

FLI-S1.0 Coastal Settlement Specific Area Plan

FLI-S1.1 Plan Purpose

The purpose of the Coastal Settlement Specific Area Plan is:

FLI-S1.1.1 To provide for a subdivision density for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

FLI-S1.1.2 To minimise the visual bulk of buildings by providing for a site coverage for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

FLI-S1.2 Application of this Plan

FLI-S1.2.1 The specific area plan applies to the area of land designated as Coastal Settlement Specific Area Plan on the overlay maps.

FLI-S1.2.2 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.

FLI-S1.3 Local Area Objectives

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

FLI-S1.4 Definition of Terms

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

FLI-S1.5 Use Table

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

FLI-S1.6 Use Standards

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

FLI-S1.7 Development Standards for Buildings and Works

FLI-S1.7.1 Site coverage

This sub-clause is in substitution of the Low Density Residential Zone – clauses 10.4.4 Site coverage and 10.5.1 A4 and P4 Non-dwelling development.

Objective:	<p>That site coverage:</p> <ul style="list-style-type: none"> (a) contributes to a minimisation of the visual bulk of buildings in the area; (b) is consistent with the character of existing development in the area; (c) provides sufficient area for private open space and landscaping; and (d) assists with the management of stormwater runoff; and (e) does not result in obtrusive impacts from buildings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a site coverage of not more than 15%.</p>	<p>P1.1</p> <p>The site coverage of buildings must be consistent with that 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 capacity of the site to absorb runoff; (c) the size and shape of the site; (d) any existing buildings and any constraints imposed by existing development; (e) the need to remove native vegetation; and (f) the impact of vegetation removal on the character of the area; and (g) minimising the visual impact and obtrusiveness of buildings. <p>P1.2</p> <p>The site coverage of buildings must not be obtrusive to the landform, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the current layout and location of buildings in the area; (c) consistency with the existing character of the area; and (d) zone purpose statements.

FLI-S1.8 Development Standards for Subdivision

FLI-S1.8.1 Lot design

This sub-clause is in substitution of the Low Density Residential Zone – clause 10.6.1 A1 and P1 Lot design.

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone that can accommodate associated on-site stormwater retention and drainage and wastewater requirements on land limited by local soil conditions; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for residential development; and (d) is of a density consistent with the character of the existing lot pattern and sizes in Palana, Killiecrankie, Bluff Road and Emita.
<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) have an area not less than 4000m² and: <ul style="list-style-type: none"> (i) be able to contain a circle with a diameter of 40m with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1.1</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> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) adequate provision of storm water retention and drainage; (f) the pattern of existing lots or development existing on established properties in the area; and (g) any constraints to development, and <p>must have an area not less than 2500m².</p> <p>P1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Palana, Killiecrankie, Bluff Road and Emita, must have a density and lot layout that is consistent with the existing subdivision pattern and character, having regard to:</p> <ul style="list-style-type: none"> (a) the impact of the lot(s) and their development, including vegetation removal or destruction, on the landform;

	<ul style="list-style-type: none">(b) the likely impact of development on the lots to the privacy and amenity of nearby buildings in the settlements, and(c) the ability of the area to accommodate additional lot yield without diminishing the current residential, low-density character of the settlement.
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FLI-S1.9 Tables

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