

TASMANIAN PLANNING COMMISSION



Modifications to Single Hill Development Plan DPO 10
(as altered to a substantial degree)



Clarence... a brighter place

CLARENCE CITY COUNCIL



| | |
|----------------------------------|----------------------|
| TASMANIAN PLANNING COMMISSION | |
| APPROVED | <i>J. J. Alameer</i> |
| OPERATIVE DATE | 14 NOV 2011 |

DPO 10 - SINGLE HILL DEVELOPMENT PLAN

DPO 10.0 SINGLE HILL DEVELOPMENT PLAN

DPO 10.1 Purpose of the Development Plan

- DPO 10.1.1 The purpose of this development plan is:
- (a) To protect and enhance the environmental values of Single Hill which is recognised as a place of visual sensitivity to the plan.
 - (b) To ensure the visual integrity of Single Hill is maintained, as viewed from the surrounding area including Acton, Seven Mile Beach and Fredrick Henry Bay, and
 - (c) To establish and maintain a high quality rural residential estate on Single Hill.
 - (d) To provide certainty to the outcomes of development on Single Hill.

DPO 10.2 Application of Development Plan

- DPO 10.2.1 This development plan applies to the area of land designated as DPO on the planning scheme maps and in Clause 7.12.3 - Development Plans Table of this planning scheme.
- DPO 10.2.2 Development, including subdivision, land management, infrastructure and works on individual lots, must comply with this development plan.
- DPO 10.2.3 Council in determining an application shall first determine whether it complies with the applicable acceptable solutions. In the event that the application does not comply with all applicable acceptable solutions, Council shall determine whether the application complies with the corresponding performance criteria. Compliance with either the acceptable solutions or the performance criteria shall, for the purposes of this development plan, demonstrate compliance with the objectives of the applicable standards.
- DPO 10.2.4 Non-compliance with the acceptable solutions in one standard does not require consideration of the performance criteria in any other standard.
- DPO 10.2.5 Development that complies with each applicable standard and does not rely on a performance criterion to do so is 'Permitted' development and the application shall be considered in accordance with Clause 3.1.7 of this planning scheme.
- DPO 10.2.6 Development that complies with each applicable standard but relies on a performance criterion to do so is 'Discretionary' development and the application shall be considered in accordance with Clause 3.1.8B of this planning scheme.
- DPO 10.2.7 Development which does not comply with an acceptable solution for an applicable standard and there is no corresponding performance criterion is 'Prohibited' development and the application shall be refused in accordance with Clause 3.1.9 of this planning scheme.

DPO 10.3 Information requirements

DPO 10.3.1 An application for a building or works to which this development plan applies must be accompanied by a landscaping plan showing the location of existing trees, proposed buildings or works, and proposed plantings indicating the species and mature size of plants to be installed.

DPO 10.4 Development Standards

DPO 10.4.1 Subdivision

| | |
|--|-----------------------------|
| Objective: To ensure certainty of future subdivision. | |
| Acceptable Solution | Performance Criteria |
| AS1 Subdivision complies with the Lot Layout Plan attached to this development plan. | No performance criterion |
| AS2 Minor boundary adjustments maintain the minimum lot size and dimensions of each lot. | No performance criterion |

DPO 10.4.2 Vegetation Protection

| | |
|---|-----------------------------|
| Objective: To minimise vegetation loss resulting from development. | |
| Acceptable Solution | Performance Criteria |
| AS1 Roofed buildings are located within the building envelope on the Lot Layout Plan attached to this development plan. | No performance criterion |

| | |
|--|--|
| <p>AS2 Existing native vegetation is retained beyond the boundaries of the Building Envelope and driveway access defined on the Lot Layout Plan attached to this development plan and any Building Protection Zone prescribed by a Bushfire Management Plan.</p> | <p>PC2 Removal of existing native vegetation may be approved in accordance with a landscaping plan prepared by landscape architect or similarly qualified person;</p> <ul style="list-style-type: none"> a) for the purposes of fire protection and fuel reduction in a Fuel Modified Buffer Zone, or b) to reduce fuel immediately adjacent to boundary fences or within designated recreational trails, or c) to allow for the installation of underground pipelines and cables servicing a dwelling, or; d) to remove environmental weeds; <p>provided that the plan demonstrates that visual impact, or impact on threatened species, will be minimised and that the vegetation removed is offset by establishment and maintenance of an equivalent area of native vegetation of local provenance, elsewhere on the lot.</p> |
| <p>AS3 Driveways (excluding the access/turning area immediately adjacent to the garage) are to be a maximum of 3.0m wide.</p> | <p>PC3 Short sections of wider driveway may be approved where it is demonstrated they are required for traffic safety.</p> |

