



Clarence... a brighter place

CLARENCE CITY COUNCIL

**74 SUGARLOAF ROAD
DEVELOPMENT PLAN
DPO 13**

5 January 2012

1. PURPOSE OF DPO13

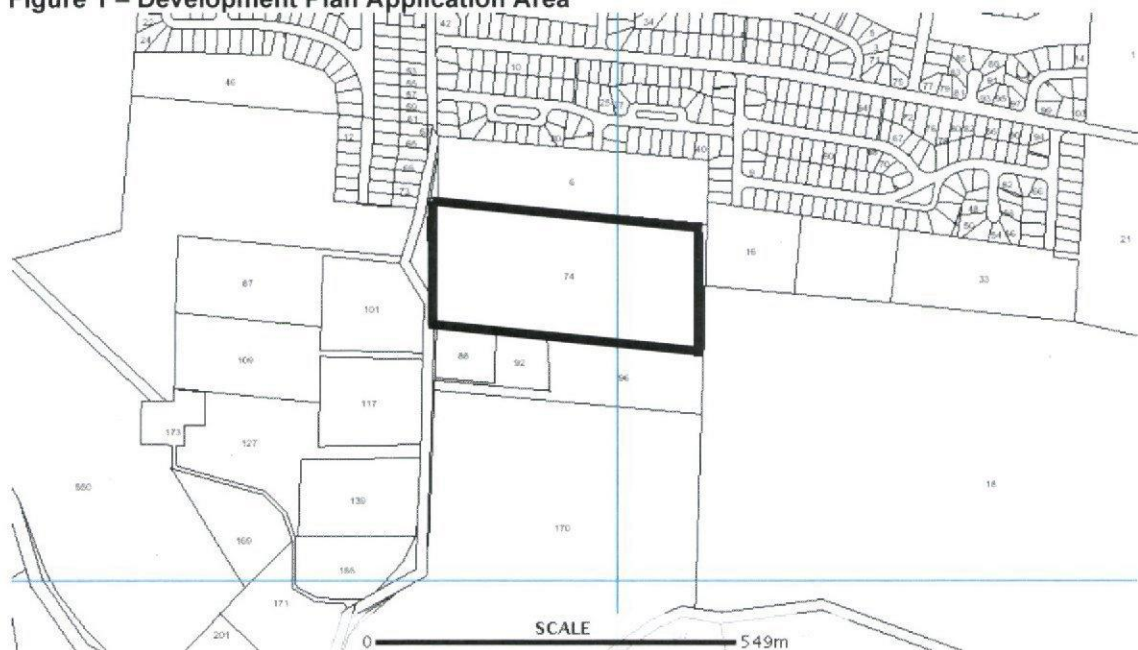
The Development Plan aims to provide a cohesive structure to the development of residential land between the existing suburbs of Risdon Vale and Geilston Bay. The objectives of the Development Plan are:

- To provide for the optimum physical layout, combining accessible urban form with opportunities for the community's desired range of activities and facilities, the protection of natural and human values; and
- To provide the integrating planning framework to guide the development of land in different ownerships.

2. APPLICATION OF DPO13

This Development Plan Applies to land within the parent allotment CT 243571/1, as shown in Figure 1 below.

Figure 1 – Development Plan Application Area



Development within the site area is to be consistent with this development plan, including infrastructure and some aspects of works on individual lots.

The requirements of this Development Plan override the requirements of the Clarence Planning Scheme 2007 (the Scheme) to the extent of any inconsistency.

3. DEVELOPMENT PLAN STRUCTURE

DPO 13 is comprised of a set of development controls that refer to the following plans:

- Schedule 1 - Road Layout Plan;
- Schedule 2 - Stormwater Management Plan;
- Schedule 3 - Bushfire Management Plan.

The Development Standards below seek to implement these plans as a whole and reference the plans directly in some instances.

4. DEVELOPMENT STANDARDS

Council in determining an application shall first determine whether it complies with the Acceptable Solutions. In the event that the application does not comply with the Acceptable Solutions, Council shall determine whether the application complies with the Performance Criteria. Compliance with either the Acceptable Solutions or the Performance Criteria shall, for the purposes of this Development Plan, demonstrate compliance with the Intent of the relevant design element.

Non compliance with the Acceptable Solutions in one design element does not require consideration of the Performance Criteria in any other design element. Where there is no performance criteria for a design element, the development must meet the acceptable solutions for that design element.

