

Sorell Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
8	9 July 2025	section 800 alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
7	4 October 2024	AM-SOR-5-2024-1-1	Replace the waterway and coastal protection area overlay maps under C7.0 Natural Assets Code.	Map
6	2 October 2024	section 800 alteration	Miscellaneous changes to correct formatting, grammatical errors, minor expression, numerical referencing and punctuation. Changes assist/necessary to implement the Tasmanian Planning Schemes Online (TPSO).	Text
5	15 February 2024	AM-SOR-5-2023-154-1	Apply the Agriculture Zone to 680 Nugent Hill Road, Wattle Hill (folios of the Register 17314/5 and 46008/1). Delete the Natural Assets Code - Priority Vegetation Area overlay from 680 Nugent Hill Road, Wattle Hill (folio of the Register 17314/5).	Map
4	18 December 2023	AM-SOR-5-2023-2-1	Amend the planning scheme map to add the outline and notation of the area contained in SOR-S5.0 Sorell Township Investigation Specific Area Plan, to apply to the following: <ul style="list-style-type: none"> • land east of the Sorell Bypass known as lot 2 Arthur Highway, Sorell (folio of the Register 181116/2); • 3 Kidbrook Road, Sorell (folio of the Register 181118/3); • 136 Arthur Highway, Sorell (folio of the Register 181115/1); • land to the south of 136 Arthur Highway, Sorell (folio of the Register 251707/1). Insert SOR-S5.0 Sorell Township Investigation Specific Area Plan.	Text/Map
3	31 October 2023	AM-SOR-5-2023-4-1 AM-SOR-5-2023-5-1 AM-SOR-5-2023-6-1 and AM-SOR-5-2023-9-1	AM-SOR-5-2023-4-1 - Apply the Rural Zone to 2588, 2608 and 2613 Tasman Highway, 14 and 16 Shark Point Road, Sorell and part of adjoining road reservations. Apply the priority vegetation area overlay to 2608 Tasman Highway, 14 and 16 Shark Point Road, Sorell and part of adjoining road reservations. AM-SOR-5-2023-5-1 - Apply the Rural Zone and the priority vegetation area overlay to various lots at Boomer Bay and Marion Bay. AM-SOR-5-2023-6-1 - Apply the Environmental Management Zone and the priority vegetation area overlay to land at folios of the Register 159559/2 and 159560/1, 255 and 313 Marchwiell Road, Bream Creek. AM-SOR-5-2023-9-1 - Apply the Rural Zone and apply the priority vegetation area overlay to various lots at Bream Creek, Copping, Kellevie and Marion Bay.	Map
2	7 September 2023	AM-SOR-5-2023-3-1 AM-SOR-5-2023-13-1 and AM-SOR-5-2023-14-1	AM-SOR-5-2023-3-1 - rezone properties in Dunalley from Low Density Residential and Local Business to Village and remove the priority vegetation area overlay AM-SOR-5-2023-13-1 - apply the Particular Purpose Zone – Future Road Corridor and apply the future major road overlay to part of 82 Main Road, Sorell AM-SOR-5-2023-14-1 - apply the airport noise exposure area overlay to various properties in Penna	Map

No.	Effective date	Amendment no	Amendment information	Text/Map
1	21 December 2022	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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SOR-Local Provisions Schedule Title

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

SOR-Effective Date

SOR-1.2 The effective date for this Local Provisions Schedule is 21 December 2022.

SOR-Local Area Objectives

This clause is not used in this Local Provisions Schedule

SOR-Particular Purpose Zones

SOR-P1.0 Particular Purpose Zone - Future Road Corridor

SOR-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Future Road Corridor is:

- SOR-P1.1.1 To identify land that may be required for a road corridor in the future.
- SOR-P1.1.2 To protect the road corridor from use or development, including on adjacent land, which may affect the future safety, efficiency, and amenity of the road corridor or the use or development on adjoining land.
- SOR-P1.1.3 That a future road corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

SOR-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

SOR-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

SOR-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	
Passive Recreation	
Resource Development	If for agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities or road infrastructure.
Discretionary	
Resource Development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

SOR-P1.5 Use Standards

This clause is not used in this particular purpose zone.

SOR-P1.6 Development Standards for Buildings and Works

SOR-P1.6.1 Buildings and works

Objective:	That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Buildings or works are for the development of a road by, or under the direction of, the road authority.	P1 Buildings or works must not preclude the future use and development of land for road infrastructure.
A2	Buildings and other permanent improvements must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , if the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

SOR-P1.7 Development Standards for Subdivision

SOR-P1.7.1 Subdivision

Objective:	That subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1 Subdivision is for the purpose of creating a lot for the development of a road by, or under the direction of, the road authority.	P1 No Performance Criterion.	
A2 Subdivision must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , if the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.	

SOR-P1.8 Tables

This clause is not used in this particular purpose zone.

SOR-P2.0 Particular Purpose Zone - Dunalley Marina

SOR-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Dunalley Marina is:

- SOR-P2.1.1 To promote appropriate development of the foreshore area that reflects the unique character of the area, including a marina, while being responsive to the constraints and the physical context associated with a waterfront area.
- SOR-P2.1.2 To enhance the public use of the foreshore and waterfront associated with the Denison Canal for boating activities.
- SOR-P2.1.3 To create a focal point for the Dunalley Township by providing an integrated range of recreational, commercial and visitor accommodation uses and developments.
- SOR-P2.1.4 That development reflects and responds to the natural and landscape values of the surrounding area.

SOR-P2.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
SOR-P2.2.1	Dunalley Marina, shown on an overlay map as SOR-P2.2.1 and in Figure SOR-P2.1	<p>The local area objectives for Dunalley Marina are:</p> <ul style="list-style-type: none"> (a) a consistent thematic approach, related to the waterside location and maritime activities, being reflected in the materials and colours of the built spatial form; (b) the area is to continue to serve the boating community with development and uses applicable to a marina; (c) outdoor spaces being integrated and well connected with buildings and structures to allow visual and physical permeability; (d) signage being integrated into the design of the buildings and relating only to businesses located in the precinct or to local public events held in the area; (e) illumination of buildings, car parking areas, spaces or signage being sufficient for public safety and identification without unreasonably impacting on natural values, sensitive uses and the residential amenity of surrounding areas; (f) the Marina area is to be developed in a manner that reinforces its role as a maritime area with close links with the Denison Canal; (g) the Marina area is to be treated as a waterfront precinct where physical and visual contact with the water is a valued experience. Accessing the area from the water will be encouraged and enhanced; (h) the height, scale and bulk of development within this part of Dunalley is to be consistent with existing buildings and not be obtrusive when viewed from the Esplanade and Imlay Street; and (i) the foreshore associated with the Marina area is to be treated as a continuous public space with an emphasis on safe and legible pedestrian movement with community access to the foreshore and with due consideration of the waterfront environment.