| Objective: To achieve a contemporary design character with an overall consistency in design response to the site and minimise visual impact from publicly accessible areas. | |
|---|---|
| Acceptable Solution | Performance Criteria |
| <p>AS1 The maximum height of buildings is 6.0m.</p> | <p>PC1 Buildings with a maximum height of 9.0m may be approved over a minor portion (<20%) of the plan area where it can be demonstrated that:-</p> <ul style="list-style-type: none"> a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and b) the combination of building siting, design, external materials and colours and landscaping will effectively minimise visual impact. |
| <p>AS2 The maximum height of retaining walls and the minimum horizontal separation between retaining walls at different levels is 1.0m.</p> | <p>PC2 Retaining walls with a maximum height of 2.0m may be approved where it can be demonstrated that:-</p> <ul style="list-style-type: none"> a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and b) the combination of siting, wall design, external materials and colours and landscaping will effectively minimise visual impact. |
| <p>AS3 External surfaces of buildings visible to the public, excluding low reflectance window glass and unfinished surfaces:</p> <ul style="list-style-type: none"> a) Are predominantly neutral, mid-toned colours that minimise contrast with the background landscape colours; and b) May include stronger, non-primary colours on up to 5% of the area of each elevation; and c) Do not use complementary (i.e. inherently high contrast) colour schemes | <p>PC3 Alternative colour schemes may be approved where it can be demonstrated that the combination of design, materials and colours and landscaping will effectively minimise visual impact.</p> |

| | |
|--|---|
| <p>AS4 Glazing is less than 50% of each elevation.</p> | <p>PC4 A larger proportion of glazing on north facing walls may be approved where DPO 10.1.1 Bird Strike is also satisfied.</p> |
| <p>AS5 Retaining or landscaping walls are constructed of natural stone, timber or textured masonry only.</p> | <p>PC5 Other materials may be approved where it can be demonstrated that:-</p> <ul style="list-style-type: none"> a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and b) the combination of building design, external materials and colours and landscaping will effectively minimise visual impact. |
| <p>AS6 Fences are not higher than 1.50m and:</p> <ul style="list-style-type: none"> a) Consist of conventional 'post and rail' or 'post and wire' construction; or b) Are at least 75% transparent for any 20m length. | <p>PC6 Other dimensions, materials or construction methods may be approved where it is demonstrated that: -</p> <ul style="list-style-type: none"> a) the fence is not less than 50% transparent; and b) site conditions, such as slope, soils, the need for privacy or security or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and c) the combination of fence design, external materials and colours and landscaping will effectively minimise visual impact. |
| <p>AS7 Driveways, access tracks, turning areas and parking areas:</p> <ul style="list-style-type: none"> a) Are sealed with: <ul style="list-style-type: none"> (i) permeable paving; or (ii) hotmix asphalt; or (iii) patterned, stencilled or exposed aggregate concrete, but not plain concrete; or (iv) a combination of the above; or b) May be gravelled in the Landscape and Skyline Conservation, Recreation, or Special Use zones. | <p>PC7 Other pavement materials or construction methods may be approved where it is demonstrated that: -</p> <ul style="list-style-type: none"> a) site conditions, such as slope, soils, or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and b) the combination of design, materials and colours and landscaping will effectively minimise visual impact. |

