

Kentish Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
1	26 March 2025	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

TABLE OF CONTENTS

Kentish Local Provisions Schedule Title	6
KEN-Effective Date	6
KEN-Local Area Objectives	6
KEN-Particular Purpose Zones	6
KEN-S1.0 Sheffield Tourism Specific Area Plan	6
KEN-S1.1 Plan Purpose	6
KEN-S1.2 Application of this Plan	6
KEN-S1.3 Local Area Objectives	6
KEN-S1.4 Definition of Terms	8
KEN-S1.5 Use Table	8
KEN-S1.6 Use Standards	9
KEN-S1.7 Development Standards for Buildings and Works	11
KEN-S1.8 Development Standards for Subdivision	16
KEN-S1.9 Tables	19
KEN-S2.0 Cradle Gateway Specific Area Plan	19
KEN-S2.1 Plan Purpose	19
KEN-S2.2 Application of this Plan	20
KEN-S2.3 Local Area Objectives	20
KEN-S2.4 Definition of Terms	20
KEN-S2.5 Use Table	20
KEN-S2.6 Use Standards	22
KEN-S2.7 Development Standards for Buildings and Works	23
KEN-S2.8 Development Standards for Subdivision	30
KEN-S2.9 Tables	31
KEN-S3.0 Sheffield Specific Area Plan	31
KEN-S3.1 Plan Purpose	31
KEN-S3.2 Application of this Plan	31
KEN-S3.3 Local Area Objectives	32
KEN-S3.4 Definition of Terms	32
KEN-S3.5 Use Table	32
KEN-S3.6 Use Standards	32
KEN-S3.7 Development Standards for Buildings and Works	32
KEN-S3.8 Development Standards for Subdivision	32
KEN-S3.9 Tables	34
KEN-Site-specific Qualifications	34
KEN-Code Lists	34
KEN-C3.0 Road and Railway Assets Code	34
KEN-C6.0 Local Historic Heritage Code	34
KEN-C8.0 Scenic Protection Code	36

KEN-C11.0 Coastal Inundation Hazard Code

37

KEN-Applied, Adopted or Incorporated Documents

37

Kentish Local Provisions Schedule Title

KEN-1.1 This Local Provisions Schedule is called the Kentish Local Provisions Schedule and comprises all the land within the municipal area.

KEN-Effective Date

KEN-1.2 The effective date for this Local Provisions Schedule is 26 March 2025.

KEN-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

KEN-Particular Purpose Zones

There are no particular purpose zones in this Local Provisions Schedule.

KEN-S1.0 Sheffield Tourism Specific Area Plan

KEN-S1.1 Plan Purpose

The purpose of the Sheffield Tourism Specific Area Plan is:

- KEN-S1.1.1 To provide a focal area for tourist activity and facilities.
- KEN-S1.1.2 To promote new tourist use and development and expansion of existing tourism activity.
- KEN-S1.1.3 To provide for compatible use and development that supports tourist activity or services to the Sheffield township.
- KEN-S1.1.4 To provide for residential use and development where compatible with the mix of allowable uses within the Tourism and Services Precinct.

KEN-S1.2 Application of this Plan

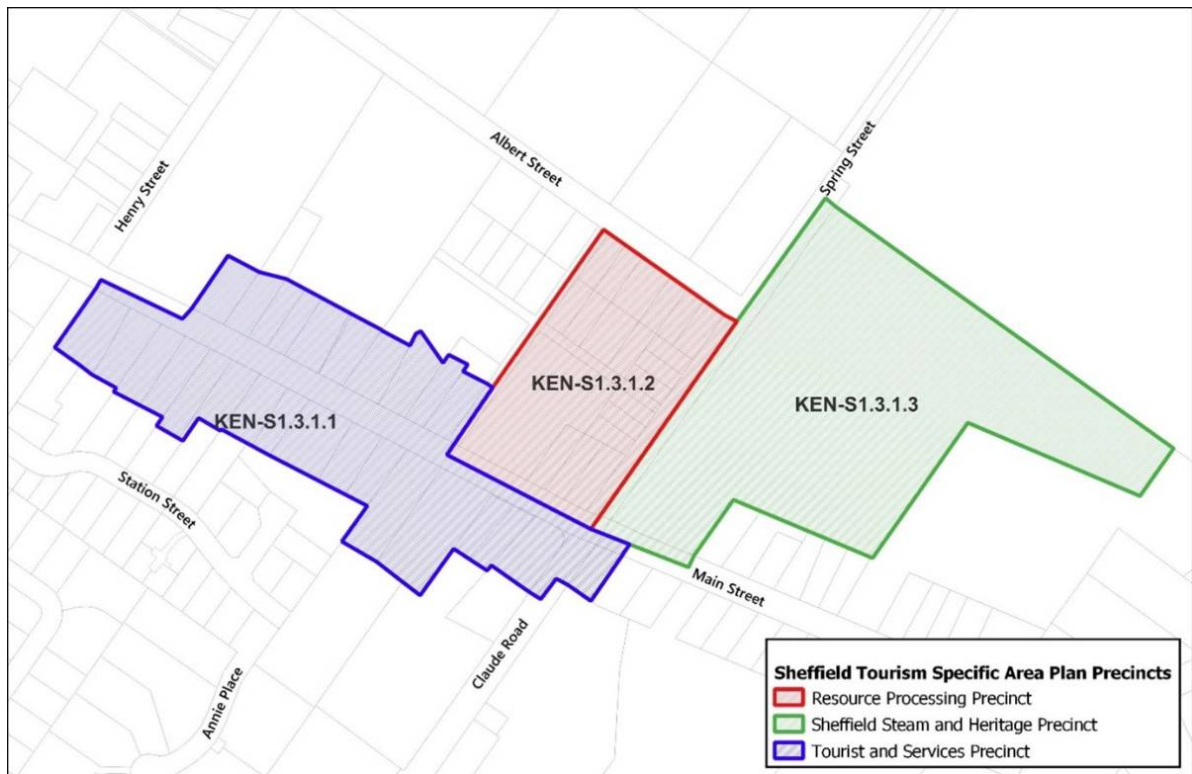
- KEN-S1.2.1 The specific area plan applies to the area of land designated as KEN-S1.0 Sheffield Tourism Site Specific Area Plan on the overlay maps and in Figure KEN-S1.1.
- KEN-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of Urban Mixed Use Zone, as specified in the relevant provision.