SOR-P2.3 Definition of Terms

SOR-P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Visitor Accommodation Local Area	means the area shown as Area A in Figure SOR-P2.1, incorporating the development area at the western end of the site in the vicinity of Gilpins Creek.
Open Space Local Area	means the area shown as Area B in Figure SOR-P2.1.
Marina and Tourism Local Area	means the area shown as Area C in Figure SOR-P2.1, incorporating the marina and associated buildings and the boat house accommodation.

SOR-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	If for an art and craft centre, museum, or public art gallery in the Marina and Tourism Local Area.
Food Services	If located in the Marina and Tourism Local Area.
General Retail and Hire	If for a commercial art gallery, shop, or market and located in the Marina and Tourism Local Area.
Pleasure Boat Facility	If located in the Marina and Tourism Local Area.
Tourist Operation	If located in the Marina and Tourism Local Area.
Vehicle Parking	If located in car parking areas in accordance with the Dunalley Marina Proposal Plan shown in Figure SOR-P2.2.
Visitor Accommodation	If located in the Visitor Accommodation Local Area or the Marina and Tourism Local Area (building areas 1 or 2 on the Dunalley Marina Proposal Plan shown in Figure SOR-P2.2 or in existing buildings).
Discretionary	
Educational and Occasional Care	If for marine based education in the Marina and Tourism Local Area.
Emergency Services	
Manufacturing and Processing	If for boat building or marine maintenance in the Marina and Tourism Local Area.
Port and Shipping	If for a wharf, passenger terminal, hardstand loading and unloading areas, or stevedore and receipt offices in the Marina and Tourism Local Area.
Residential	If for a manager residence associated with a marina in the Marina and Tourism Local Area.
Utilities	If not listed as No Permit Required.
Vehicle Parking	If not listed as Permitted.
Prohibited	
All other uses	

SOR-P2.5 Use Standards

SOR-P2.5.1 Impact on sensitive uses and natural values

Objective:	That non-residential uses do not cause: (a) unreasonable loss of amenity to nearby sensitive uses; and (b) significant impact on natural values.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Hours of operation of a use must be within the hours of:</p> <p>(a) 7.00am to 10.00pm Monday to Saturday; and</p> <p>(b) 7.00am to 9.00pm Sunday and public holidays,</p> <p>excluding for marina, Visitor Accommodation, Residential, or office uses.</p>	<p>P1</p> <p>Hours of operation of a use must not cause an unreasonable impact on sensitive uses or natural values, having regard to:</p> <p>(a) the timing, duration, or extent of vehicle movements; and</p> <p>(b) noise, lighting, and other emissions.</p>
<p>A2</p> <p>Noise emissions measured at the boundary of a Low Density Residential Zone, Rural Living Zone or Village Zone must not exceed:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am; and</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the <i>Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P2</p> <p>Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses or on natural values, having regard to:</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) the separation between the noise emission and the sensitive use;</p> <p>(d) the degree of screening between the noise source and sensitive uses; and</p> <p>(e) the character of the surrounding area.</p>
<p>A3</p> <p>External lighting for a use must:</p> <p>(a) not operate within the hours of 10.00pm to 6.00am, excluding any security lighting or navigation lighting for marine vessels;</p> <p>(b) if for security lighting, be baffled so that it does not cause emission of light outside the site; and</p> <p>(c) non-white light is to be used for external illumination of the marina and associated infrastructure.</p>	<p>P3</p> <p>External lighting must not unreasonably impact on sensitive uses or natural values, having regard to:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms of an adjacent dwelling; and,</p> <p>(c) in particular, Little Penguins.</p>

<p>A4.1</p> <p>Commercial vehicle movements (including loading and unloading) to or from a site must be within the hours of:</p> <p>(a) 7.00am to 6.00pm Monday to Friday;</p> <p>(b) 9.00am to 5.00pm Saturday; and</p> <p>(c) 10.00am to 12.00pm Sunday and public holidays.</p>	<p>P4</p> <p>Commercial vehicle movements and the loading and unloading of commercial vehicles must not result in unreasonable impact on sensitive uses or natural values, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road; and</p> <p>(g) the potential for conflicts with other traffic.</p>
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SOR-P2.5.2 Visitor Accommodation

Objective:	That visitor accommodation is of a scale compatible with the Dunalley Marina Proposal Plan shown in Figure SOR-P2.2 and surrounding residential use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must be:</p> <p>(a) located within the Visitor Accommodation Local Area; or</p> <p>(b) in existing buildings above ground level; or</p> <p>(c) in building areas 1 or 2 as shown on the Dunalley Marina Proposal Plan in Figure SOR-P2.2.</p>	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of nearby properties;</p> <p>(b) be of an intensity that respects the character of use of the area;</p> <p>(c) be of a scale that is sensitive to the coastal environment and existing buildings; and</p> <p>(d) any relevant local area objectives.</p>

SOR-P2.6 Development Standards for Buildings and Works

SOR-P2.6.1 Building height

Objective:	That the scale of the development is appropriate for the context of the locality.
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must have a maximum height of 6.5m above natural ground or 7m AHD, whichever is greater.</p>	<p>P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the Esplanade, foreshore, and the surrounding waters of Blackman Bay; (e) any overshadowing of adjoining properties and public places; and (f) zone purpose statements and any relevant local area objectives.

SOR-P2.6.2 Siting

Objective:	That the siting of buildings, marina and wharf areas: (a) protects the amenity of surrounding buildings; and (b) minimises the impact on the landscape values of the area.
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must be sited within the building areas shown on the Dunalley Marina Proposal Plan in Figure SOR-P2.2.</p>	<p>P1 Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the side and rear setbacks of surrounding buildings; (d) the height, bulk, and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from roads and public places; (g) the landscape values of the surrounding area; (h) the facilitation of open spaces and public access and views to the water; and (i) zone purpose statements and any relevant local area objectives.
<p>A2 Marina breakwaters and wharf aprons must be sited within the Marina and Tourism Local Area as shown on the Dunalley Marina Proposal Plan in Figure SOR-P2.2.</p>	<p>P2 Marina breakwaters and wharf aprons must be sited to not cause an unreasonable loss of amenity to surrounding buildings or impact on landscape values of the site, 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 height, bulk, and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the landscape values of the surrounding area; (f) the facilitation of open spaces and public access and views to the water; and (g) zone purpose statements and any relevant local area objectives.

SOR-P2.6.3 Building façade design

Objective:	That building façades contribute positively to the streetscape and waterfront.	
Acceptable Solutions	Performance Criteria	
A1 Facades must not contain blank walls wider than 5.0m.	P1 Building facade design must avoid large expanses of blank wall to reduce the perceived height and bulk of the buildings, having regard to: (a) articulation; (b) fenestration; (c) use of colours and materials; (d) landscaping; and (e) any other devices.	

