

CCO–S4.0 Revell Lane Specific Area Plan

CCO-S4.1 Plan Purpose

The purpose of the Revell Lane Specific Area Plan is:

CCO-S4.1.1 To provide a framework for the appropriate development of the Revell Lane precinct.

CCO-S4.2 Application of this Plan

CCO-S4.2.1 This Specific Area Plan applies to the area of land designated as Revell Lane Specific Area Plan on the overlay maps.

CCO-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Rural Living Zone, as specified in the relevant provision.

CCO-S4.3 Local Area Objectives

CCO-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CCO-S4.3.1.1	Revell Lane Specific Area Plan shown on an overlay map as CCO-S4.3.1.1.	<p>The local area objectives of the Revell Lane Specific Area Plan are to:</p> <ul style="list-style-type: none"> (a) provide that the area functions primarily as a rural living area limited by geotechnical and access constraints but with capacity for other uses that are consistent with the provision of a high level of residential amenity; (b) ensure that the skylines in the area are protected from intrusive development; (c) provide for the adequate separation of buildings to reflect a rural character; (d) retain, as far as is reasonable, significant view corridors from properties in and around the Revell Lane Specific Area Plan; (e) require that the type and density of future development (including subdivision) is consistent with the capacity of available services, particularly vehicle access; (f) provide for properties served by Revell Lane to be limited to activities that only generate low traffic volumes; (g) require properties other than those served by Revell Lane make use of available access points to the surrounding road

		<p>network excluding to the Preservation Drive Secondary Road, unless or until its Limited Access status is removed;</p> <p>(h) provide that the functions and qualities of Penguin Creek and its tributaries, are protected from the adverse effects of development, including erosion, sedimentation, water contamination and adverse changes to run-off patterns;</p> <p>(i) provide for the judicious planting of cleared and elevated areas in order to soften the visual impact of development on the skyline and stabilise areas of land instability;</p> <p>(j) require future development is undertaken in locations and a manner that provides a tolerable level of risk from landslide hazard and does not cause any added risk to the environment or other properties in the area;</p> <p>(k) function primarily as a rural living area but with a lower residential density than is provided for under the Rural Living zone to assist geotechnical and access constraints to be taken into consideration;</p> <p>(l) contain buildings that have a low impact in the landscape generally and from principal viewing points in particular; and</p> <p>(m) be progressively planted with native vegetation on exposed, elevated and cleared hilltop areas around the town of Penguin in order to soften the impact of the buildings on the skyline and to stabilise areas of doubtful land stability.</p>
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CCO-S4.4 Definition of Terms

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

CCO-S4.5 Use Table

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

Use Class	Qualification
No Permit Required	

Use Class	Qualification
Natural and Cultural Values Management	If for conservation, rehabilitation or protection against degradation, but must not include a building or external activity area for information, interpretation or display of items or for any other use.
Passive Recreation	If for a public park or reserve for the local community.
Permitted	
Residential	If for a dwelling or home-based business.
Resource Development	If for: <ul style="list-style-type: none"> (a) a community garden for production or ornamental purposes to service the local community; or (b) an agricultural use dependent on the soil as a growth medium undertake in association with a residential use.
Utilities	If for minor utilities.
Visitor Accommodation	
Discretionary	
Natural and Cultural Values Management	If not listed as No Permit Required.
Residential	If not listed as Permitted.
Resource Processing	If: <ul style="list-style-type: none"> (a) for processing produce grown or raised on the site; and (b) off-site impact are minimal and can be managed to minimise conflict or impact on the amenity of any other uses.
Passive Recreation	If not listed as No Permit Required.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

CCO-S4.6 Use Standards

CCO-S4.6.1 Discretionary uses

This clause is in addition to Rural Living Zone – clause 11.3.1 Discretionary uses.

Objective:	Discretionary uses should be limited to those which are consistent with the provision of a high level of residential amenity and do not place any undue load on available services, including vehicle access.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	P1 Discretionary use must: <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) minimise likelihood for adverse impact on the amenity for residential use on adjacent land; and (c) be consistent with the capacity of available services, including road access. 	

CCO- S4.7 Development Standards for Buildings and Works

CCO-S4.7.3 Siting and design

This clause is in substitution for Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1.

Objective:	Buildings should be suitably sited and designed to:	
	<ul style="list-style-type: none"> (a) avoid projection above the skyline from important viewing locations including the Penguin town centre and Bass Highway; and (b) retain significant view corridors from properties in and around the Revell Lane Specific Area Plan, in particular views of the coast, the town centre and Bass Strait. 	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be not more than 5.5m, or (b) if the entire building is: <ul style="list-style-type: none"> (i) not less than 15m below the skyline; or (ii) below the existing tree canopy, <p>be not more than 8.5m.</p>	<p>P1</p> <p>Building height and siting must:</p> <ul style="list-style-type: none"> (a) avoid any inappropriate intrusion of the building into the skyline, particularly when viewed from the Penguin town centre and Bass Highway; and (b) retain significant view corridors from properties in and around the Revell Lane Specific Area Plan to a reasonable extent, in particular views along the coast, to the town centre or to Bass Strait.

CCO-S4.8 Development Standards for Subdivision

CCO-S4.8.1 Lot size

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design

Objective:	The minimum properties of a site or lot on a plan of subdivision are to:	
	<ul style="list-style-type: none"> (a) provide a suitable development area for the intended use; (b) provide adequate access from a road; (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater; and (d) limit the density of development to a level that is consistent with the capacity of services, particularly vehicle access and the desired character of the Revell Lane Specific Area Plan. 	
	Acceptable Solutions	Performance Criteria
	A1	P1

<p>Each lot, or a lot proposed on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 2ha; and (b) if intended for a building, contain a building area: <ul style="list-style-type: none"> (i) of not more than 1,000m²; (ii) clear of all setbacks required by clause 11.4.2; (iii) clear of any registered easement; (iv) clear of any registered right of carriageway; (v) clear of any restriction imposed by a utility; (vi) not including any access strip; (vii) clear of any area required for the on-site disposal of sewage or stormwater; and (viii) accessible from a frontage or access strip. 	<p>A lot, or lot proposed on a plan of subdivision, must be of sufficient useable area and dimensions suitable for its intended use or development, without constraint interference or offence to:</p> <ul style="list-style-type: none"> (a) an average site area per dwelling of 1ha; (b) erection of a building if required by the intended use; (c) access to the site; (d) use or development of adjacent land; (e) a utility; and (f) any easement or lawful entitlement for access to other land or for a utility.
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CCO-S4.9 Tables

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