



Clarence... a brighter place

CLARENCE CITY COUNCIL

**PARANVILLE
DEVELOPMENT PLAN
DPO 12**

6 February 2012

DP12.0 PARANVILLE DEVELOPMENT PLAN

DP12.1 PURPOSE

DP12.1.1 The purpose of this development plan is to:

- a) Create a unique mixed use master planned community by providing for a range of housing and associated community, recreational, educational and commercial uses and developments in a socially and environmentally sustainable manner.
- b) Give effect to the Clarence Strategic Objectives under the Clarence Planning Scheme 2007 for the Rokeby and Clarendon Vale areas.
- c) Provide for open space that includes:
 - i. Recreation and social activities,
 - ii. Parkland to enhance the residential environment,
 - iii. Preservation of significant natural and heritage values of the site.
 - iv. Buffers to potential conflicting uses.
 - v. Connectivity to Clarendon Vale and Clarence Heights.
 - vi. Walking trails consistent with the Clarence City Council Tracks & Trails Action Plan (2008).
- d) Provide for adequate infrastructure service delivery in accordance with water sensitive design principles.
- e) Create street and pedestrian networks providing for:
 - i. Acceptable levels of access, safety and conveniences for all users.
 - ii. Walking, cycling and public transport use to minimise energy consumption and promote active lifestyles within and beyond the site.
 - iii. Connectivity to Clarendon Vale and Clarence Heights.
 - iv. Future road reservation to allow for the potential upgrade of Pass Road
- f) Provide for bush fire hazard mitigation and management in accordance with Tasmanian Fire Service requirements.
- g) Ensure that vegetation clearance is only required as an integral part of an approved use and development and is carried out in such a way as to have minimal impact on identified flora and landscape values.

DP12.2 APPLICATION

DP12.2.1 The development plan applies to all land designated as Development Plan Overlay on the planning scheme maps and comprising land located at 89, 91, 93, 145 and 163 Pass Road, Rokeby.

DP12.2.2 Land within the development plan is divided into Precincts as shown on the Precinct Plan (Figure 2).

DP12.2.3 Use and development must be located in accordance with the Master Plan (Figure 3).

DP12.3 PERMIT REQUIREMENTS

DP12.3.1 A use or development is permitted and must be considered in accordance with section 58 of the *Land Use Planning and Approvals Act 1993* if:

- a) It is categorised as a Permitted Use in the relevant Precinct; and
- b) It meets all the relevant Use and Development Standards in the development plan; and
- c) It is in accordance with the Master Plan (Figure 3).

- DP12.3.2 A use or development is discretionary and must be considered in accordance with section 57 of the *Land Use Planning and Approvals Act 1993* if:
- a) It is categorised as a Discretionary Use in the relevant Precinct; or
 - b) It is categorised as a Permitted use in the relevant Precinct; and:
 - i it does not meet all of the relevant use and development standards in the development plan; or
 - ii it is not in accordance with the Master Plan (figure 3).

DP12.4 APPLICATION REQUIREMENTS

- DP12.4.1 In addition to the Application Requirements under Clause 3.2.1 of this Planning Scheme, an application for use or development within the development plan must be accompanied by:
- a) A subdivision plan, if applicable, showing:
 - i. Street networks with acceptable levels of access, safety and convenience for all users.
 - ii. Pedestrian networks and cycle routes with connections to adjoining streets, open space and Commercial Precinct.
 - i. Easements to provide for pedestrian walkways and infrastructure provisions generally in accordance with the Master Plan (Figure 3) and water, sewer and stormwater services.
 - b) A bushfire management plan for development within lots adjacent to the Fuel Modified Buffer Zone (FMBZ) shown on the Bushfire Hazard Management Plan (Figure 5).

DP12.5 MATTERS FOR CONSIDERATION

- DP12.5.1 Before granting a permit for a use or development within the development plan, Council must have regard to the:
- a) Purpose of the development plan under Clause DPO12.1;
 - b) Purpose of the relevant Precinct(s);
 - c) Master Plan (Figure 3); and
 - d) Staging plan (Figure 4).
 - e) Bushfire Hazard Management Plan (Figure 5).