KEN-S1.3 Local Area Objectives

KEN-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
KEN-S1.3.1.1	Tourism and Services Precinct shown on an overlay map and in figure KEN-S1.1 as KEN-S1.3.1.1.	<p>The local area objectives for the Tourism and Services Precinct are:</p> <ul style="list-style-type: none"> (a) To provide for a mix of uses that support the tourism sector. (b) To provide for other compatible uses that service the Sheffield township and optimise the location on Main Street. (c) To provide for a mix of uses in a manner that takes account of the sensitivities of existing residential use and existing and future visitor accommodation use.
KEN-S1.3.1.2	Resource Processing Precinct shown on an overlay map and in figure KEN-S1.1 as KEN-S1.3.1.2.	<p>The local area objectives for the Resource Processing Precinct are:</p> <ul style="list-style-type: none"> (a) To provide opportunity for expansion of the existing resource processing operations and the development of a resource processing orientated tourism facility through value-adding; and (b) To provide for other compatible uses in support of the specific area plan purpose.
KEN-S1.3.1.3	Sheffield Steam and Heritage Precinct shown on an overlay map and in figure KEN-S1.1 as KEN-S1.3.1.3.	<p>The local area objectives for the Sheffield Steam and Heritage Precinct are:</p> <ul style="list-style-type: none"> (a) To provide for a mix of uses that are compatible with the historic character of the precinct; (b) To provide for a mix of uses that support the future operation of the heritage focused activities and community functions of the precinct; and (c) To provide for other compatible uses in support of the specific area plan purpose.

KEN-S1.3.1 Figure KEN-S1.1 Precincts as required by clause KEN-S1.3.1.1, KEN-S1.3.1.2 and KEN-S1.3.1.3



KEN-S1.4 Definition of Terms

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

Terms	Definition
Tourism and Services Precinct	shown on an overlay map as KEN-S1.3.1.1 and in Figure KEN-S1.1.
Resource Processing Precinct	shown on an overlay map as KEN-S1.3.1.2 and in Figure KEN-S1.1.
Sheffield Steam and Heritage Precinct	shown on an overlay map as KEN-S1.3.1.3 and in Figure KEN-S1.1.

KEN-S1.5 Use Table

This clause is in substitution for Urban Mixed Use Zone - clause 13.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for alterations or extensions to an existing Residential use or home-based business use in the Tourism and Services Precinct.
Tourist Operation	If associated with existing use in the Sheffield and Steam Heritage Precinct.
Utilities	If for minor utilities.
Visitor Accommodation	If in the Tourism and Services Precinct.
Permitted	
Business and Professional Services	If in the Tourism and Services Precinct.

Community Meeting and Entertainment	If for a neighbourhood centre or place of worship in the Tourism and Services Precinct.
Food Services	If not for a take-away food premises with a drive through facility.
General Retail and Hire	If: (a) for a beauty salon, commercial art gallery, arts and craft sales, hairdresser or market in the Tourism and Services Precinct; (b) associated with Resource Processing in the Resource Processing Precinct; or (c) associated with Sheffield Steam and Heritage activities in the Sheffield Steam and Heritage Precinct.
Manufacturing and Processing	If in the Sheffield and Steam Heritage Precinct and associated with historic/heritage machinery.
Resource Processing	If in the Resource Processing Precinct and not for a Level 2 Activity or animal meat processing.
Service Industry	If: (a) for bicycle repairs or a laundromat in the Tourism and Services Precinct; or (b) for historic machinery in the Sheffield Steam and Heritage Precinct.
Sports and Recreation	If in the Sheffield and Steam Heritage Precinct.
Tourist Operation	If: (a) in the Sheffield and Steam Heritage Precinct; or (b) in the Resource Processing Precinct and associated with Resource Processing.
Discretionary	
Bulky Goods Sales	If for furniture showroom.
Community Meeting and Entertainment	
General Retail and Hire	If not listed as Permitted.
Hotel Industry	If in the Tourism and Services Precinct and not for a drive-through facility or nightclub.
Residential	
Resource Processing	If for distillery, brewery, cidery or ice-creamery.
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	If associated with Tourist Operation.
Utilities	If not listed as No Permit Required.
Vehicle Parking	If in the Tourism and Services Precinct and for a single-storey car park.
Visitor Accommodation	
Prohibited	
All other uses	

KEN-S1.6 Use Standards

KEN-S1.6.1 All uses

This clause is in substitution for Urban Mixed Use Zone - clause 13.3.1 All uses.

Objective:	That uses do not cause unreasonable loss of amenity to adjoining sensitive uses or uses within the adjoining General Residential Zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Hours of operation of a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, must be within the hours of:</p> <p>(a) 7.00am to 11.00pm if for cafe or restaurant; or</p> <p>(b) 7.00am to 7.00pm for all other uses.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, must not cause an unreasonable loss of amenity to existing or potential future adjoining sensitive uses, having regard to:</p> <p>(a) the timing, duration, number and type of vehicle movements;</p> <p>(b) noise or odour emissions;</p> <p>(c) the location of the proposed use and its separation from adjoining sensitive uses;</p> <p>(d) any proposed mitigation measures; and</p> <p>(e) any relevant local area objectives.</p>	
<p>A2</p> <p>External lighting for a use must be baffled or directional lighting be installed, so that direct light does not extend into the adjoining property.</p>	<p>P2</p> <p>External lighting for a use must not cause an unreasonable loss of amenity to adjoining uses on the adjoining property, having regard to:</p> <p>(a) the number of proposed light sources and their intensity;</p> <p>(b) the location of the proposed light source;</p> <p>(c) the ambient effect of existing light sources;</p> <p>(d) any mitigation of impacts through existing or proposed screening;</p> <p>(e) the topography of the site; and</p> <p>(f) any relevant local area objectives.</p>	

KEN-S1.6.2 Discretionary Uses

This clause is in substitution for Urban Mixed Use Zone - clause 13.3.2 Discretionary uses and clause 13.3.3 Retail impact.