SOR-P2.6.4 Landscaping

Objective:	(a) To enhance the appearance of the area with a safe and attractive landscaping treatment; (b) to contribute to the character of the area through habitat corridors and contribute to a visual blending of the marina with surroundings; and (c) to minimise soil and bed erosion to assist in bank stability.	
Acceptable Solutions	Performance Criteria	
A1 Development must include a landscaping plan to satisfy all of the following: (a) enhance the appearance of the development; (b) provide public access to the water; (c) provide a range of plant height and forms to create diversity, interest, and amenity; (d) contribute to habitat corridors through the provision of native vegetation; (e) contribute to the stabilisation of the coastal banks when within 5m of high water mark; (f) offset any required black gum removal via new plantings at a ratio of 5:1; and (g) include weed management and hygiene protocols.	P1 No Performance Criterion.	

SOR-P2.6.5 Outdoor storage areas

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

SOR-P2.6.6 Exterior finish / design requirements

Objective:	That the exterior of all buildings is reflective of the semi-industrial maritime history of the site.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>New buildings or additions to existing buildings must:</p> <ul style="list-style-type: none"> (a) utilise timber, concrete, metal if for roof cladding, and glass exterior finishes; and (b) exterior finishes of buildings, if not natural or untreated, must be coloured using colours with a light reflectance value not more than 40%. 	<p>P1</p> <p>Exterior finishes of buildings, if not natural or untreated, must be coloured to tone in with the waterfront setting, having regard to:</p> <ul style="list-style-type: none"> (a) general character of the area; and (b) any relevant local area objectives. 	
<p>A2</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units, or similar from view from the street and other public spaces; (c) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (d) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>P2</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) providing the main access to the building in a way that addresses the street or other public space boundary; (b) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street and other public spaces; (c) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (d) only providing shutters if essential for the security of the premises and other alternatives for ensuring security are not feasible; and (e) being consistent with the zone purpose statements and any relevant local area objectives. 	
<p>A3</p> <p>Buildings must:</p> <ul style="list-style-type: none"> (a) eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; (b) use low reflective glass on external surfaces; or (c) angle glass surfaces to reflect the ground or built fabric rather than the sky or habitat. 	<p>P3</p> <p>Buildings are designed to minimise bird strike, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and surrounding area; (b) existing and proposed vegetation or screening; (c) siting of building; (d) window design; and (e) any advice from any relevant State or Commonwealth department. 	

SOR-P2.6.7 Car parking

Objective:	That car parking is provided in a strategic manner.	
Acceptable Solutions		Performance Criteria
A1	Car parking is to be provided in areas shown on the Dunalley Marina Proposal Plan in Figure SOR-P2.2 and must be common in nature, excluding car parking for employees and commercial deliveries.	<p>P1</p> <p>Car parking is to be provided in a coordinated manner and in a location that minimises visual impact on the waterfront setting, having regard to:</p> <p>(a) general character of the area; and</p> <p>(b) any relevant local area objectives.</p>

SOR-P2.7 Development Standards for Subdivision

SOR-P2.7.1 Subdivision

Objective:	That subdivision is sympathetic to the character of the waterfront area and does not create potential for future incompatible development, and to provide for lot sizes suitable for the allowable uses of this zone.	
Acceptable Solutions		Performance Criteria
A1	Each lot, or a lot proposed in a plan of subdivision, must be for public open space, riparian reserve, or Utilities.	<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) existing buildings and the likely location of intended buildings on the lot;</p> <p>(b) the topography of the site;</p> <p>(c) the presence of any natural hazards;</p> <p>(d) the pattern of development existing on established properties in the area; and</p> <p>(e) any relevant local area objectives.</p>

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve, or Utilities, must have a frontage not less than 10m.</p>	<p>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:</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; (f) the ability for emergency services to access the site; (g) the pattern of development existing on established properties in the area; and (h) is not less than 3.6m wide.
<p>A3 No Acceptable Solution.</p>	<p>P3 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; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
<p>A4 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 connection to a reticulated sewerage system.</p>	<p>P4 No Performance Criterion.</p>

SOR-P2.8 Tables

This clause is not used in this particular purpose zone.

Figure SOR-P2.1 - Local Areas as required by clause SOR-P2.2, and clause SOR-P2.3.1

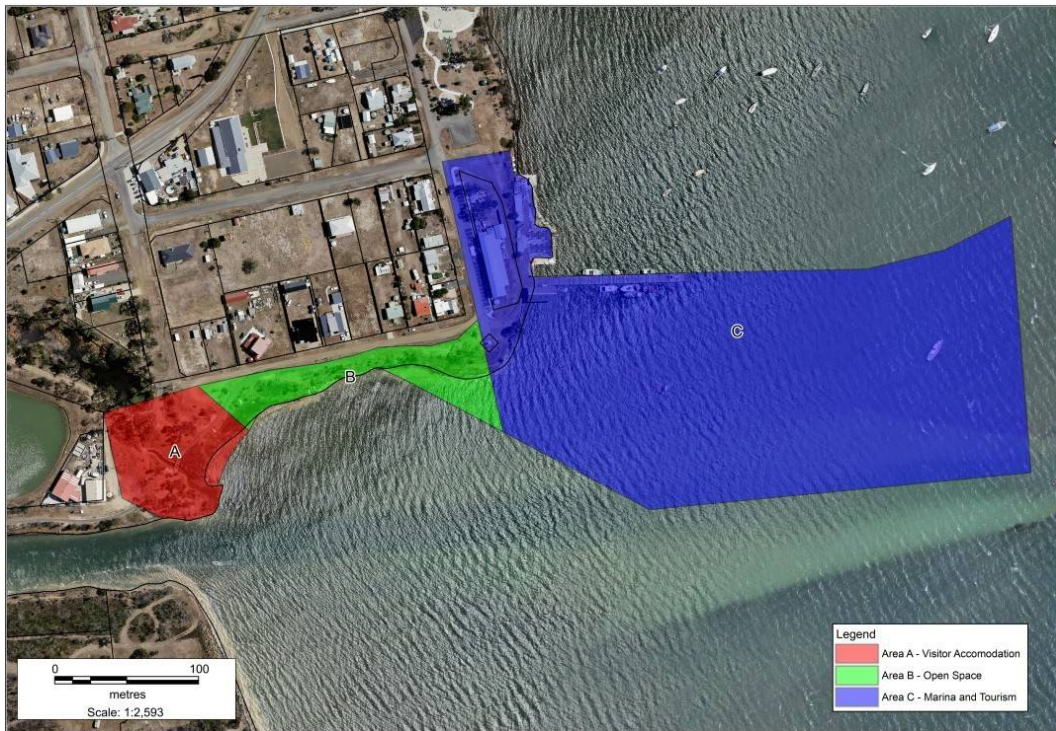


Figure SOR-P2.2 - Dunalley Marina Proposal Plan as required by clause SOR-P2.5.2 A1(c), clause SOR-P2.6.2 A1 and A2, and clause SOR-P2.6.7 A1



SOR-Specific Area Plans

SOR-S1.0 Dispersive Soils Specific Area Plan

SOR-S1.1 Plan Purpose

The purpose of the Dispersive Soils Specific Area Plan is:

- SOR-S1.1.1 To minimise and/or mitigate adverse impacts from development on land that contains potentially dispersive soils.