DP12.6 DEVELOPMENT STANDARDS

- DP12.6.1 The following standards apply across all Precincts:
- a) Subdivision: Must be in accordance with the Master Plan (Figure 3) unless otherwise approved in writing by Council.
 - b) Staging: Land within the development plan must be developed in stages in accordance with the Staging plan (Figure 4), or unless otherwise approved in writing by Council.
 - c) Bushfire management: All land must be developed and maintained in accordance with Bushfire Hazard Management Plan (Figure 5) and the following requirement, unless otherwise approved in writing by Council in consultation with Tasmanian Fire Service:
 - Fire access trails shown on the Bushfire Hazard Management Plan (Figure 5) must be developed and regularly maintained in accordance with the following:
 - minimum formed width of 4 metres;
 - cleared within 2 metres of the edge of the formed width of the trail at any time; and
 - cleared to a height of 4 metres above the formed width at any time.
 - maximum grade of 1 in 6 or 17%.

- constructed to allow 4WD vehicles to pass easily.
 - Fuel Modified Buffer Zones (FMBZ) shown on the Bushfire Hazard Management Plan (Figure 5) must be developed and maintained in a fuel reduced condition, where established trees are retained, shrubs and understorey less than 2 metres tall are removed and fine fuels are removed through mowing, slashing and raking.
 - A minimum 10 metre wide Fuel Modified Buffer Zone (FMBZ) must be created and maintained around each completed stage and the balance of the Development Plan.
 - All dwellings on lots adjoining the fuel modified buffers zones (FMBZ) on the Bushfire Hazard Management Plan (Figure 5) must be developed with a Building Protection Zone (BPZ) located between the building and the Fuel Modified Buffer Zone, where fine fuels are maintained in a minimum fuel condition, e.g. including non-flammable areas such as paths, driveways and short cropped lawns, removing fire hazards, such as wood piles, rubbish and stored fuels, replacing high flammability vegetation and providing radiation shields and windbreaks such as stone fences and hedgerows.
 - All dwellings must be designed and built to a minimum of BAL 12.5 in accordance with Australian Standard *AS3959-2009: Construction of Buildings in Bushfire Prone Areas*.
- d) Connectivity: Road and open space networks must provide for adequate connections to Clarendon Vale and Clarence Heights to allow for improved traffic movement, public transport networks and community and recreational activities.
- e) Drainage: Service infrastructure must adequately mitigate impact of stormwater pollution to drainage catchments of Clarence Plains Rivulet and Stokell Creek.
- f) Pass Road: A 10 metre wide future road reserve must be provided along the Pass Road frontage to provide for potential future upgrades of Pass Road, unless otherwise approved by Council.
- g) Bird Strike: Unless the relevant State or Commonwealth environmental department confirms in writing that the design is acceptable in terms of its impact on the local Swift Parrot (*Lathamus discolor*) community, all buildings and structures must be designed and managed to minimise risk of bird strike by: -
- i. 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
 - ii. Using low reflectance glass on external surfaces; or
 - iii. Angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.

DP12.7 RESIDENTIAL PRECINCT

DP12.7.1 The purpose of the Residential Precinct is to provide for:

- a) A range of dwelling densities to meet the diverse needs of the community and provide for efficiency in the use of land for residential development.
- b) Sustainable building in terms of energy and water efficiency, rainwater harvest, waste minimisation, building materials and management/maintenance.

DP12.7.2 Table of Uses

DP12.7.2.1 To be in accordance with Clause 6.1.2 of this Planning Scheme, Residential Zone Table of Uses.

DP12.7.3 Development standards

DP12.7.3.1 Subdivision must provide for dwelling density in accordance with the Master Plan (Figure 3).

DP12.8 COMMUNITY LIVING PRECINCT

DP12.8.1 The purpose of the Community Living Precinct is to provide for a range of housing on lots with associated community, health and recreational facilities to meet the residential needs of the community

DP12.8.2 Table of Uses

Permitted Uses	Condition
Community Building	
Community Living	Maximum 1 dwelling per 150m ² site area
Consulting Rooms & Health Centre	
Home Occupation	
Minor Utility	
Passive Recreation	
Single Dwelling	
Discretionary Uses	Condition
Active Recreation	
Bed and Breakfast	
Child Care Centre	
Civic Building	
Educational or Cultural Centre	
Local Shop	Gross floor area must not exceed 100m ²
Major Utility	
Multiple Dwelling	Maximum 1 dwelling per 375m ² site area
Place of Worship	
Tourist Accommodation	
Veterinary Establishment	
Any undefined use	
Prohibited Uses	
Any other defined use not listed above	

DP12.8.3 All land within the Community Development Scheme Boundary in the Draft Community Development Scheme Concept (Figure 6) must be subdivided by means of a Community Development Scheme.

