for new buildings (excluding outbuildings), excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2 must be clad in:</p> <p>(a) traditional bull-nosed timber weatherboards, or</p> <p>(b) modern materials that have the appearance of traditional bull-nosed timber weatherboards; or</p> <p>(c) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), and be one of the following;</p> <p style="padding-left: 40px;">(i) painted standard size bricks; or</p> <p style="padding-left: 40px;">(ii) standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or</p> <p style="padding-left: 40px;">(ii) standard brickwork rendered in traditional style; or</p> <p>(d) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted.</p>	<p>P2</p> <p>Wall materials for new buildings, excluding those located within the Evandale Historic Heritage Precinct defined by overlay map NOR-C6.2.2 must be;</p> <p>(a) sympathetic to the design and period of construction of the existing buildings in the street;</p> <p>(b) be sympathetic to the design and period of construction of the existing buildings or character of the town; and</p> <p>(c) consistent with any Local Area Objective.</p>