SOR-S1.2 Application of this Plan

- SOR-S1.2.1 The specific area plan applies to the area of land designated as Dispersive Soils Specific Area Plan on the overlay maps.
- SOR-S1.2.2 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) Low Density Residential Zone; and
 - (c) Rural Living Zone
- as specified in the relevant provision.

SOR-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

SOR-S1.4 Definition of Terms

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

Terms	Definition
dispersive soil	means soil or sediment with an exchangeable sodium percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	<p>means a report prepared in accordance with Hardie, M (2009) <i>Dispersive Soils and their Management: Technical Reference Manual and DPIW (2009), Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers</i>, by a suitably qualified person that details:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; and (d) proposed management measures to reduce risk to an acceptable level if necessary.

SOR-S1.5 Use Table

This clause is not used in this specific area plan.

SOR-S1.6 Use Standards

This clause is not used in this specific area plan.

SOR-S1.7 Development Standards for Buildings and Works

SOR-S1.7.1 Development on dispersive soils

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, Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings, and Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That buildings and works with the potential to disturb dispersive soil are appropriately located or managed: (a) to minimise the potential to cause erosion; and (b) to reduce risk to property and the environment to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works must be for:</p> <p>(a) works not involving the release of concentrated water or the disturbance of soils;</p> <p>(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m²; or</p> <p>(c) forestry operations in accordance with a certified Forest Practices Plan.</p>	<p>P1</p> <p>Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <p>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</p> <p>(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;</p> <p>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;</p> <p>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</p> <p>(e) management measures that would reduce risk to an acceptable level; and</p> <p>(f) the advice contained in a dispersive soil management plan.</p>

SOR-S1.8 Development Standards for Subdivision

SOR-S1.8.1 Subdivision on dispersive soils

This clause is in addition to General Residential Zone - clause 8.5 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, and Rural Living Zone - clause 11.5 Development Standards for Subdivision.

Objective:	That subdivision within an area of potentially dispersive soils minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

SOR-S1.9 Tables

This clause is not used in this specific area plan.

SOR-S2.0 SOR-S2.0 Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan

SOR-S2.1 Plan Purpose

The purpose of the Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan is:

- SOR-S2.1.1 That development requiring on-site wastewater management on lots with an area of less than 1,500m² has sufficient land available for on-site wastewater management.
- SOR-S2.1.2 That stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

SOR-S2.2 Application of this Plan

- SOR-S2.2.1 This specific area plan applies to the area of land designated as the Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan on the overlay maps.
- SOR-S2.2.2 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) Low Density Residential Zone;
 - (b) Village Zone;
 - (c) Local Business Zone; and
 - (d) Rural Living Zone,
- as specified in the relevant provision.

SOR-S2.3 Local Area Objectives

This clause is not used in the specific area plan.

SOR-S2.4 Definition of Terms

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

Terms	Definition
intensification	means a substantial and continuing increase in the number of persons occupying or capable of occupying, a dwelling or the number of persons visiting or working at a business premises.
land application area	means an area of land used to apply effluent from a wastewater treatment unit and reserved for future wastewater application.
suitably qualified person (onsite wastewater management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking onsite wastewater management system design in accordance with AS/NZS 1547.

SOR-S2.5 Use Table

This clause is not used in this specific area plan.

SOR-S2.6 Use Standards

SOR-S2.6.1 Uses within the Southern Beaches On-site Wastewater Management Specific Area Plan

This clause is in addition to Low Density Residential Zone - clause 10.3 Use Standards, Rural Living Zone - clause 11.3 Use Standards, Village Zone - clause 12.3 Use Standards, and Local Business Zone - clause 14.3 Use Standards.

Objective:	That on-site wastewater management for residential or business use does not cause any adverse environmental impact or impact on public health.
Acceptable Solutions	Performance Criteria
<p>A1 No change, expansion or intensification of residential or business use on the site.</p>	<p>P1 The change, expansion or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to:</p> <ul style="list-style-type: none"> (a) the extent and nature of the land available on the property to accommodate an on-site wastewater management system (including the land application area) for the proposed development; and (b) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater.

SOR-S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site wastewater

This clause is in addition to the Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-Dwellings, Rural Living Zone - clause 11.4 Development Standards for Building and Works, Village Zone - clause 12.4 Development Standards for Buildings and Works, and Local Business Zone - clause 14.4 Development Standards for Buildings and Works.

Objective:	That the site has a sufficient and suitable area of land available for on-site wastewater management.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must:</p> <ul style="list-style-type: none"> (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map in the relevant Local Provisions Schedule, as within: <ul style="list-style-type: none"> (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary. 	<p>P1</p> <p>The site must provide sufficient area for management of on-site wastewater, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.
<p>A2</p> <p>An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.</p>	<p>P2</p> <p>An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site wastewater management system.</p>

SOR-S2.7.2 Stormwater management

This clause is in addition to the Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings, Village Zone - clause 12.4 Development Standards for Buildings and Works, and Local Business Zone - clause 14.4 Development Standards for Buildings and Works.

Objective:	That development provides for adequate on-site stormwater management.
Acceptable Solutions	Performance Criteria
<p>A1 Development must be capable of connecting by gravity to a public stormwater system.</p>	<p>P1 Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:</p> <ul style="list-style-type: none"> (a) topography of the site; (b) the size and shape of the site; (c) soil conditions; (d) any existing buildings and any constraints imposed by existing development on the site; (e) any area of the site covered by impervious surfaces; (f) any watercourses on the land; (g) stormwater quality and quantity management targets identified in the <i>State Stormwater Strategy 2010</i>; and (h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.

SOR-S2.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

SOR-S2.9 Tables

This clause is not used in this specific area plan.

SOR-S3.0 Dunalley Specific Area Plan

SOR-S3.1 Plan Purpose

The purpose of the Dunalley Specific Area Plan is:

SOR-S3.1.1 To provide a subdivision density appropriate to the availability of reticulated sewer to an area of land in the Low Density Residential Zone.

SOR-S3.1.2 To support ongoing and increased community and business activity in the Dunalley town centre.

SOR-S3.2 Application of this Plan

SOR-S3.2.1 The specific area plan applies to the area of land designated as Dunalley Specific Area Plan on the overlay maps.

SOR-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

SOR-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

SOR-S3.4 Definition of Terms

This clause is not used in this specific area plan.

SOR-S3.5 Use Table

This clause is not used in this specific area plan.

