

## CCO–S2.0 Leith Specific Area Plan

### CCO-S2.1 Plan Purpose

The purpose of the Leith Specific Area Plan is:

CCO-S2.1.1 To provide for a subdivision density for Leith consistent with existing spatial character.

CCO-S2.1.2 To maintain the quality of the land, air and water resources of Leith.

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

CCO-S2.2.1 This specific area plan applies to the area of land designated as Leith Specific Area Plan on the overlay maps.

CCO-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution to, the provisions of the Low Density Residential Zone, as specified in the relevant provision.

### CCO-S2.3 Local Area Objectives

CCO-S2.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CCO-S2.3.1.1	Leith Specific Area Plan shown on an overlay map as CCO-S2.3.1.1	The local are objectives of the Leith Specific Area Plan are to:  (a) protect and conserve the existing spatial characteristics and dwelling densities of Leith; and  (b) provide for development that is able to be serviced without an adverse impact on the land, air and water resources of Leith.

### CCO-S2.4 Definition of Terms

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

### CCO-S2.5 Use Table

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

### CCO-S2.6 Use Standards

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

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

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

## CCO-S2.8 Development Standards for Subdivision

### CCO-S2.8.1 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, A3 and P2, P3.

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in Leith;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for residential development; and</li> <li>(d) can accommodate on-site drainage and waste water and stormwater disposal without adversely impacting adjoining land..</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 4000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 10.4.3 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone</li> </ul>	<p><b>P1</b></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"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) adequate provision of private open space;</li> <li>(e) the pattern of development existing on established properties in the area;</li> <li>(f) the capability of accommodating on-site waste water treatment systems and on-site stormwater management systems;</li> <li>(g) cumulative impacts of on-site waste water and stormwater disposal on the land, air and water resources of the Leith Specific Area Plan;</li> <li>(h) any constraints to development;</li> <li>(i) the local area objectives in this Specific Area Plan,</li> </ul> <p>and must have an area not less than 2500m<sup>2</sup></p>

## CCO-S2.9 Tables

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