Objective:	<p>That uses listed as Discretionary:</p> <ul style="list-style-type: none"> (a) do not compromise or distort the role of the commercial centre of Sheffield in the General Business Zone; (b) do not compromise the role and function of the industrial zones; and (c) are appropriate in scale and intensity in consideration of the preferred mixed-use character.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary, must be of an appropriate scale, nature and intensity for the area, having regard to:</p> <ul style="list-style-type: none"> (a) the size and scale of the proposed use; (b) the impact on the functions of the Sheffield Business and Light Industrial zones and whether the use is more appropriately located in those zones; (c) the degree to which the use supports tourism and the local area objectives for each precinct; (d) potential impacts on the amenity of sensitive uses through emissions; (e) potential impacts on the primary purpose of adjoining precincts in the specific area plan and permitted uses; (f) the aggregated impacts of vehicle movements on the road network and pedestrian pathways; (g) the character of the streetscape; and (h) any relevant local area objectives.

KEN-S1.7 Development Standards for Buildings and Works

KEN-S1.7.1 Building height

This clause is in substitution for Urban Mixed Use Zone - clause 13.4.1 Building height.

Objective:	That building height: <ul style="list-style-type: none"> (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining uses.
Acceptable Solutions	
Performance Criteria	
A1	P1
<p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) 6m, if within 8m from the Main Street frontage; (b) 8.5m, where located greater than 8m from the Main Street frontage in the Tourism and Services Precinct; and (c) 10m, where located greater than 8m from the Main Street frontage in the Resource Processing Precinct or the Sheffield Steam and Heritage Precinct. 	<p>Building height must be compatible with the character of the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and form of existing buildings on the site and adjacent and nearby properties; (b) the bulk and form of proposed buildings; (c) the apparent height when viewed from the road and public places; (d) the topography of the site; (e) potential impacts on the primary purpose of adjoining precincts in the Specific Area Plan and Permitted uses; (f) impacts of overshadowing and overlooking; and (g) any relevant local area objectives.

KEN-S1.7.2 Setback

This clause is in substitution for Urban Mixed Use Zone - clause 13.4.2 Setback.

Objective:	That building setback: <ul style="list-style-type: none"> (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining uses.
Acceptable Solutions	
Performance Criteria	
A1	P1
<p>Buildings must have a setback from a frontage of not less than 3.5m.</p>	<p>Buildings must have a setback from a frontage that is compatible with the character of the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the setbacks of existing buildings on the site and adjacent and nearby properties; (b) the height, bulk and form of proposed buildings and the ability to integrate with the streetscape; (c) the topography of the site; (d) access, and pedestrian and road safety; and (e) any relevant local area objectives.

<p>A2</p> <p>Buildings must have a setback from a side and rear boundary of not less than 3m.</p>	<p>P2</p> <p>Buildings must be sited so that there is no unreasonable loss of amenity to the proposed use and adjoining sensitive uses, 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 bulk and form of adjoining buildings; (d) potential impacts on the primary purpose of adjoining precincts in the Specific Area Plan and Permitted uses; (e) the height, bulk and form of proposed buildings; (f) impacts of overshadowing and overlooking; (g) any mitigation measures proposed; and (h) any relevant local area objectives.
<p>A3</p> <p>Air conditioning, air extraction, pumping, refrigeration systems, compressors or generators, excluding residential and visitor accommodation use, must have a setback from a side or rear boundary of not less than 10m.¹</p>	<p>P3</p> <p>Air conditioning, air extraction, pumping, refrigeration systems, compressors or generators, excluding residential and visitor accommodation use, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of sensitive uses; (d) potential impacts on the primary purpose of adjoining precincts in the specific area plan and Permitted uses; (e) any mitigation measures proposed; and (f) any relevant local area objectives.
<p>A4</p> <p>Buildings in the Sheffield Steam and Heritage Precinct must be setback from the boundary of the Recreation Zone not less than 20m.</p>	<p>P4</p> <p>Buildings must be sited so that there is no unreasonable loss of amenity to the adjoining recreation ground, 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 nature of existing recreation activities; (d) the location of buildings; (e) the height, bulk and form of proposed buildings; (f) any mitigation measures proposed; and (g) any relevant local area objectives.

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

KEN-S1.7.3 Design

This clause is in substitution for Urban Mixed Use Zone - clause 13.4.3 Design and in addition to Urban Mixed Use Zone - clause 13.4.4 Fencing.

<p>Objective:</p>	<p>That building and site design:</p> <ul style="list-style-type: none"> (a) enhances visual amenity and is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining sensitive uses.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Building roof forms in the Tourism and Services Precinct must have a pitch of between 24 degrees and 45 degrees, excluding:</p> <ul style="list-style-type: none"> (a) verandahs, porches and awnings; (b) outbuildings located to the rear of the principal building; and (c) extensions and alterations to an existing building with a lesser pitch. 	<p>P1</p> <p>Roof form for buildings in the Tourism and Services Precinct must be compatible with, and not detract from, the character of the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the built form of adjoining and nearby buildings; (b) the degree of visibility from the road; (c) measures to visually integrate the building into the streetscape; and (d) materials and finishes.
<p>A2</p> <p>New buildings must have not less than 40% of the façade surface area facing the Main Street frontage consisting of windows or doorways.</p>	<p>P2</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) how the main pedestrian access to the building will address the street or other public access areas; (b) windows on the façade facing the frontage for visual interest and passive surveillance; (c) providing architectural detail on blank facade walls facing the frontage, or visual interest within the frontage, so as to positively contribute to the streetscape; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (e) the need for provision of awnings or verandahs and the relationship to the public footpath.

<p>A3</p> <p>New buildings must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;² and (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof. 	<p>P3</p> <p>New buildings must be designed to enhance visual amenity in the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) measures to minimise the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) the practical ability to locate mechanical plant in a less visible location; and (c) the functional requirements of the use.
<p>A4</p> <p>No Acceptable Solution.³</p>	<p>P4</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must be designed to promote visual amenity and be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the height, design, location and extent of the fence; (b) the types and styles of fencing on adjoining and nearby properties; (c) the degree of transparency; and (d) the proposed materials and construction.
<p>A5</p> <p>A driveway or parking area, excluding for Residential or Visitor Accommodation, must be separated from a window, or glazed door, to a habitable room of an adjoining sensitive use, by a horizontal distance of 10m.</p>	<p>P5</p> <p>A driveway or parking area, excluding for Residential or Visitor Accommodation, must be designed and sited so that there is no unreasonable loss of amenity to adjoining sensitive uses, 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) potential impacts on the primary purpose of adjoining precincts in the Specific Area Plan and Permitted uses; (d) the timing, duration, number and type of vehicle movements; and (e) any mitigation measures proposed to address light and noise intrusion.