DP12.9 LOCAL BUSINESS PRECINCT

DP12.9.1 The purpose is to:

- a) Provide for a variety of local business uses including offices, retail, shops and restaurants to meet the residential, investment and employment needs of the ParanVille Development and local community.
- b) Provide for dwellings above ground level (shop-top housing) to support the primary commercial purpose of the Precinct.

- c) Maintain the City's retail hierarchy.

DP12.9.2 Table of Uses

DP12.9.2.1 To be in accordance with Clause 6.7.2 of this Planning Scheme, Local Business Zone Table of Uses, except that a shop with a gross floor area greater than 400m² is prohibited.

DP12.10 EDUCATION PRECINCT

DP12.10.1 The purpose of the Education Precinct is to provide for a language school and halls of residence and other uses associated with and complementary to those uses.

DP12.10.2 Table of Uses

Permitted Uses	Condition
Residential Development	Only if student hall of residence for a Language School
Educational or Cultural Centre	
Minor Utility	
Passive Recreation	
Discretionary Uses	Condition
Active Recreation	
Ancillary Dwelling	
Bed and Breakfast	
Child Care Centre	
Civic Building	
Consulting Rooms & Health Centre	
Community Living	
Home Occupation	
Local Shop	Gross floor area must not exceed 100m ²
Major Utility	
Multiple Dwelling	Maximum 1 dwelling per 375m ² site area
Place of Worship	
Tourist Accommodation	
Any undefined use	
Prohibited Uses	
Any other defined use not listed above	

DP12.11 OPEN SPACE PRECINCT

DP12.11.1 The purpose of the Open Space Precinct is to provide for:

- a) A network of well distributed, accessible and connected walking, cycling trails, and parkland.
- b) Preserve significant bushland on the foothills of the Meehan Range.
- c) Protect and enhance riparian areas along Clarence Plains Rivulet and Stokell Creek.

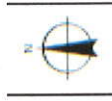
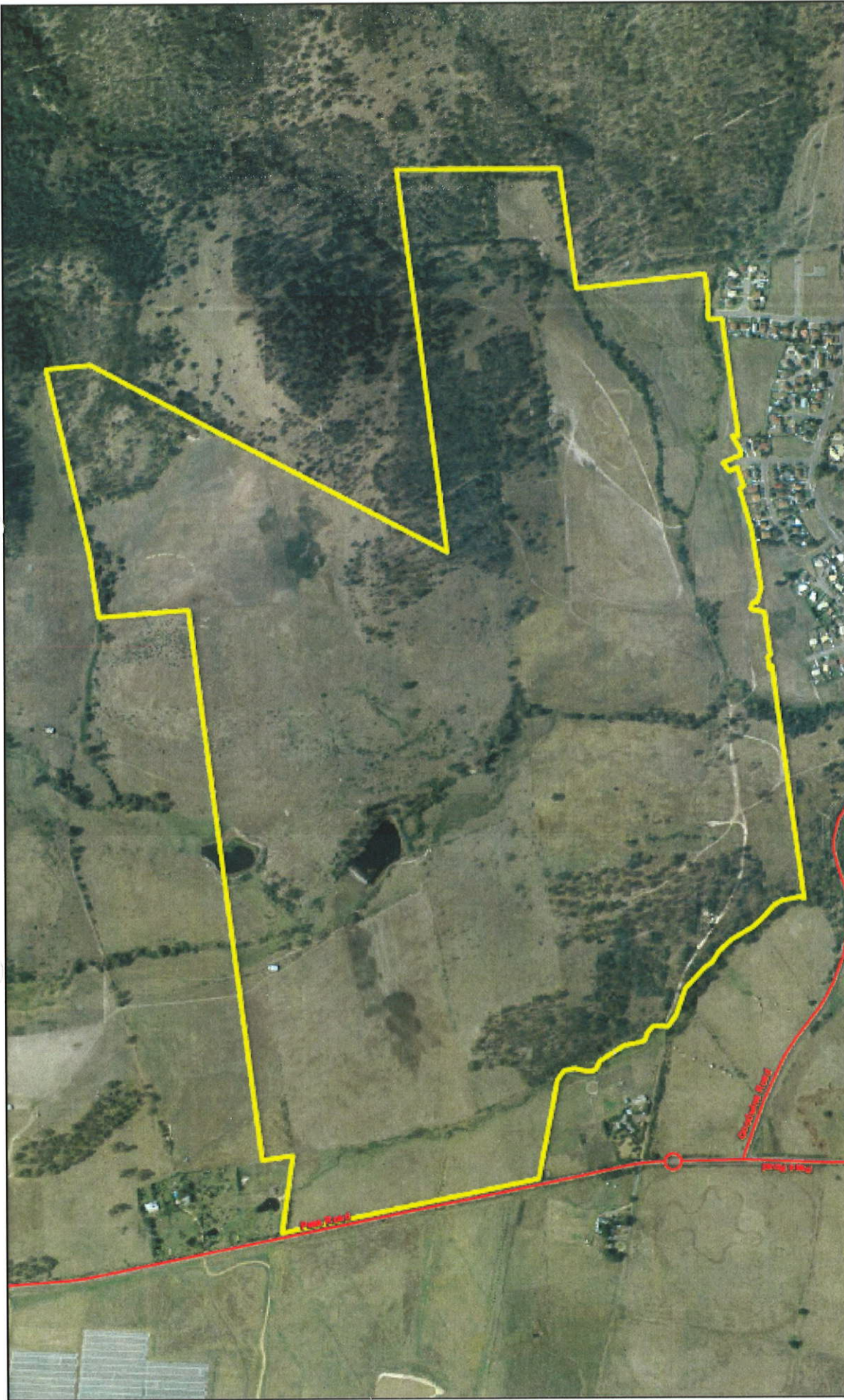
DP12.11.2 Table of Uses