Element 4.1 Infrastructure

Intent	
4.1. To ensure an integrated infrastructure layout.	
Acceptable Solution	Performance Criteria
AS4.1(a) The road layout and hierarchy is in accordance with the Road Layout Plan in Schedule 1 of this Development Plan.	PC4.1(a) The proposed road layout: <ul style="list-style-type: none"> • provides street and pedestrian connectivity into adjoining lots, and • minimises access points onto Sugarloaf Road, and • maximises street frontages to lots created, and • maximises the number of north-south or east-west orientated lots.
AS4.1(b) The stormwater detention is in accordance with the Stormwater Management Plan in Schedule 2 of this Development Plan.	PC4.1(b) The proposed stormwater detention areas maintain the north-south linear parkway through the centre of the subject sites.

Element 4.2 Bushfire Management

Intent	
4.2 To ensure housing is adequately protected from the threat of bushfire.	
Acceptable Solution	Performance Criteria
AS4.2(a) Development shall be in accordance with Schedule 3 to this Development Plan.	PC4.2(a) Development demonstrates by reference to the relevant Australian Standard that an adequate level of bushfire risk mitigation is achieved.

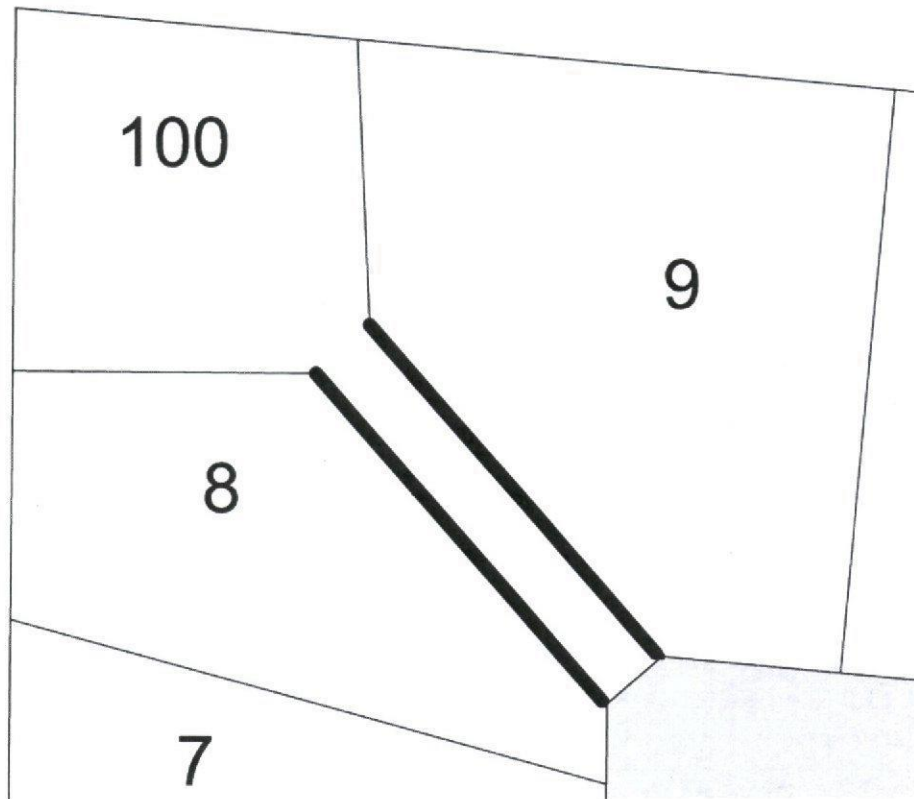
Element 4.3 Water Conservation

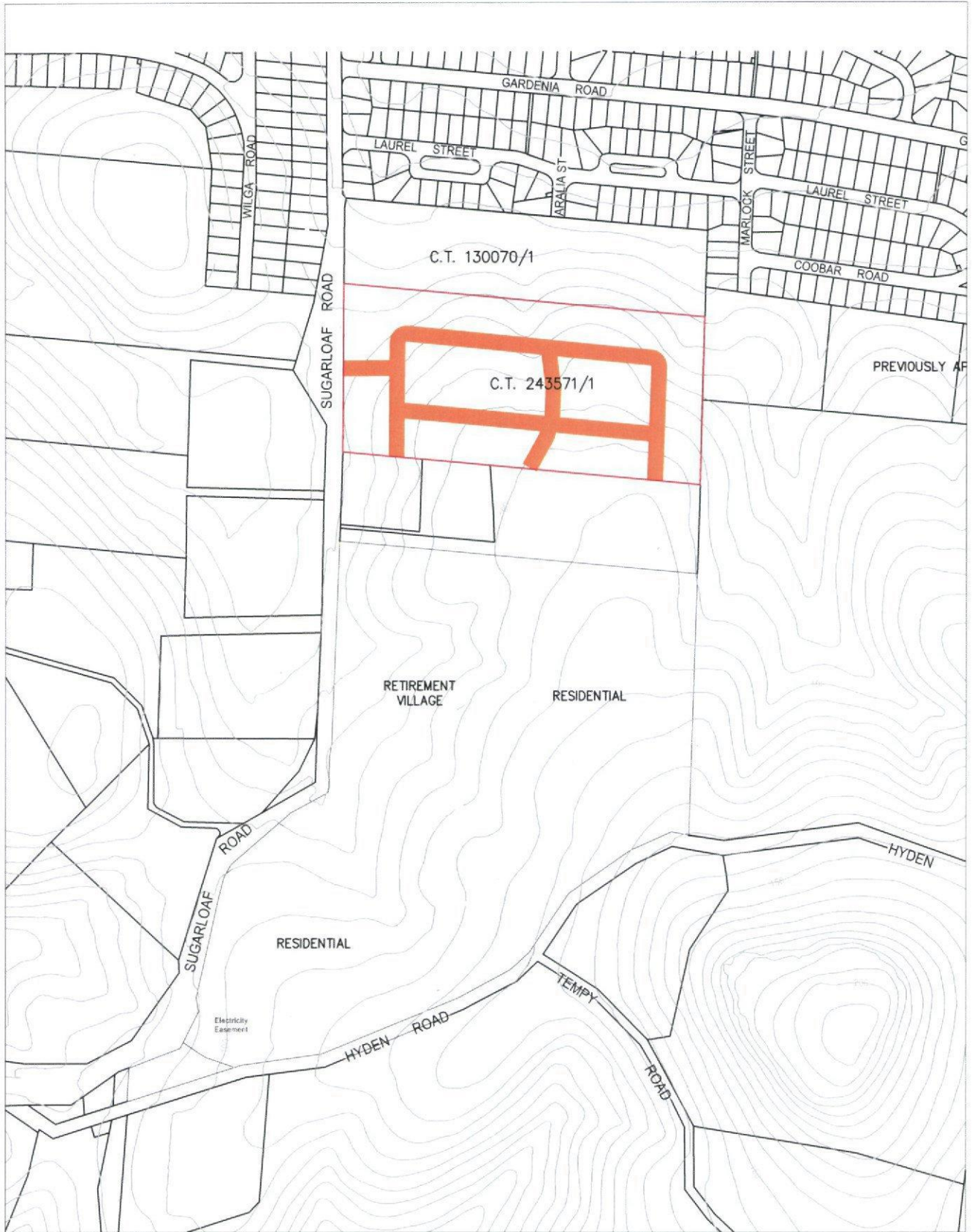
Intent	