² An exemption applies for heat pumps and air conditioners in this zone - see Table 4.6.

³ An exemption applies for fences in this zone - see Table 4.6.

KEN-S1.7.4 Site coverage

This clause is in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

Objective:	That site coverage: (a) is compatible with the Local Area Objectives and the streetscape; and (b) provides sufficient area for private open space and landscaping for residential use.	
Acceptable Solutions		Performance Criteria
A1	Site coverage must not be more than 50%.	P1 Site coverage must be of an appropriate extent, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the apparent scale of buildings in the streetscape; (d) the character of development on established properties in the area; (e) the proposed provision of landscaping and private open space; and (f) the capacity of the stormwater system.

KEN-S1.7.5 Private open space for dwellings

This clause is in substitution for Urban Mixed Use Zone - clause 13.4.6 Dwellings.

Objective:	To provide adequate and useable private open space for the needs of residents.	
Acceptable Solutions		Performance Criteria
A1	A dwelling must have private open space that is not less than: (a) 24m ² with a minimum horizontal dimension of not less than 4m; or (b) 8m ² with a minimum horizontal dimension of not less than 1.5m if the dwelling is located wholly above ground floor level.	P1 A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.

KEN-S1.8 Development Standards for Subdivision

KEN-S1.8.1 Lot design

This clause is in substitution for Urban Mixed Use Zone - clause 13.5.1 Lot design.

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

<p>A1.1</p> <p>For a site that is located within the Tourism and Services Precinct, each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 600m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause KEN-S1.7.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (b) existing buildings are consistent with the setback required by clause KEN-S1.7.2 A1 and A2; (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same zone. <p>A1.2</p> <p>For a site that is located within the Resource Processing Precinct or the Sheffield Steam and Heritage Precinct, each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or State authority; (b) be required for the provision of utilities; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on lots; (b) the existing buildings and intended location of buildings on the lots; (c) adequate provision of private open space for dwellings; and (d) the accessibility for vehicles providing for supplies, waste removal and emergency services.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage:</p> <ul style="list-style-type: none"> (a) within the Tourism and Services Precinct, not less than 12m; or (b) within the Resource Processing Precinct or the Sheffield Steam and Heritage Precinct, not less than 3.6m. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on lots; (b) existing buildings and intended location of buildings on the lots; and (c) the accessibility for vehicles providing for supplies, waste removal and emergency services for development.

<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the road and traffic; (b) the anticipated nature of vehicles likely to access the site; and (c) the ability for emergency vehicles to access the site.
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KEN-S1.8.2 Services

This clause is in substitution for Urban Mixed Use Zone - clause 13.5.2 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 a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must have connection to a reticulated water supply service.</p>	<p>P1</p> <p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity. 	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; and (e) any area of the site covered by impervious surfaces. 	

KEN-S1.9 Tables

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

KEN-S2.0 Cradle Gateway Specific Area Plan

KEN-S2.1 Plan Purpose

The purpose of the Cradle Gateway Specific Area Plan is:

- KEN-S2.1.1 To provide for tourist facilities, visitor accommodation and support services that relate to and complement the values of the Cradle Gateway and the Tasmanian Wilderness World Heritage Area.
- KEN-S2.1.2 To assist protection of the habitat and landscape values of the Cradle Gateway and the Tasmanian Wilderness World Heritage Area.
- KEN-S2.1.3 Within the Sustainable Tourism Precinct to:
- (a) provide for a range of visitor accommodation;
 - (b) provide residential accommodation for people employed in conservation, tourism, visitor accommodation and visitor support activities within the Cradle Gateway or the Tasmanian Wilderness World Heritage Area;
 - (c) provide for facilities to access, interpret and experience the Tasmanian Wilderness World Heritage Area, including walking trails, shelters and amenities; and
 - (d) require that the distribution, location and design of buildings, structures and facilities:
 - (i) minimises apparent disturbance of topographic features and native vegetation;
 - (ii) minimises impact on habitat values through the control on clearing and conversion of vegetation and water courses;
 - (iii) minimises adverse impact on landscape values and the visitor experience when viewed from roads, public spaces and the Tasmanian Wilderness World Heritage Area;
 - (iv) enhance the visitor experience within the Cradle Gateway and entrance into the Tasmanian Wilderness World Heritage Area; and
 - (v) sensitively site and embed buildings and structures within the landscape.
- KEN-S2.1.4 Within the Visitor Services Precinct to:
- (a) provide for the main parking and transport facilities related to access in and out of the Tasmanian Wilderness World Heritage Area;
 - (b) provide for complementary tourism and commercial activities that enhance the visitor experience;
 - (c) consolidate visitor information services, tourist operators, retail and business activities required to deliver a world class visitor experience, into an alpine village hub that is the main arrival point for visitors to the Tasmanian Wilderness World Heritage Area and provide a community gathering space; and
 - (d) provide residential accommodation for people employed in conservation, tourism, visitor accommodation and visitor support activities within the Cradle Gateway or the Tasmanian Wilderness World Heritage Area.

KEN-S2.2 Application of this Plan

- KEN-S2.2.1 The specific area plan applies to the area of land designated as KEN-2.0 Cradle Gateway Specific Area Plan on the overlay maps.
- KEN-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:
- (a) Environmental Management Zone;
 - (b) Utilities Zone;
 - (c) Signs Code; and
 - (d) Natural Assets Code,
- as specified in the relevant provisions.

KEN-S2.3 Local Area Objectives

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

KEN-S2.4 Definition of Terms

KEN-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Cradle Gateway	means the land subject to this Specific Area Plan.
landscape values	means the combined effect of visual qualities associated with landform, geology, soils, vegetation, waterways, pattern and visibility of development and infrastructure within a landscape unit as viewed from publicly accessible locations that contribute to its overall scenic quality.
Visitor Services Precinct	means the area designated as KEN-2.4.1.1 Visitor Services Precinct on the overlay maps.
scenic quality	means the visual impression of a landscape available from publicly accessible locations and which is relative to the aesthetic importance or distinctiveness of that landscape.
Sustainable Tourism Precinct	means the area designated as KEN-2.4.1.2 Sustainable Tourism Precinct on the overlay maps.