DP12.11.2.1 To be in accordance with the Clause 6.11.2 of this Planning Scheme, Recreation Zone Table of Uses.

DP12.11.3 Use and Development Standards

DP12.11.3.1 Open space areas created by subdivision must provide for ongoing weed management.

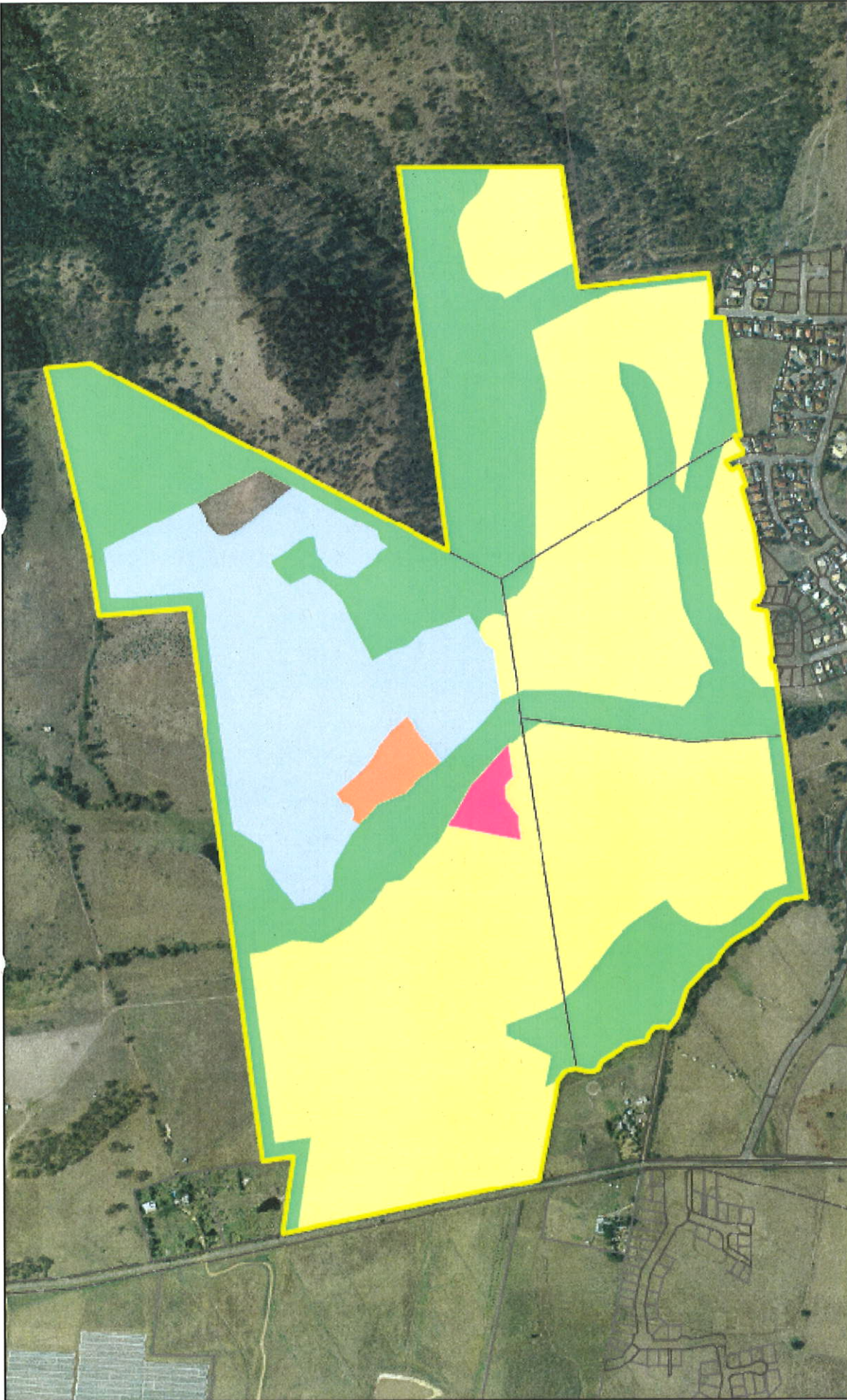
DP12.11.3.2 Native Vegetation must be retained, other than for the purposes of Passive Recreation, bushfire hazard management or unless otherwise approved by Council.



