

16.0 Village Zone

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

- 16.1.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 16.1.1.2 To provide for residential and associated development in small communities.
- 16.1.1.3 To ensure development is accessible by walking and cycling.
- 16.1.1.4 To allow for a small shopping precinct that may include supermarket, tourism related business and a range of shops and rural services.
- 16.1.1.5 To allow for office based employment provided that it supports the viability of the centre and the surrounding area and maintains an active street frontage.
- 16.1.1.6 To provide for the efficient utilisation of existing reticulated services in serviced villages.

16.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
SNUG	
(a) Snug should contain local shopping and community based services for the convenience of nearby residents and visitors.	(a) Limited retail and service facilities are to be provided with larger facilities available in Margate and Kingston. The continued provision of essential community services (school, medical etc) should be encouraged.
KETTERING	
(a) Kettering is to provide a range of commercial leisure services and facilities consistent with its functions as a tourism gateway to Bruny Island, a recreational and fishing boating port, and a local service centre.	(a) Future tourism and recreational development shall be encouraged, but sensitively designed in order to protect water quality, public access, and safe and convenient traffic management.
WOODBIDGE	
(a) Woodbridge is to be maintained as a relatively small rural village that provides a variety of local resident and visitor services.	(a) Future development shall respect Woodbridge's streetscape, while still providing for additional and enhanced tourism attractions and local community services.
ALONNAH	
(a) Alonnah is to be maintained as an administrative centre that provides a range of community services for the benefit of the whole of Bruny Island.	(a) Improvements to local public infrastructure and services provided by private development should be encouraged in order to ensure viability of both existing and future facilities.
ADVENTURE BAY	

(a) Adventure Bay is to provide a range of community facilities, convenience services and local attractions to serve the needs of both residents and visitors.	(a) Use or development that improves service delivery and provides additional attractions and services is to be encouraged where it can be achieved with minimal impact on natural values, neighbourhood character and amenity.
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16.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
SNUG	
(a) Snug's village centre or local business precinct should be further developed to enhance public amenity and convenience, and its general appearance.	(a) Streetscape improvements are to be encouraged, together with improved local parking and pedestrian infrastructure.
KETTERING	
(a) Kettering's disparate commercial and recreational facilities should be linked and integrated in a manner that facilitates their ongoing viability.	(a) Provide for and enhance local pedestrian access to waterways, recreational facilities and local services.
WOODBIDGE	
(a) Woodbridge's existing heritage and coastal rural landscape values are to be protected.	(a) Future development is to enhance the streetscape of the central area of the village and should, where it is appropriate, improve pedestrian access, parking, access and public amenity.
ALONNAH	
(a) Further development within Alonnah is to occur in a coordinated and integrated manner in order that essential services are most efficiently provided for both residents and visitors.	(a) Opportunities for small businesses and community infrastructure are to be encouraged where they support local resident needs and visitor experiences.
ADVENTURE BAY	

(a) Further development within Adventure Bay is to occur in a low-key and sensitive manner that reflects the more relaxed Bruny Island lifestyle.

(a) Opportunities for small businesses and community infrastructure are to be encouraged where they support local resident needs and visitor experiences.

16.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Residential	Only if single dwelling or home-based business
Business and professional services	
Educational and occasional care	Only if a kindergarten, primary school, child care centre or day respite facility
Emergency services	
Food services	
General retail and hire	
Visitor accommodation	Only if bed and breakfast establishment, holiday cabin or holiday unit.
Discretionary	
Use Class	Qualification
Bulky goods sales	
Community meeting and entertainment	
Crematoria and cemeteries	Only if for cemeteries
Domestic animal breeding, boarding or training	

Educational and occasional care	Except if permitted.
Equipment and machinery sales and hire	
Hospital services	
Hotel industry	
Recycling and waste disposal	Only if a waste transfer station.
Research and development	
Residential	Except if permitted
Resource processing	Except if abattoir or sawmilling.
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	Only if a public car park
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	Qualification
All other uses	

16.3 Use Standards

16.3.1 Non-Residential Use

Objective:
To ensure that non-residential use does not unreasonably impact residential amenity.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation must be within:</p> <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; <p>except for office and administrative tasks or visitor accommodation.</p>	<p>P1</p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>
<p>A2</p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>
<p>A3</p> <p>External lighting must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; 	<p>P3</p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting;