KEN-S2.5 Use Table

This clause is in substitution for Environmental Management Zone - clause 23.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	

Business and Professional Services	If: (a) in the Visitor Services Precinct; and (b) associated with conservation or natural management purposes; or (c) providing services for visitors to the Tasmanian Wilderness World Heritage Area.
Food Services	If: (a) in the Visitor Services Precinct; and (b) not including a drive through take away food premises.
General Retail and Hire	If: (a) in the Visitor Services Precinct; and (b) for providing basic grocery or convenience items; or (c) souvenirs complementary to the Cradle Gateway and Tasmanian Wilderness World Heritage Area.
Passive Recreation	
Residential	If: (a) in an existing building; (b) an existing use; or (c) in the Visitor Services Precinct and located above ground floor level (except for access).
Tourist Operation	If: (a) in the Visitor Services Precinct; and (b) a visitor centre.
Transport Depot and Distribution	If: (a) in the Visitor Services Precinct; and (b) for the movement of visitors in and out of the Tasmanian Wilderness World Heritage Area.
Utilities	If for minor utilities.
Visitor Accommodation	If: (a) in the Sustainable Tourism Precinct; or (b) in the Visitor Services Precinct and located above ground floor level (except for access).
Discretionary	
Community Meeting and Entertainment	If in the Visitor Services Precinct.

Educational and Occasional Care	If: (a) in the Visitor Services Precinct; (b) a child care centre; and (c) vocational training in conservation and resource management activities undertaken in the Cradle Gateway or the Tasmanian Wilderness World Heritage Area; or (d) information and interpretation for people visiting the Cradle Gateway or the Tasmanian Wilderness World Heritage Area.
Emergency Services	If in the Visitor Services Precinct.
General Retail and Hire	If: (a) in the Visitor Services Precinct; and (b) not listed as Permitted.
Hotel Industry	If in the Visitor Services Precinct.
Residential	Except where Permitted.
Sports and Recreation	If: (a) in the Sustainable Tourism Precinct; and (b) for an outdoor recreation activity dependent on an attribute of the Cradle Gateway or the Tasmanian Wilderness World Heritage Area; or (c) in the Visitor Services Precinct; and (d) an indoor recreational facility.
Tourist Operation	If: (a) complementary to a conservation management purpose in the Cradle Gateway or the Tasmanian Wilderness World Heritage Area; or (b) based on an attribute or recognised scientific or aesthetic value or otherwise of special cultural value in the Cradle Gateway or the Tasmanian Wilderness World Heritage Area.
Utilities	
Vehicle Fuel Sales and Service	If: (a) in the Visitor Services Precinct; and (b) for fuel sales only.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

KEN-S2.6 Use Standards

KEN-S2.6.1 Use Standard for Discretionary uses other than Residential

This clause is in substitution for Environmental Management Zone - clause 23.3 Use Standards.

Objective:	That uses listed as Discretionary: <ul style="list-style-type: none"> (a) provide for tourist facilities, visitor accommodation and support services that contribute to a world class visitor experience within the Cradle Gateway and the entrance to the Tasmanian Wilderness World Heritage Area; and (b) complement the values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary, other than a Residential use, must be consistent with the purpose of the specific area plan, having regard to: <ul style="list-style-type: none"> (a) the location, scale and extent of the use; (b) the characteristics and type of the use; (c) the specific requirements of the use to operate; and (d) the measures to minimise or mitigate impacts.

KEN-S2.6.2 Use standard for Residential use

This clause is in addition to Environmental Management Zone - clause 23.3 Use Standards.

Objective:	Residential use is for the purposes of accommodating people employed in conservation, tourism, visitor accommodation and visitor support activities in the Cradle Gateway and the Tasmanian Wilderness World Heritage Area.
Acceptable Solutions	Performance Criteria
A1 Residential use is for a communal residence.	P1 Residential use is demonstrated to be for the purposes of accommodating people employed in conservation, tourism, visitor accommodation and visitor support activities in the Cradle Gateway and Tasmanian Wilderness World Heritage Area, having regard to: <ul style="list-style-type: none"> (a) the type of dwelling; (b) evidence of the demand for staff accommodation within the area; (c) the proposed system for managing occupancy; and (d) the land tenure.

KEN-S2.7 Development Standards for Buildings and Works

KEN-S2.7.1 Building height, site coverage and appearance

This clause is in substitution for Environmental Management Zone - clause 23.4.1 A1 and P1 Development area, clause 23.4.2 A1 and P1 and A2 and P2 Building height, setback and siting and clause 23.4.3 Exterior finish.

Objective:	The design of buildings is compatible with the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) in the Sustainable Tourism Precinct be not more than 5m; and (b) in the Visitor Services Precinct be not more than 6.5m. 	<p>P1</p> <p>Building height:</p> <ul style="list-style-type: none"> (a) must be compatible with the landscape values of the Cradle Gateway, having regard to: <ul style="list-style-type: none"> (i) the height, bulk and form of proposed buildings; (ii) the siting of buildings; (iii) the topography of the site; (iv) the screening capacity of existing or proposed vegetation; (v) the visual impact of the buildings when viewed from roads, public spaces and the Tasmanian Wilderness World Heritage Area; and (vi) any measures taken to reduce visual impact; and (b) in the Sustainable Tourism Precinct must be not more than 9m, except a structure where it is demonstrated that the height is required for operational purposes associated with its use; or (c) in the Visitor Services Precinct must be not more than 15m, except a structure where it is demonstrated that the height is required for operational purposes associated with its use.
<p>A2</p> <p>Buildings in the Visitor Services Precinct must:</p> <ul style="list-style-type: none"> (a) have a site coverage of not more than 60%; and (b) not less than 20% of the site area dedicated to landscaping, pedestrian circulation and public outdoor space. 	<p>P2</p> <p>The site coverage of buildings must be compatible with the landscape values of the Cradle Gateway and provide adequate areas for pedestrian circulation, soft landscaping and separation of buildings.</p>
<p>A3</p> <p>Exterior materials must:</p> <ul style="list-style-type: none"> (a) be natural stone, earth, timber or glass; or (b) have a light reflectance value not more than 40% in natural tones of grey, green or brown. 	<p>P3</p> <p>Exterior materials must be compatible with the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the appearance of the building when viewed from roads, public spaces or the Tasmanian Wilderness World Heritage Area; (b) the reflectivity value of the material; (c) the screening capacity of any proposed or existing vegetation; and (d) the nature of the exterior finishes.