Map Projection: Transverse Mercator
 Horizontal datum: Australian National Standard Datum 1984
 GDA 1984 datum of Australia 1984 22.04.85

Downloaded from Clarence City Council, 14/03/2014 10:42:30 AM. Generated by Imagery

PARANVILLE DEVELOPMENT PLAN - BOUNDARY FIGURE 1



1:8,500 (M.A.2)



AND POLICIES, TRAVELWAY NETWORK,
 HORIZONTAL CURVE, GRADEABLE DRIVE, AND
 LAND USE OF PARAVILLE, TEXAS, 2014-2020



Proposed Precincts:
 Education
 Continuously Living
 Commercial
 Residential
 Open Space

PARAVILLE DEVELOPMENT PLAN - PRECINCT PLAN FIGURE 2



LEGEND	
	RESIDENTIAL PRECINCT
	COMMUNITY PRECINCT
	LANGUAGE SCHOOL
	SPORT & RECREATION
	LOCAL BUSINESS
	FIRE TRAIL
	WALKING/BICYCLE TRAIL
	FOREST RESERVE
	PARKLAND RESERVE



PARANVILLE DEVELOPMENT PLAN - MASTER PLAN - FIGURE 3

BOUNDARY PLAN
SCALE: 1:2000

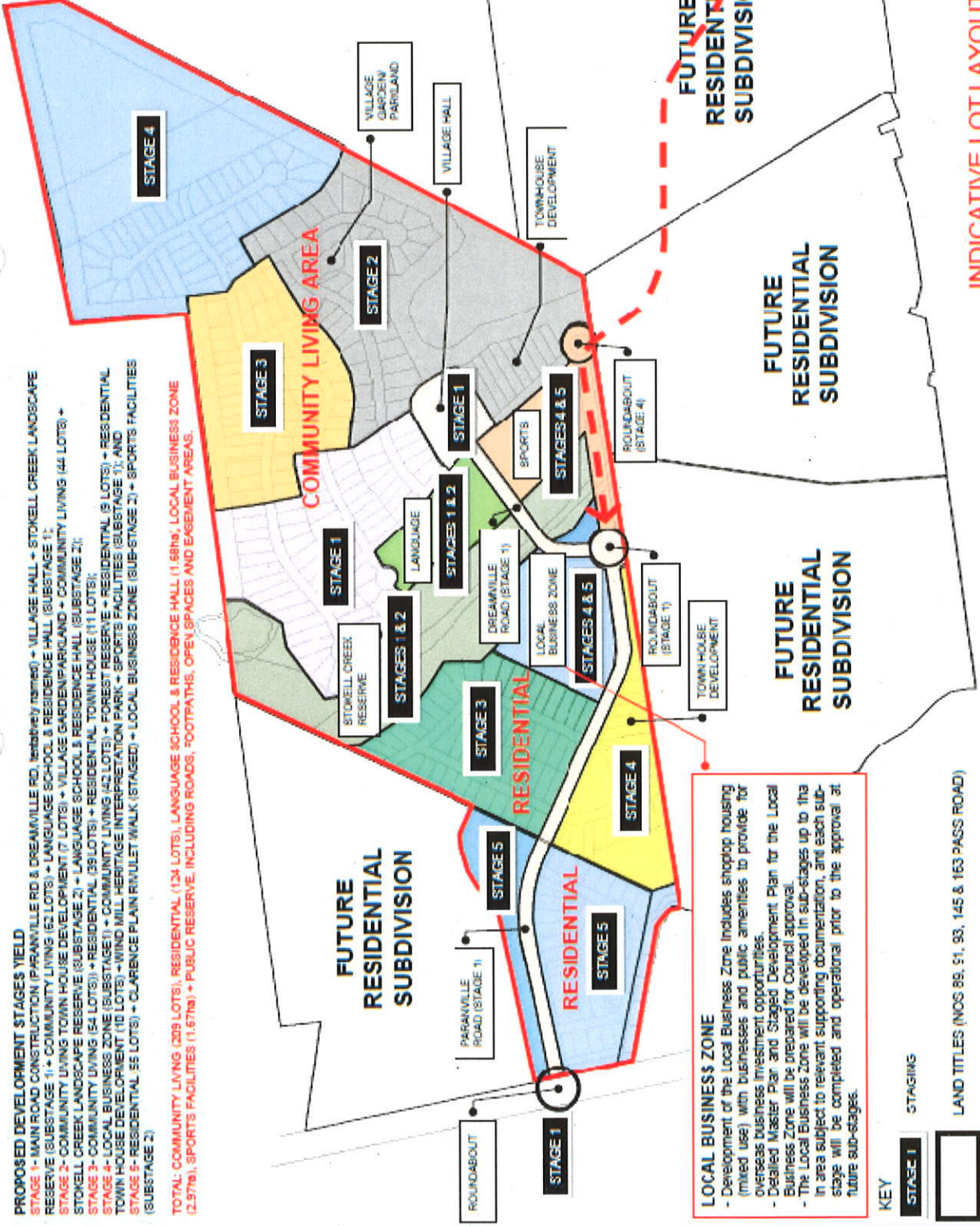
1 23 7 45 20 875
RESIDENTIAL

PROPOSED DEVELOPMENT STAGES YIELD

- STAGE 1 - MAIN ROAD CONSTRUCTION (PARANVILLE RD & DREAMVILLE RD, tentatively named) + VILLAGE HALL + STOWELL CREEK LANDSCAPE RESERVE (SUBSTAGE 1) + COMMUNITY LIVING (62 LOTS) + LANGUAGE SCHOOL & RESIDENCE HALL (SUBSTAGE 1);
- STAGE 2 - COMMUNITY LIVING TOWN HOUSE DEVELOPMENT (7 LOTS) + VILLAGE GARDEN/PARKLAND + COMMUNITY LIVING (44 LOTS) + STOKELL CREEK LANDSCAPE RESERVE (SUBSTAGE 2) + LANGUAGE SCHOOL & RESIDENCE HALL (SUBSTAGE 2);
- STAGE 3 - COMMUNITY LIVING (54 LOTS) + RESIDENTIAL (39 LOTS) + RESIDENTIAL TOWN HOUSE (11 LOTS);