SOR-S3.6 Use Standards

This clause is not used in this specific area plan.

SOR-S3.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOR-S3.8 Development Standards for Subdivision

SOR-S3.8.1 Lot design

This clause is in substitution for Low Density Residential Zone - clause 10.6.1 Lot design A1 and P1 and clause 10.6.3 Services A2 and P2.

Objective:	To provide for lot density consistent with the availability of reticulated sewer in the Low Density Residential Zone at Dunalley.
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 not less than 800m² 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 10.4.3 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 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable land and dimensions suitable for its intended use, having regard to:</p> <p>(a) the plan purpose statement;</p> <p>(b) the relevant requirements for development of buildings on the lots;</p> <p>(c) the intended location of buildings on the lots by the provision of a building area;</p> <p>(d) the topography of the site;</p> <p>(e) adequate provision of private open space;</p> <p>(f) adequate provision of drainage and sewerage; and</p> <p>(g) any constraints to development;</p> <p>and must be not less than 800m².</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) have a connection to a reticulated sewerage system; and</p> <p>(b) have an area not less than 800m².</p>	<p>P2</p> <p>No Performance Criterion.</p>

SOR-S3.9 Tables

This clause is not used in this specific area plan.

SOR-S4.0 Connellys Marsh Specific Area Plan

SOR-S4.1 Plan Purpose

The purpose of the Connellys Marsh Specific Area Plan is:

- SOR-S4.1.1 To provide a lot density appropriate to the constraints on services and the capability of the land to accommodate drainage and wastewater disposal.

SOR-S4.2 Application of this Plan

SOR-S4.2.1 The specific area plan applies to the area of land designated as Connellys Marsh Specific Area Plan on the overlay maps.

SOR-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Low Density Residential Zone as specified in the relevant provision.

SOR-S4.3 Local Area Objectives

This clause is not used in this specific area plan.

SOR-S4.4 Definition of Terms

This clause is not used in this specific area plan.

SOR-S4.5 Use Table

This clause is not used in this specific area plan.

SOR-S4.6 Use Standards

This clause is not used in this specific area plan.

SOR-S4.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOR-S4.8 Development Standards for Subdivision

SOR-S4.8.1 Lot design

This clause is in substitution for Low Density Residential Zone - clause 10.6.1 Lot design A1 and P1.

Objective:	To provide for density consistent with the plan purpose statement for the Low Density Residential area of Connellys Marsh.
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 not less than 3,000m² 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 10.4.3 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 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable land and dimensions suitable for its intended use, having regard to:</p> <p>(a) the plan purpose statement;</p> <p>(b) the relevant requirements for development of buildings on the lots;</p> <p>(c) the intended location of buildings on the lots by the provision of a building area;</p> <p>(d) the topography of the site;</p> <p>(e) adequate provision of private open space;</p> <p>(f) adequate provision of drainage and sewerage;</p> <p>(g) any constraints to development; and</p> <p>(h) the pattern of development existing on established properties in the area;</p> <p>and must be not less than 3,000m².</p>

SOR-S4.9 Tables

This clause is not used in this specific area plan.

SOR-S5.0 Sorell Township Investigation Specific Area Plan

SOR-S5.1 Plan Purpose

The purpose of the Sorell Township Investigation Specific Area Plan is:

- SOR-S5.1.1 To recognise an area of land to the south east of Sorell township that has been identified as being strategically important in catering for the potential growth of the township.
- SOR-S5.1.2 To enable decisions on the future growth of the Sorell township and the suitability of the area for urban development to be further considered through regional planning processes and any subsequent statutory land use planning processes.
- SOR-S5.1.3 To ensure that use and development of the land does not compromise the long term potential growth of the Sorell township area.

SOR-S5.2 Application of this Plan

- SOR-S5.2.1 The specific area plan applies to the area of land designated as Sorell Township Investigation Specific Area Plan on the overlay maps and in Figure SOR-S5.1.

SOR-S5.3 Local Area Objectives

This clause is not used in this specific area plan.

SOR-S5.4 Definition of Terms

This clause is not used in this specific area plan.

SOR-S5.5 Use Table

This clause is in substitution for Agriculture Zone - Clause 21.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If: (a) on land other than prime agricultural land; or (b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Permitted	
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Utilities	If for minor utilities.
Discretionary	
Bulky Goods Sales	If: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Food Services	If associated with Resource Development or Resource Processing
General Retail and Hire	If associated with Resource Development or Resource Processing
Research and Development	
Residential	If: (a) for a single dwelling; and (b) not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Transport Depot and Distribution	If for the transport and distribution of agricultural produce and equipment.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

SOR-S5.6 Use Standards

SOR-S5.6.1 Discretionary uses

This clause is in substitution for Agriculture Zone - clause 21.3.1 Discretionary uses.

Objective:	That uses listed as Discretionary: (a) support existing agricultural activities and related uses; and (b) do not restrict the future potential of the land to cater for the growth of the Sorell township.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary, excluding Residential or Resource Development;</p> <p>(a) must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> (i) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (ii) access to infrastructure only available on the site or on land in the vicinity of the site; (iii) access to a product or material related to an agricultural use; (iv) service or support for an agricultural use on the site or on land in the vicinity of the site; (v) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (vi) provision of essential Emergency Services or Utilities; or <p>(b) must be for an activity that provides a significant social benefit to the Sorell township and the wider community.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A use listed as Discretionary must be able to contain pollution such as dust, spray and noise within the site to the extent that it will not restrict the development of future sensitive uses on sites within the area shown as the Sorell Township Investigation Specific Area Plan on the overlay maps.</p>

<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or <p>(b) be located on a site that does not confine or restrain agricultural use on adjoining properties.</p>
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SOR-S5.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOR-S5.8 Development Standards for Subdivision

SOR-S5.8.1 Lot design

This clause is in substitution for Agriculture Zone - clause 21.5.1 Lot design.