KEN-S2.7.2 Siting of development

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That the siting of development is compatible with: (a) the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area; and (b) the sense of seclusion as experienced from adjacent sites.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must not be visible from a road or from land in the Tasmanian Wilderness World Heritage Area.</p>	<p>P1</p> <p>Buildings must be sited to be compatible with the landscape values of the Cradle Gateway, having regard to:</p> <ul style="list-style-type: none"> (a) the screening capacity of existing or proposed vegetation; (b) the scale, design and appearance of the proposed development; (c) whether there is an overriding environmental benefit arising from the development; (d) the relevant management plan for the Tasmanian Wilderness World Heritage Area; and (e) the visual impact of the buildings when viewed from roads and the Tasmanian Wilderness World Heritage Area; and (f) any measures taken to reduce visual impact.
<p>A2</p> <p>Development must be separated from the boundary with the Tasmanian Wilderness World Heritage Area by not less than 100m.</p>	<p>P2</p> <p>Development must be sited a sufficient distance from the boundary of the Tasmanian Wilderness World Heritage Area to not impact on the values as identified in the relevant management plan.</p>
<p>A3</p> <p>Development in the Sustainable Tourism Precinct must not be visible from an adjoining site.</p>	<p>P3</p> <p>Development in the Sustainable Tourism Precinct must be compatible with the sense of seclusion and not have an unreasonable visual impact on adjacent sites having regard to:</p> <ul style="list-style-type: none"> (a) the lot shape and orientation; (b) the extent, character and visibility of existing development on the site and adjacent sites; (c) the separation distance from buildings on adjacent sites; (d) the screening capacity of existing or proposed vegetation; (e) the scale, design and appearance of the proposed development; and (f) the landscape values of the Cradle Gateway.

KEN-S2.7.3 Vegetation clearance on land in the Sustainable Tourism Precinct (other than in the Scenic Protection Area KEN-C8.1.1)

This clause is in substitution for Environmental Management Zone - clause 23.4.4 Vegetation management and Natural Assets Code - clause C7.6.2 Clearance within a priority vegetation area, except for land within the Scenic Protection Area KEN-C8.1.1 shown on the planning scheme maps.

Objective:	That native vegetation is retained or rehabilitated to protect the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation in the Sustainable Tourism Precinct, other than on land shown in the Scenic Protection Area overlay, must not extend more than 6m from the external wall of a building unless for the purposes of access or parking.</p>	<p>P1</p> <p>Clearance of native vegetation in the Sustainable Tourism Precinct, other than on land shown in the Scenic Protection Area overlay, must not compromise the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area, having regard to:</p> <ul style="list-style-type: none"> (a) the extent of vegetation clearance proposed; (b) the ecological values of the native vegetation; (c) the visual impact of the development when viewed from roads, adjacent sites, public spaces or land in the Tasmanian Wilderness World Heritage Area; (d) the landscape values of the Cradle Gateway; and (e) the potential to contribute to a cumulative impact.
<p>A2</p> <p>Clearance or disturbance of native vegetation required for construction purposes only, must be rehabilitated within 6 months from the date of completion of the development.</p>	<p>P2</p> <p>No Performance Criterion.</p>

KEN-S2.7.4 External lighting

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That external lighting is compatible with the character of the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.	
Acceptable Solutions	Performance Criteria	
A1 External lighting in the Sustainable Tourism Precinct must be for the safety and security of movement within a site and be: (a) located under the eaves of a building; or (b) installed on free-standing light fixtures with a height of not more than 1m.	P1 External lighting in the Sustainable Tourism Precinct, must be required for the safety and security of pedestrian and vehicle movement within the site.	
A2 External lighting in the Visitor Services Precinct must be: (a) street lighting; (b) installed on free-standing light fixtures with a height of not more than 1m; (c) flood lighting with an output of not more than 160 lux and positioned to direct light downloads; or (d) required for safety and security of access and movement within a site.	P2 External lighting in the Visitor Services Precinct must be required to: (a) illuminate pedestrian and vehicle movement areas; or (b) identify a building or area; and (c) not spill light beyond the boundaries of the site.	

KEN-S2.7.5 Fencing

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That fencing is compatible with the landscape values of the Cradle Gateway.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Fencing must be compatible with the landscape values of the Cradle Gateway and not unreasonably impact on the movement of wildlife, having regard to: (a) the design of the fence; and (b) the safety and security needs of the use or development.	

KEN-S2.7.6 Utilities

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That the provision and location of utilities does not impact on the landscape or natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.	
Acceptable Solutions	Performance Criteria	
A1 Utilities, excluding if required for stormwater management in the Visitor Services Precinct, must be: (a) installed underground; or (b) attached to the underside of an approved raised walkway.	P1 The provision and location of utilities, except where required for stormwater in the Visitor Services Precinct, must be compatible with the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area, having regard to: (a) the extent of vegetation screening from a road, public space or from any land in the Tasmanian Wilderness World Heritage Area; and (b) the potential for deterioration from environmental and weather conditions.	

KEN-S2.7.7 Stormwater management

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That a coordinated stormwater management system in the Visitor Services Precinct that maintains and protects water quality and habitat values is provided.	
Acceptable Solutions	Performance Criteria	
A1 In the Visitor Service Precinct, stormwater must be directed to a common stormwater disposal system that incorporates: (a) water sensitive urban design principles consistent with the <i>Water Sensitive Urban Design Engineering Procedures for Tasmania</i> ; and (b) a primary detention basin that provides for the filtration of sediments and pollutants prior to discharge.	P1 In the Visitor Services Precinct, development must incorporate stormwater management that maintains and protects water quality and habitat values.	

KEN-S2.7.8 Access and car parking areas

This clause is in addition to Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That access and car parking areas maintain the landscape values of the Cradle Gateway.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>New accesses onto Cradle Mountain Road must not unreasonably detract from the landscape values of the Cradle Gateway, having regard to:</p> <ul style="list-style-type: none"> (a) the engineering requirements associated with the provision of access; (b) the need to improve the safety and efficiency of traffic movements; (c) the extent of vegetation clearance required for the access; and (d) the visual qualities of the road corridor in the vicinity of the proposed access. 	
<p>A2</p> <p>The construction of footpaths and trails in the Sustainable Tourism Precinct must be in accordance with <i>Australian Standard AS 2156.1-2001 Walking Tracks – Classification and Signage</i>.</p>	<p>P2</p> <p>The construction of footpaths and trails in the Sustainable Tourism Precinct must be designed to a standard suitable for its intended use and be compatible with the landscape values of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the safety and accessibility for pedestrians; (b) the ecological values of the vegetation in which it is located; (c) existing footpaths and trails; and (d) the scenic quality of the area in the vicinity of the proposed footpath or trail. 	
<p>A3</p> <p>Car parking areas in the Visitor Services Precinct must not be visible from Cradle Mountain Road.</p>	<p>P3</p> <p>Car parking areas in the Visitor Services Precinct must be compatible with the landscape and natural values of the Cradle Gateway as viewed from Cradle Mountain Road, having regard to:</p> <ul style="list-style-type: none"> (a) the engineering requirements associated with the provision of access and car parking; (b) the extent of vegetation clearance; (c) the screening capacity of existing or proposed vegetation; and (d) proposed landscaping. 	