4.3 To reduce off-site storm water flows, provide a resource for on-site garden watering and bushfire protection.	
Acceptable Solution	Performance Criteria
AS4.3(a) All houses are to include a rainwater storage tank of a minimum 2500 litre capacity which overflows into the reticulated storm water system.	Nil
AS4.3(b) Driveways are to be drained through formed rollover gutters or swales.	Nil

Element 4.4 Natural Surveillance


Intent	
4.4 To ensure that development maintains adequate natural surveillance of public land.	
Acceptable Solution	Performance Criteria
AS4.4(a) Boundary fences adjoining the pedestrian walkway to Sugarloaf Road (identified in bold in Figure 2 below) must have a minimum transparency of 50%.	Nil

Figure 2: Subject Title Boundaries








LEGEND

 RESIDENTIAL STREET (20m RESERVE 6m PAVEMENT)

**SCHEDULE 1
ROAD LAYOUT PLAN**



LEGEND	
	ROADSIDE SWALES & BIORETENTION BASINS
	BIORETENTION BASINS, SURFACE & SUBSURFACE DETENTION BASINS
	OFFSITE DISCHARGE POINTS

SCHEDULE 2
STORMWATER MANAGEMENT PLAN

**SCHEDULE 3
BUSHFIRE HAZARD MANAGEMENT PLAN
74 Sugarloaf Road Subdivision**



NOTES

1. Vegetation in Building Protection Zones (BPZ) to be managed in accordance with the Tasmanian Fire Service Guidelines.
2. All dwellings to comply with AS 3959-1999 (Level 1).
3. Fire hydrants to be installed at 70m intervals throughout subdivision.

5.5m wide BPZ
(Lots 1, 34-46)

20.0m wide BPZ
(Lots 26-33)