- STAGE 4 - LOCAL BUSINESS ZONE (SUBSTAGE 1) + COMMUNITY LIVING (42 LOTS) + FOREST RESERVE + RESIDENTIAL (9 LOTS) + RESIDENTIAL TOWN HOUSE DEVELOPMENT (16 LOTS) + WINDMILL HERITAGE INTERPRETATION PARK + SPORTS FACILITIES (SUBSTAGE 1); AND
- STAGE 5 - RESIDENTIAL (55 LOTS) + CLARENCE PLAIN RIVULET WALK (STAGED) + LOCAL BUSINESS ZONE (SUB-STAGE 2) + SPORTS FACILITIES (SUBSTAGE 2)

TOTAL: COMMUNITY LIVING (209 LOTS), RESIDENTIAL (124 LOTS), LANGUAGE SCHOOL & RESIDENCE HALL (1.68ha), LOCAL BUSINESS ZONE (2.97ha), SPORTS FACILITIES (1.67ha) + PUBLIC RESERVE, INCLUDING ROADS, FOOTPATHS, OPEN SPACES AND EASEMENT AREAS.

- GENERAL NOTES**
1. Construction of the subdivision will be 5 main Stages. Refer to Subdivision Plans for the detailed lot numbers for staging development.
 2. Development of the Community Living Area is a priority. The first main stage will include construction of road infrastructure for the development of community living area.
 3. The development will proceed in the residential and non-residential areas simultaneously to meet demands of investors and potential buyers. Construction will be therefore carried out by several companies to achieve the stages depending on market conditions and sales.
 4. Development of Language School & Residence Hall, Sports Facilities, Local Business Zone, Stokell Creek Landscape Reserve, Clarence Plain Rivulet Walk, Bushfire Fuel Management Zone will be sub-staged.