KEN-S2.7.9 Signs

This clause is in substitution for C1.0 Signs Code - clause C1.6 Development Standards for Buildings and Works.

Objective:	That signs are compatible with the landscape values of the Cradle Gateway.	
Acceptable Solutions	Performance Criteria	
A1	P1	
<p>A sign in the Sustainable Tourism Precinct must:</p> <ul style="list-style-type: none"> (a) be not more than 1 sign per site; (b) be a ground based or pole sign; (c) be not more than 3m high; (d) be not more than 500mm above ground level at the base of the sign panel; (e) be not more than 3m² in area; and (f) not be illuminated. 	<p>A sign in the Sustainable Tourism Precinct must not be internally illuminated and must be compatible with the landscape values of the Cradle Gateway, having regard to:</p> <ul style="list-style-type: none"> (a) the type of sign; (b) the overall size and dimensions of the sign; (c) whether it will be a visually dominant element as viewed from Cradle Mountain Road or adjacent sites; (d) minimising unnecessary repetition of messages or information; (e) whether it contributes to or exacerbates visual clutter along Cradle Mountain Road; and (f) its impact on the safety of road users. 	
A2	P2	
<p>A sign in the Visitor Services Precinct must:</p> <ul style="list-style-type: none"> (a) if located on a building: <ul style="list-style-type: none"> (i) relate to a use contained in that building; (ii) be not more than 1 sign per business or operation; (iii) be not more than 2m² in area; and (iv) not be illuminated. (b) If not located on a building: <ul style="list-style-type: none"> (i) be signage associated with the direction of visitors in the Precinct; (ii) be not more than 6.5m high; and (iii) not display the name or logo of any business; and (iv) not be illuminated. 	<p>A sign in the Visitor Services Precinct must be designed and sited to complement the built and landscape characteristics of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the type of sign; (b) the overall size and dimensions of the sign; (c) whether it will be a visually dominant element as viewed from within the precinct or Cradle Mountain Road; (d) minimising unnecessary repetition of messages or information; (e) whether it contributes to or exacerbates visual clutter; and (f) its compatibility with the design and appearance of buildings within the Precinct. 	

KEN-S2.8 Development Standards for Subdivision

KEN-S2.8.1 Proposed use and development of lots

This clause is in addition to the Environmental Management Zone - clause 23.5 Development Standards for Subdivision.

Objective:	That subdivision of land is associated with the provision of tourist facilities, visitor accommodation and support services that contribute to a world class visitor experience within the Cradle Gateway as the entrance to the Tasmanian Wilderness World Heritage Area.	
Acceptable Solutions	Performance Criteria	
A1	P1	
Subdivision of land does not create a lot that will be used solely for a Residential use and development.	No Performance Criterion.	

KEN-S2.9 Tables

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

KEN-S3.0 Sheffield Specific Area Plan

KEN-S3.1 Plan Purpose

The purpose of the Sheffield Specific Area Plan is:

- KEN-S3.1.1 To require development is in accordance with the guiding principles for sites within the area as identified in the *Sheffield Strategic Plan 2018*.
- KEN-S3.1.2 To require new roads connect to existing roads to provide effective and convenient linkages for vehicles, pedestrians and cyclists.
- KEN-S3.1.3 To provide an alternate access route through the township.
- KEN-S3.1.4 To maximise street connectivity.

KEN-S3.2 Application of this Plan

- KEN-S3.2.1 The specific area plan applies to the area of land designated as KEN-3.0 Sheffield Specific Area Plan on the overlay maps.
- KEN-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:
 - (a) General Residential Zone;
 - (b) Urban Mixed Use Zone;
 - (c) General Business Zone;
 - (d) Light Industrial Zone;
 - (e) Rural Zone;
 - (f) Agriculture Zone;
 - (g) Utilities Zone;
 - (h) Community Purpose Zone;
 - (i) Recreation Zone;
 - (j) Open Space Zone; and
 - (k) Future Urban Zone,
 as specified in the relevant provisions.

KEN-S3.3 Local Area Objectives

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

KEN-S3.4 Definition of Terms

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

KEN-S3.5 Use Table

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

KEN-S3.6 Use Standards

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

KEN-S3.7 Development Standards for Buildings and Works

KEN-S3.7.1 Buildings and Works

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Light Industrial Zone - clause 18.5 Development Standards for Subdivision, Recreation Zone - clause 28.5 Development Standards for Subdivision, and Future Urban Zone - clause 30.5 Development Standards for Subdivision.

Objective:	That buildings and works do not prejudice: (a) the potential to achieve desired street linkages; and (b) the efficient use of land for urban development.
Acceptable Solutions	
A1	Performance Criteria
Buildings and works must be: (a) located to facilitate the future accesses and road network identified in the Sheffield Street Connectivity Plan in Figure KEN-S3.8.1; or (b) of a temporary nature able to be readily removed prior to the development of land for road purposes.	P1 Buildings and works must not preclude or hinder the effective and efficient future subdivision of land and provision of future street linkages, having regard to: (a) the topography of the site; (b) any existing access arrangements; (c) location of services; and (d) the purpose, location and extent of any buildings and works.

KEN-S3.8 Development Standards for Subdivision

KEN-S3.8.1 Lot layout

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Urban Mixed Use Zone - clause 13.5 Development Standards for Subdivision, Light Industrial Zone - clause 18.5 Development Standards for Subdivision, Recreation Zone - clause 28.5 Development Standards for Subdivision, and Future Urban Zone - clause 30.5 Development Standards for Subdivision.