<p>Objective:</p>	<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use or Utilities (b) protects the long term productive capacity of agricultural land (c) does not restrict the future potential of the land to cater for the growth of the Sorell township.
<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> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (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 in a plan of subdivision, must:</p>

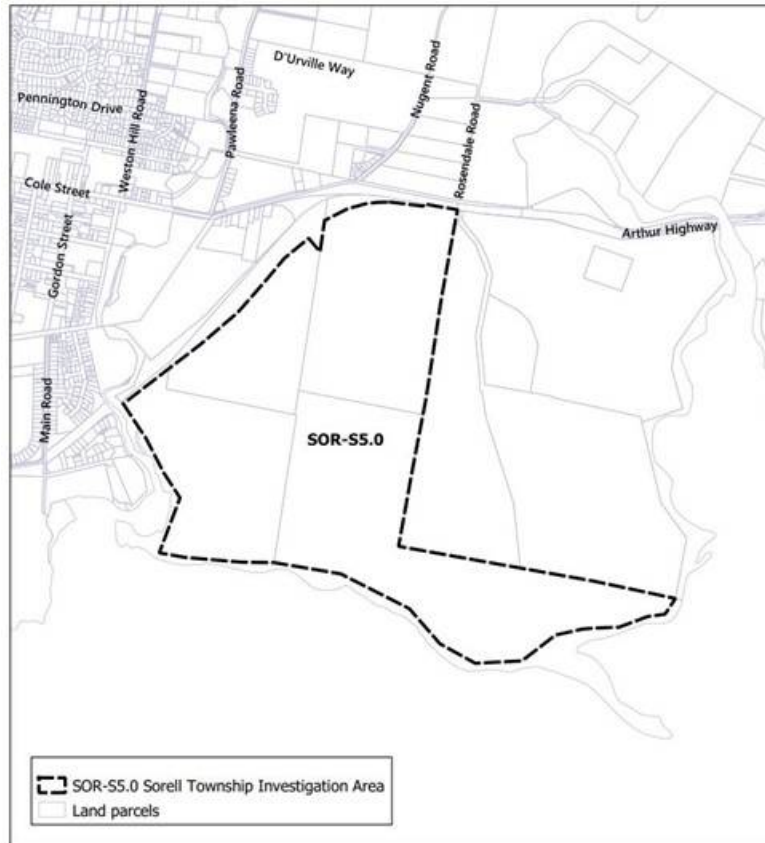
- (a) provide for the operation of an agricultural use, having regard to:
 - (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use; and
 - (iii) any topographical constraints to agricultural use;
- (b) be for the reorganisation of lot boundaries that satisfies all of the following:
 - (i) provides for the operation of an agricultural use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the new lots for productive agricultural use; and
 - c. any topographical constraints to agricultural use;
 - (ii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;
 - (iii) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and
 - (iv) it does not create any additional lots; or
- (c) be for the excision of an existing use or development that satisfies all of the following:
 - (i) the balance lot provides for the operation of an agricultural use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the balance lot for productive agricultural use;
 - c. any topographical constraints to agricultural use; and
 - d. current irrigation practices and the potential for irrigation;
 - (ii) be the minimum area necessary for the operation of the existing use;
 - (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and
 - (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

<p>A2</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>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic including pedestrians; and (d) the pattern of development existing on established properties in the area.
<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>A plan of subdivision for new lots proposing an access strip or right of way must:</p> <ul style="list-style-type: none"> (a) be designed so that access arrangements proposed in the subdivision will not restrict the future creation of a public road in the area of the specific area plan; and (b) include a draft Agreement, able to be given effect under section 71 of the Act, that enables some or all of the land associated with an access strip or right of way to be included in or replaced by a road that may be proposed as part of a future subdivision.

SOR-S5.9 Tables

This clause is not used in this specific area plan.

Figure SOR-S5.1 - Sorell Township Investigation Specific Area Plan area as required by clause SOR-S5.2.1



SOR-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
SOR-10.1	26 Lewisham Scenic Drive, Lewisham	102280/4	An additional Permitted Use Class for this site is: Bulky Goods Sales with the qualification "If for garden and landscape supplies".	Low Density Residential Zone – clause 10.2 Use Table
SOR-10.2	26 Lewisham Scenic Drive, Lewisham	102280/4	An additional Permitted Use Class for this site is: Transport Depot and Distribution with the qualification "If for water cartage."	Low Density Residential Zone – clause 10.2 Use Table
SOR-11.1	2124 Arthur Highway, Copping	203633/4	An additional Permitted Use Class for this site is: Community Meeting and Entertainment with the qualification "Only if for a museum on folio of the Register volume 203633 folio 4 at 2124 Arthur highway, Copping."	Rural Living Zone – clause 11.2 Use Table
SOR-12.1	21 Esplanade, Dunalley and 139 Arthur Highway, Dunalley	36340/2 and 156091/2	An additional Discretionary Use Class for this site is: Resource Development with the qualification "If for aquaculture."	Village Zone – clause 12.2 Use Table
SOR-21.1	2582 Tasman Highway, Sorell	142417/1	An additional provision for the standard is: Each lot, or a lot proposed in a plan of subdivision, must be for the entire portion of the lot at 2582 Tasman Highway, Sorell that is zoned Agriculture.	Agriculture Zone – clause 21.5.1 A1

SOR-Code Lists

SOR-C3.0 Road and Railway Assets Code

SOR-Table C3.1 Other Major Roads

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

SOR-C6.0 Local Historic Heritage Code

SOR-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
SOR-C6.1.1		Blackman Bay	(Part of old East Coast Road) Off Bay Road,	Corduroy Roadway	Not applicable	Possibly constructed 1830s - 1860s. Remnant of early East Coast track made with logs lain on sand on foreshore/ tidal zone. Unknown condition.
SOR-C6.1.2		Bream Creek	207 Marion Bay Road,	Former Bream Creek School	240667/1	Built 1896. Large single storey weatherboard building with two gable wings. Original roof replaced by tiles. Extension and deck added between wings. Prominent location near road junction. Very good condition.
SOR-C6.1.3		Copping	2188 Arthur Highway,	Church of Christ and Hall	155161/2	Built c.1895 and later. Two timber church buildings (relocated from Kellevie and Bream Creek) linked with timber building. Good condition.
SOR-C6.1.4		Forcett	Arthur Highway	St Marys Anglican Church	125341/1	Built 1897. Single storey weatherboard church building. Fair condition – needs painting and roof drainage.
SOR-C6.1.5		Forcett	699 Arthur Highway	Forcett Hall	142485/1	Built c.1920. Large single storey weatherboard public hall with prominent ventilators on roof ridge. Skillion additions to both sides. Prominent location near road. Good condition.
SOR-C6.1.6		Lewisham	2-4 Hurst Street	Not applicable	116947/1	Large single storey brick house with half-hipped roof and dormer windows. Roof now has tiles and modern rendered finish to walls. Associated with Thorne family, early settlers. Good condition.
SOR-C6.1.7		Pawleena	208-211 Bridges Road	Former Woods Farmhouse	162282/3	Built c.1898. Single storey weatherboard cottage with brick chimneys and front/rear verandahs (disused). Associated with Roy and Hilda Bridges – local authors as well as Black Line Campsite. Very poor condition – uninhabitable.
SOR-C6.1.8		Pawleena	631 Pawleena Road	Holy Cross Anglican Church	125343/1	Small single storey weatherboard church with nave and enclosed porch. New guttering installed. New structure being built immediately adjacent. Original avenue of trees largely removed. Fair condition – needs painting.