<p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>	<p>(b) distance to habitable rooms in an adjacent dwelling.</p>
<p>A4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 40 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;</p> <p>(b) 8.00 am to 6.00 pm Saturdays;</p> <p>(c) 9.00 am to 5.00 pm on Sundays and Public Holidays.</p>	<p>P4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</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;</p> <p>(g) the potential for conflicts with other traffic.</p>
<p>A5</p> <p>The gross floor area of a non-residential use must be no more than:</p> <p>200 m².</p>	<p>P5</p> <p>The size and location of a non-residential use must satisfy all of the following:</p> <p>(a) does not dominate residential areas of the settlement;</p> <p>(b) be consistent with surrounding use and development;</p> <p>(c) be consistent with any Local Area Objectives or Desired Future Character Statements.</p>

16.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

16.4 Development Standards for Buildings and Works

16.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than:</p> <p style="padding-left: 40px;">8.5 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:

	<ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact when viewed from adjoining lots, due to bulk and height; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate; (e) be no more than 9.5 m.
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16.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be:</p> <ul style="list-style-type: none"> no more than 5 m. no less than 2 m. 	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape,

<p>A2</p> <p>Building setback from side and rear boundaries must be no less than:</p> <p>(a) 2 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must satisfy all of the following:</p> <p>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <p>(i) overlooking and loss of privacy;</p> <p>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(iii) visual impact, when viewed from adjoining lots, through building bulk and massing;</p> <p>taking into account aspect and slope.</p>
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16.4.3 Design

Objective:	
To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design for non-residential use must comply with all of the following:</p> <p>(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;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p>

<p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) 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;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure 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;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
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16.4.4 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping along the frontage of a site is not required if all of the following apply:</p> <p>(a) the building extends across the width of the frontage, (except for vehicular access ways);</p> <p>(b) the building has a setback from the frontage of no more than 1 m.</p>	<p>P1</p> <p>Landscaping must be provided for sites for non-residential use to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p>

	<p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Along a boundary with a lot used for residential use landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a lot used for residential use landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of the adjoining land, having regard to the characteristics of the site and the characteristics of the adjoining land.</p>

16.4.5 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>

16.4.6 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of the area, having regard to all of the following:</p> <p>(a) the height of the fence;</p>

<p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along side and rear boundaries must be no more than 2.1 m.</p>	<p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>
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16.4.7 Environmental Values

Objective:	
To ensure that the location and design of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No trees of high conservation value will be impacted.</p>	<p>P1</p> <p>Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.</p>

16.5 Development Standards for Subdivision

16.5.1 Lot Design

Objective:
<p>To provide for new lots that:</p> <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p> <p>(b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values;</p> <p>(c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</p> <p>(d) are not internal lots, except if the only reasonable way to provide for efficient use of land;</p>

<p>(e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) no less than 600 m² and no more than 1,000 m² (except balance lot);</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p> <p>(g) no trees of high conservation value will be impacted.</p>	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</p> <p>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following:</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p> <p>(f) avoids, minimises, mitigates and offsets impacts on trees of high conservation value.</p>
<p>A3</p> <p>The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3</p> <p>The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p>

	<ul style="list-style-type: none"> (b) provides opportunity for passive surveillance between residential development on the lot and the public road, (c) is no less than 6m.
<p>A4</p> <p>No lot is an internal lot.</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5	P5

Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.
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16.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following:	
<ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian lanes, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised;

	<p>(g) the travel distance between key destinations such as shops and services is minimised;</p> <p>(h) walking, cycling and the efficient movement of public transport is facilitated;</p> <p>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</p>
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16.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
<p>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of pedestrian and cycling traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</p>

	<ul style="list-style-type: none"> (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, May 2019. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
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16.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply, where available.	P1 No Performance Criteria.

<p>A2</p> <p>Each lot must be connected to a reticulated sewerage system, where available.</p>	<p>P2</p> <p>Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p>A3</p> <p>Each lot must be connected to a stormwater system able to service the building area by gravity.</p>	<p>P3</p> <p>If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.</p>