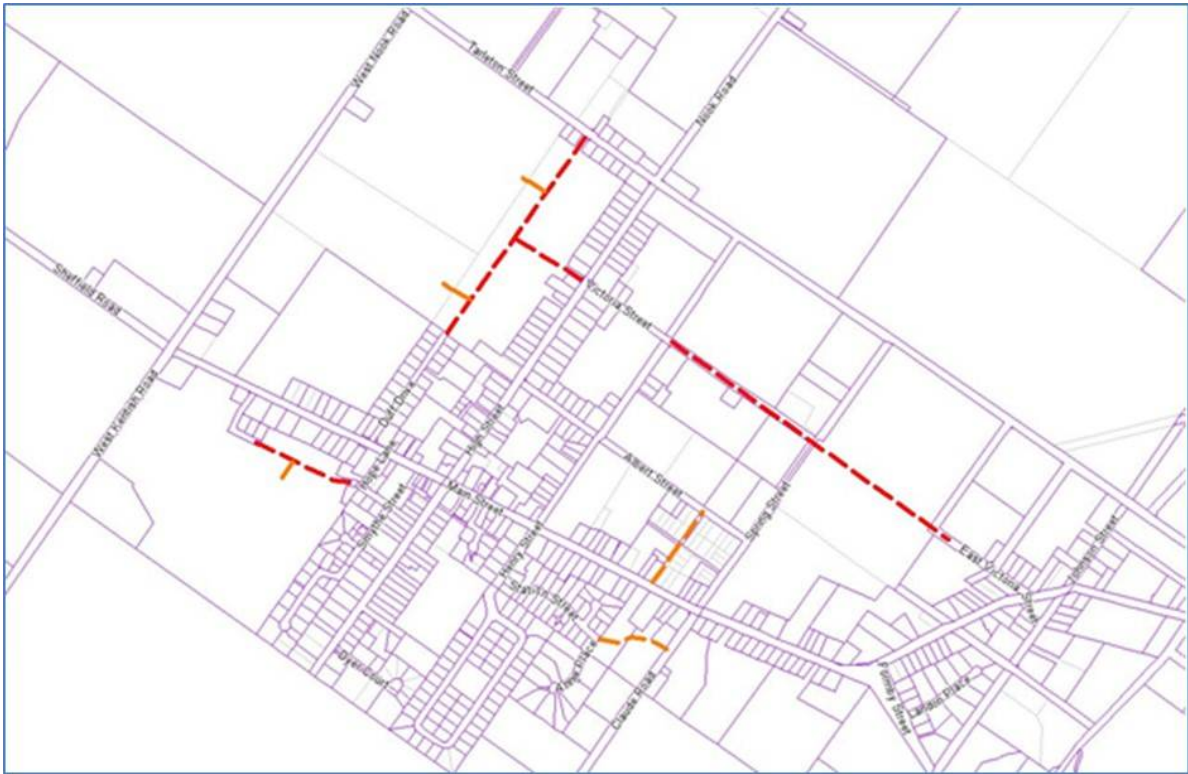
Objective:	To achieve connected road linkages within and between the Sheffield township and adjacent land.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must be designed to facilitate the road network identified in the Sheffield Street Connectivity Plan in Figure KEN-S3.8.1.	P1 Each lot, or a lot proposed in a plan of subdivision must maximise the potential for connectivity with the surrounding road network.	
A2 Each lot or a lot on a plan of subdivision must be in accordance with a master plan indicating how the development is to integrate with development on the balance of land within the locality.	P2 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide an integrated and holistic approach to subdivision and subsequent development of all land with development potential; and (b) maximise the potential for connectivity with the surrounding road network and adjacent land.	

KEN-S3.8.2 Roads

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Urban Mixed Use Zone - clause 13.5 Development Standards for Subdivision, Light Industrial Zone - clause 18.5 Development Standards for Subdivision, Recreation Zone - clause 28.5 Development Standards for Subdivision, and Future Urban Zone - clause 30.5 Development Standards for Subdivision.

Objective:	That new roads provide connections to developed land and land with development potential.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must include a road layout designed to facilitate the linkages identified in the Sheffield Street Connectivity Plan in Figure KEN-S3.8.1.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles having regard to: (a) the existing and proposed road hierarchy; (b) maximising connectivity with the surrounding road network; (c) appropriate access to public transport; and (d) access for pedestrians and cyclists.	

Figure KEN-S3.8.1 Sheffield Street Connectivity plan as required by clause KEN-S3.7.1 A1, KEN-S3.8.1 A1 and KEN-S3.8.2 A1



KEN-S3.9 Tables

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

KEN-Site-specific Qualifications

There are no site-specific qualifications in this Local Provisions Schedule.

KEN-Code Lists

KEN-C3.0 Road and Railway Assets Code

KEN-Table C3.1 Other Major Roads

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

KEN-C6.0 Local Historic Heritage Code

KEN-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provisions Schedule.						

KEN-Table C6.2 Local Heritage Precincts

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

KEN-Table C6.3 Local Historic Landscape Precincts

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

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

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

KEN-Table C6.5 Significant Trees

Reference Number	Town/Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.							

KEN-C8.0 Scenic Protection Code

KEN-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
C8.1.1	Cradle Mountain Landscape	Land to the east and west of Cradle Mountain Road.	The alpine vegetation frames the iconic view of the peaks of Cradle Mountain and Little Horn and also provides a vegetation buffer that screens views of the visitor services precinct when viewed from Cradle Mountain Road.	<ul style="list-style-type: none"> (a) To maintain the visual qualities of the view corridor along Cradle Mountain Road toward the peaks of Cradle Mountain and Little Horn, by minimising vegetation clearance and preventing visual intrusion by buildings and structures that are not required to be visible within the corridor; (b) To maintain a vegetated buffer between the visitor services precinct and Cradle Mountain Road; (c) To minimise the visual impact of development on approach to Cradle Mountain - Lake St Clair National Park; and (d) To minimise visual contrast between the landscape and buildings and works when viewed from roads, public spaces and public vantage points in the Tasmanian Wilderness World Heritage Area.

KEN-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

KEN-C11.0 Coastal Inundation Hazard Code

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

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
This table is not used in this Local Provisions Schedule.				

KEN-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Australian Standard AS 2156.1 – 2001 Walking Tracks – Classification and Signage</i>		KEN-S2.7.8
<i>Sheffield Strategic Plan 2018</i>	Kentish Council	KEN-S3.1.1
<i>Water Sensitive Urban Design Engineering Procedures for Tasmania</i>		KEN-S2.7.7