SOR-C6.1.9		Sorell	48 Arthur Highway	Belmont	149804/1 and 158964/1	First built c.1840, added to in various times. Three single storey brick and weatherboard buildings, the oldest built c.1840. Buildings have been extensively renovated, repainted and reroofed, with loss of early brick nogging. Good condition.
SOR-C6.1.10		Sorell	39 Cole Street	Not applicable	230213/1	A small weatherboard cottage with two gable roof sections, brick chimney and skillion section to the front. Possibly former Penna station building relocated in 1926. Fair condition.
SOR-C6.1.11		Sorell	30 Cole Street	Former Agriculture Department Building	110664/1	Built c. 1820s. Single storey rendered brick building with gable roof and large modern dormer section. Has new roof and internal renovations, but still retains key elements of early building in Sorell. Good condition.
SOR-C6.1.12		Sorell	8-8a Gordon Street	Not applicable	39232/1	Built c.1910. Small Federation house with bay window to street frontage. Adds to streetscape. Fair condition – needs painting and repointing.
SOR-C6.1.13		Sorell	9 Gordon Street	Former Braithwaite Store	70067/1	Built in c.1910. Small weatherboard building with three hipped roof sections and street verandah with iron skillion at rear. Retains original central door and display windows. Important streetscape element. Good condition.
SOR-C6.1.14		Sorell	11 Gordon Street	Former Braithwaite House	113390/1	Built in c.1910. Small weatherboard Federation building with hipped roof and gable wing facing the street, brick chimneys and enclosed veranda. Smaller building at rear joined by skillion. Important streetscape element. Good condition.
SOR-C6.1.15		Sorell	3 Kidbrook Road	Kidbrook	8740/3	Built c.1835. Single storey brick cottage with pyramid roof, dormer windows and brick chimneys. Slate tiles on main roof. Bellcast verandah on all sides with skillion at rear. New garage and farm buildings to rear. Good condition. Listing to immediate fence lines around the house and to the creek.

SOR-C6.1.16		Sorell	15 Somerville Street	Old Hall	211194/1	First built c.1862. Large single storey weatherboard public hall building with two gabled roof sections and roof ventilators. Established as public library in 1860s, then hall added in 1880s. Set in prominent location at road intersection. Very good condition internally and externally.
SOR-C6.1.17		Sorell	The Circle	The Circle	Not applicable	Road reserve-Road formation (c.1833) that once defined the location of Downwards flourmill. $\frac{3}{4}$ now a road, with south eastern $\frac{1}{4}$ forming public open space around a nursing home complex. Strong association with early planning for Sorell township. Road and open space sections in well-maintained condition.
SOR-C6.1.18		Sorell	29 Walker Street	House	14250/1	Former post office. Built c.1840s. Single storey weatherboard house with hipped roof and half gable to rear with brick chimneys and verandas to road frontages. Very good condition.
SOR-C6.1.19		Wattle Hill	56 Nonesuch Road	Nonesuch	46731/5	Built c.1832. Brick house with gable roof and brick chimneys, now extensively renovated with a large dwelling added to front. Substantial changes to original building. Good condition.

SOR-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.			

SOR-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.			

SOR-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.				

SOR-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.							

SOR-C8.0 Scenic Protection Code**SOR-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area	Description	Scenic Value	Management Objectives
SOR-C8.1.1	Mount Lord	Mount Lord is the southern extent of a range bordering the Orielson Valley. Vegetation is maintained on its summit whilst there is a mix of trees and agricultural activities on its southern hillside.	Mount Lord commands views from both land and sea (Pitt Water) and is prominent when viewed from adjacent coastal waters and public roads. Those roads includes Penna Road, Shark Point Road, and the Causeway as well as from a number in the Sorell Township.	<ul style="list-style-type: none"> (a) Maintain vegetation as the dominant feature visible along skyline and hill face. (b) Avoid significant landscape change to the skyline and hillsides when viewed from public roads. (c) Limit visual prominence of development by siting and designing buildings and works including access roads.
SOR-C8.1.2	Pontos Hills (eastern hillside)	These hills run north/south and provide the western border to the Orielson Valley. The area is characterised by gently sloping pastoral land.	Provides a key skyline generally running parallel with the Tasman Highway and frames Orielson valley when viewed from public roads as well as in the Sorell Township.	<ul style="list-style-type: none"> (a) Maintain the agricultural character of the landscape. (b) Avoid significant landscape change on hill faces and skylines.

<p>SOR-C8.1.3</p>	<p>Simpsons Hill</p>	<p>Prominent hill at the northern end of Orielson and Pawleena Valleys.</p>	<p>Provides a well vegetated skyline and hillsides with minimal agricultural uses.</p> <p>Has both Orielson and Sorell Rivulets to its lower sides providing further dominance of nature created by such watercourses.</p>	<p>Avoid significant landscape change visible from Tasman Highway, Orielson Valley and Pawleena Valley by:</p> <ul style="list-style-type: none"> (a) locating visually dominant buildings and works away from major, visual prominence from the abovementioned view points and by the use of materials and colours which are less prominent; (b) minimising the building footprint and the removal of vegetation to the extent necessary for the proposal; (c) reducing earthworks for cut and fill; (d) retaining or reinstating vegetation to minimise visual impacts when viewed from view points.
<p>SOR-C8.1.4</p>	<p>Tasman Highway between Shark Point Road and up to about East Orielson Road</p>	<p>The prominent topography and native vegetation frames the eastern side of Orielson Valley.</p>	<p>Provides a visually distinctive, sparsely vegetated skyline and upper hillside down to the farm land in the Orielson Valley.</p>	<ul style="list-style-type: none"> (a) Avoid significant landscape change on hill faces and skylines. (b) Locate and design development to blend with the landscape, maintain native vegetation and not be visually obtrusive when viewed from the Tasman Highway between Shark Point Road and up to about East Orielson Road.
<p>SOR-C8.1.5</p>	<p>East of Sorell town – Mount Elizabeth and Table Hill</p>	<p>Prominent skyline and hill face that comprises substantial native vegetation.</p>	<p>This area provides a well-defined and visually significant area of native vegetation when viewed from public areas including the Sorell Township.</p>	<ul style="list-style-type: none"> (a) Development is to be consistent with existing development patterns and character. (b) Buildings and works are to be unobtrusive by siting, design, exterior building finish and have minimal visual impacts