LOCAL BUSINESS ZONE

- Development of the Local Business Zone includes shop-top housing (mixed use) with businesses and public amenities to provide for overseas business investment opportunities.
- Detailed Master Plan and Staged Development Plan for the Local Business Zone will be prepared for Council approval.
- The Local Business Zone will be developed in sub-stages up to the stage in area subject to relevant supporting documentation, and each sub-stage will be completed and operational prior to the approval at future sub-stages.

KEY

STAGING

LAND TITLES (NOS 89, 91, 93, 145 & 163 PASS ROAD)

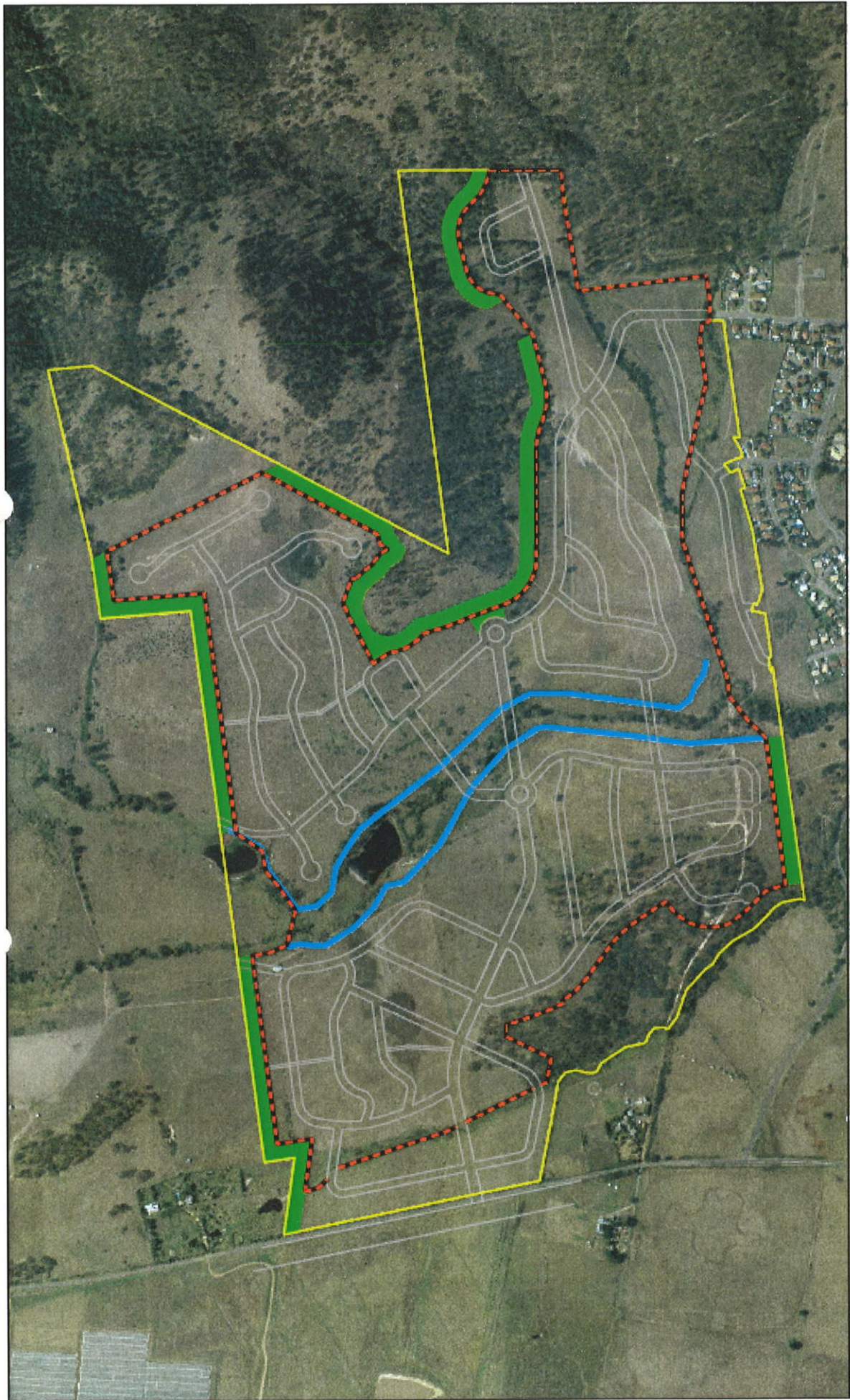
SUBDIVISION APPLICATION BOUNDARY

INDICATIVE LOT LAYOUT ONLY

INDICATIVE LOT LAYOUT ONLY

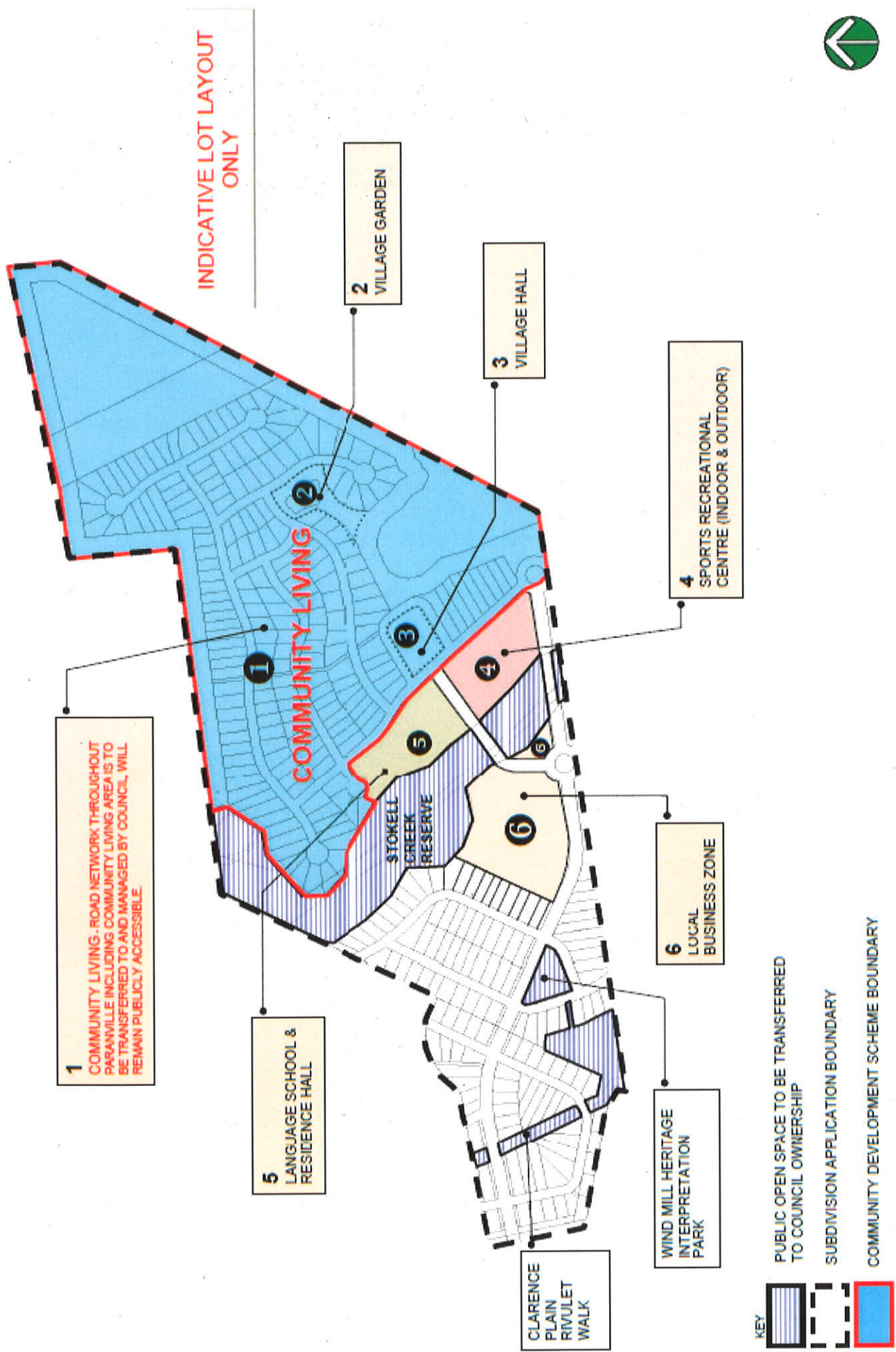
PARANVILLE DEVELOPMENT PLAN – STAGING PLAN – FIGURE 4





- LEGEND**
- Development Plan Overlay Boundary
 - Paraville Master Plan - Casement
 - Perimeter Fire Trail (within FMSZ)
 - Fuel Modified Buffer Zone
 - Fuel Modified Buffer Zone (10 m wide at interface between creek and houses)

**PARAVILLE DEVELOPMENT PLAN
BUSHFIRE HAZARD MANAGEMENT PLAN - FIGURE 5**



PARANVILLE DEVELOPMENT PLAN – COMMUNITY DEVELOPMENT SCHEME BOUNDARY – **FIGURE 6**