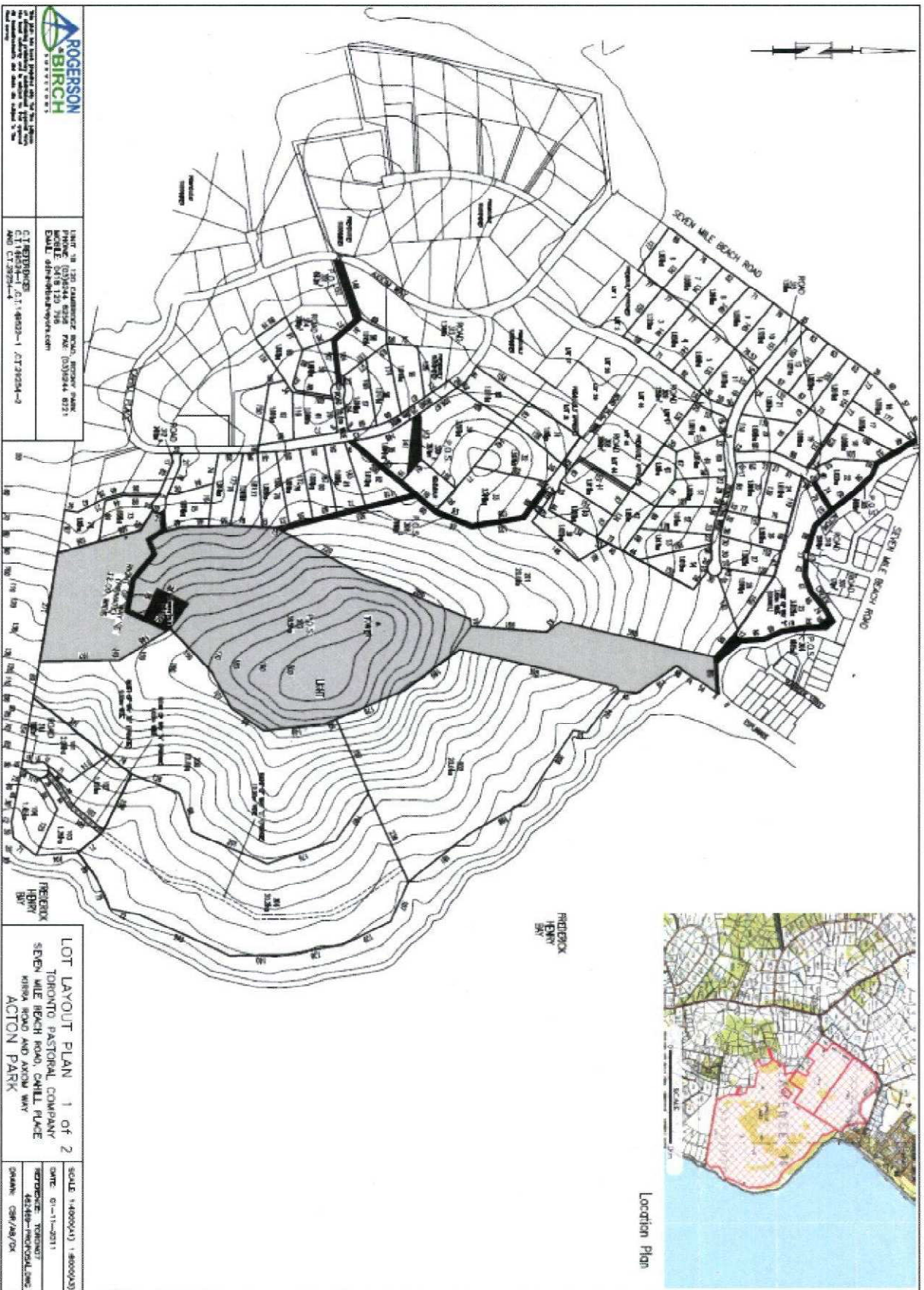
DPO 10.4.4 Bird Strike

| Objective: To ensure that development minimises the risk of bird strike. | |
|--|--|
| Acceptable Solution | Performance Criteria |
| <p>AS1 Buildings and structures are designed and managed to minimise risk of bird strike by: -</p> <ul style="list-style-type: none"> a) Eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as mesh fences higher than 1.50m, and uncovered corner windows or opposing windows that allow sight lines through buildings; and b) Using low reflectance glass on external surfaces; or c) Angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat. | <p>PC1 Other buildings and structures may be approved where it is demonstrated that the relevant State or Commonwealth environmental department confirms the design is acceptable in terms of its impact on the local Swift Parrot (<i>Lathamus discolor</i>) community.</p> |

DPO 10.4.5 Water Conservation

| Objective: To reduce off-site storm water flows, protect water quality, provide a resource for on-site garden watering, maintain a water supply for bushfire protection and minimise rainwater contact with dispersive soils. | |
|--|---------------------------------|
| Acceptable Solution | Performance Criteria |
| <p>AS1 A rainwater storage tank:</p> <ul style="list-style-type: none"> a) with a minimum capacity of 10,000 litres are connected to all roofed developments; and b) maintain a free volume of not less than 2,500 litres to reduce the discharge of peak flows from a rainfall event; and c) supply water for domestic purposes, other than for drinking water, such as in laundries, toilets or garden watering; and d) direct overflows to a suitably located soakage trench or detention area to minimise erosion. | <p>No performance criterion</p> |

| | | |
|-----|--|--------------------------|
| AS2 | Residential development on lots within the Landscape and Conservation zone include rainwater storage tank with a minimum capacity of 25,000 litres, within which at least 20,000 litres of water are maintained solely for fire suppression purposes. | No performance criterion |
| AS3 | The location, access to and construction of rainwater storage tank for fire suppression purposes satisfy current guidelines and specifications published by the Tasmania Fire Service. | No performance criterion |
| AS4 | Driveways are drained through formed rollover gutters or swales and stormwater directed to a public drain or suitably located soakage trenches or detention area to minimise erosion. | No performance criterion |
| AS5 | Building sites, roads, driveways, access tracks and underground infrastructure are assessed for risk of dispersive soils (tunnel erosion) and, where a risk is identified, all construction is carried out in accordance with expert engineering advice. | No performance criterion |
| AS6 | Development is carried out in accordance with an approved Soil and Water Management Plan (SWMP). | No performance criterion |



ROGERSON BIRCH
 CONSULTANTS
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.ROGERSONBIRCH.COM

DATE: 07-11-2011
 DRAWN: GUY/AVO
 CHECKED: GUY/AVO
 SCALE: 1:80000
 PROJECT: TORONTO PASTORAL COMPANY
 1 OF 2
 LOT LAYOUT PLAN
 SEVEN MILE BEACH ROAD, CHILL PLACE
 KERRA ROAD AND AINSWAY WAY
 ACTON PARK
 TORONTO PASTORAL COMPANY
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.ROGERSONBIRCH.COM

LOT LAYOUT PLAN 1 of 2
 TORONTO PASTORAL COMPANY
 SEVEN MILE BEACH ROAD, CHILL PLACE
 KERRA ROAD AND AINSWAY WAY
 ACTON PARK

