

## FLI-S2.0 Whitemark Rural Living Specific Area Plan

### FLI-S2.1 Plan Purpose

The purpose of the Whitemark Rural Living Specific Area Plan is:

FLI-S2.1.1 To provide for a broader range of housing options in the rural living area near Whitemark.

FLI-S2.1.2 To increase dwelling density and to provide for a range of housing styles without diminishing the rural character of the land.

### FLI-S2.2 Application of this Plan

FLI-S2.2.1 The specific area plan applies to the area of land designated as Whitemark Rural Living Specific Area Plan on the overlay maps.

FLI-S2.2.2 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 Rural Living Zone, as specified in the relevant provision.

### FLI-S2.3 Local Area Objectives

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

### FLI-S2.4 Definition of Terms

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

### FLI-S2.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Resource Development	If for grazing.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home-based business.
Visitor Accommodation	

Use Class	Qualification
<b>Discretionary</b>	
Business and Professional Services	If for a veterinary centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	If for: (a) a childcare centre or primary school; or (b) an existing respite centre.
Emergency Service	
Food Services	If for a gross floor area of no more than 200m <sup>2</sup> .
General Retail and Hire	If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.
Manufacturing and Processing	
Residential	If for multiple dwellings.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; or (b) not listed as No Permit Required.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Prohibited</b>	
All other uses	

### FLI-S2.6 Use Standards

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

## FLI-S2.7 Development Standards for Buildings and Works

FLI-S2.7.1 Residential density for multiple dwellings

This sub-clause is in addition to the Rural Living Zone – clause 11.4 Site coverage.

Objective:	That the density of multiple dwellings is appropriate for the low density nature of the zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 2500m<sup>2</sup> if within the Rural Living Zone A;</p> <p>(b) 5000m<sup>2</sup> if within the Rural Living Zone B; or</p> <p>(c) 10,000m<sup>2</sup> if within the Rural Living Zone C.</p>	<p><b>P1</b></p> <p>Multiple dwellings must have a site area consistent with the character and pattern of development in the area, having regard to:</p> <p>(a) sufficient area for on-site wastewater and stormwater disposal;</p> <p>(b) access to a water supply;</p> <p>(c) screening service areas, including car parking and outside storage areas, from the main road frontage;</p> <p>(d) providing a range of housing styles and densities without obtrusive visual impacts on the open rural character of the land; and</p> <p>(e) the density being no more than 20% less than the applicable area required in A1.</p>	

## FLI-S2.8 Development Standards for Subdivision

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

## FLI-S2.9 Tables

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