<p>SOR-C8.1.6</p>	<p>Southern side of Arthur Highway between Iron Creek Bay and Sugar Loaf Road including some areas on northern side in vicinity of Coopers Hill.</p>	<p>The southern side of the highway has an agricultural character defined by intensive agricultural activities.</p> <p>The northern side has a predominately vegetated skyline and upper hill face with lower slopes developed for farming.</p>	<p>(a) Travelling on the highway is visually enhanced by well-defined vegetated hill sides to the north and agricultural activities predominately to the south.</p> <p>(b) These are the first farmlands to be seen in the Sorell municipality upon travelling from Hobart.</p>	<p>Unreasonable loss of scenic values is to be avoided by:</p> <p>(a) minimising the footprint and visual dominance of buildings and the removal of vegetation but if necessary then reinstatement of vegetation on prominent visual locations is required;</p> <p>(b) providing development of a rural character and scale to complement the surrounding agricultural activities.</p>
<p>SOR-C8.1.7</p>	<p>Hill face between Shellfish Point and Jones Bay</p>	<p>Prominent hill face when viewed from public areas in particular when viewed from causeway entering Sorell Township.</p>	<p>Sparsely vegetated hill face of significance when viewed from land across Pitt Water.</p>	<p>Avoid significant landscape change visible from Sorell township and Arthur Highway.</p>
<p>SOR-C8.1.8</p>	<p>Carlton Bluff</p>	<p>A headland with sparse coastal native vegetation.</p>	<p>A prominent and visually significant headland.</p> <p>The dominant land form provides a distinct back drop when viewed from Carlton Beach, coastal waters and Carlton River.</p> <p>Not only a physical land form but also providing native coastal vegetation values.</p>	<p>(a) Avoid significant landscape change visible from Carlton.</p> <p>(b) Minimise the building footprint and the removal of native vegetation to the extent necessary for the proposal.</p> <p>(b) Locate and design development to blend with the established native coastal vegetation and landscape and not to be visually obtrusive.</p>
<p>SOR-C8.1.9</p>	<p>Coastal area between Connellys Marsh (Dorman Point) taking in Wykeholm Point, Breaknock Bay and Stroud Point</p>	<p>An open pastoral landscape with minimal native vegetation and extensive views of Prince Henry Bay.</p>	<p>Open rural grazing landscape and gentle undulations in topography act to direct views to the adjoining coastal waters. Agricultural uses are an integral part of the landscape character.</p>	<p>Avoid significant landscape change that would be visible if looking across pastures from Fulham Road.</p>

<p>SOR-C8.1.10</p>	<p>Area between intersection of Arthur Highway and Bay Road</p>	<p>An open landscape of pasture and rural development with minimal native vegetation and extensive views of Blackman Bay.</p>	<p>Open rural grazing landscape and gentle undulations in topography act to direct views to the adjoining coastal waters. Agricultural uses are an integral part of the landscape character.</p>	<p>(a) Avoid significant change that would be visible from public view points such as Fulham Road if looking across pastures to the coastal waters.</p> <p>(b) Development is to be of a rural character and scale to complement the values of the surrounding agricultural activities.</p>
<p>SOR-C8.1.11</p>	<p>Boomer Island</p>	<p>An island in Boomer Bay connected to the mainland via an isthmus. Improved by a privately built, prominent building in the design of a castle.</p>	<p>The island has prominence and distinction by virtue of the building known as 'the castle'. The island's sparse vegetation provides a similar landscape to the "mainland", which is predominately farmland.</p>	<p>(a) Development should have regard to the visual prominence of the land form extending into coastal waters as well as the adjacent "mainland" agricultural activities.</p> <p>(b) Use exterior materials and colours sympathetic to the existing building.</p>
<p>SOR-C8.1.12</p>	<p>Marion Bay – Long Spit</p>	<p>A long narrow spit comprising coastal dunes.</p>	<p>Coastal dunes provide a spatial transition between terrestrial and marine environments thereby providing a distinct visual form. Provides a scenic foreground to the coastal waters.</p>	<p>(a) Avoid development and works on the Long Spit that would impact on the scenic values of the coastal dune including coastal vegetation.</p> <p>(b) Locate and design development to blend with the established native coastal vegetation and landscape and not to be visually obtrusive.</p>

<p>SOR-C8.1.13</p>	<p>Ragged Tier, taking in Benders Hill and Eagles Sugarloaf north to Bluff Beach and south along Marion Beach to Marion Bay Road.</p>	<p>The area is characterised by farm land extending from the foothills to the coast and the vegetated skylines and hill faces of the northern hills.</p>	<p>(a) Agricultural uses are an integral part of the landscape character.</p> <p>(b) Farmland in the gently sloping valley is framed by vegetated skylines and hill faces along the range that runs north /south.</p>	<p>(a) Maintain the rural character and significant views to the coast and Marion Bay.</p> <p>(b) Development must be compatible with surrounding rural character including scale, exterior building materials and colours.</p> <p>(c) Discourage development along significant skylines, ridge lines and visually prominent locations that are visible from main public roads, such as Marion Bay Road Bay Roads.</p> <p>(d) Development on the vegetated hills must be unobtrusive by its siting, design, exterior finish and landscaping, or be designed to have minimal visual impact consistent with the quality of the scenic and landscape values of the site and area.</p>
<p>SOR-C8.1.14</p>	<p>Steeles Island – 20 River Street, Carlton</p>	<p>A sand island, accessed by a causeway, and located in the Carlton River Estuary / Mouth containing natural coastal vegetation.</p>	<p>The island is composed of sand dunes providing a spatial transition between terrestrial and marine environments. It is distinctive in its visual and ecological makeup at the mouth of the Carlton River prominently overlooked by adjacent areas of Carlton.</p>	<p>(a) Development and works on Steeles Island should limit impact on the scenic values of the coastal dune system associated with the island environs including native coastal vegetation.</p> <p>(b) Retain or reinstate native vegetation as part of any development of buildings or works with particular note of erosion control.</p> <p>(c) Use materials and colours and finishes that reduce the visual impact of the building. Colours should complement the range of colours in the natural bushland. Works on the island should be limited so as not to have an intrusive visual impact when viewed from adjacent viewpoints such as Carlton, limit sand erosion and impacts on native coastal vegetation.</p>

SOR-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.			

SOR-C11.0 Coastal Inundation Hazard Code

SOR-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
Boomer Bay	0.9	2.2	2.8	2.5
Carlton	0.9	2.1	2.7	2.4
Carlton River	1	2.1	2.7	2.4
Dodges Ferry	0.9	2.1	2.7	2.4
Dunalley	0.9	2.2	2.8	2.5
Forcett	0.9	2	2.6	2.3
Lewisham	0.9	2	2.6	2.3
Marion Bay	0.9	1.7	2.4	2.1
Midway Point	0.9	2	2.6	2.3
Penna	0.9	2	2.6	2.3
Primrose Sands	0.9	2.1	2.7	2.4
Sorell	0.9	2	2.6	2.3
All other locations	1	2.2	2.8	2.5

SOR-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Dispersive Soils and their Management: Technical Reference Manual</i>	Hardie, M, DPIW, Hobart, 2009	SOR-S1.4.1
<i>Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers</i>	Sustainable Land Use, DPIW, Hobart, 2009	SOR-S1.4.1
<i>Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2008</i>	Environment Division, Department of Environment Parks, Heritage and the Arts, Hobart	SOR-P2.5.1
<i>State Stormwater Strategy 2010</i>	DPIPWE, 2010	SOR-S2.7.2