

SANDFORD DEVELOPMENT PLAN  
DPO 19

TASMANIAN PLANNING COMMISSION	
APPROVED	<i>f. d. Adams</i>
OPERATIVE DATE	- 1 MAY 2015

## 1. PURPOSE OF DPO19

- 1.1 The Sanford Development Plan (DPO19) applies to the Rural Residential land surrounding School Road in Sanford. The objectives of the Development Plan are:
- (a) To guide subdivision and development to ensure an efficient road layout providing a high level of connectivity, safety and amenity for this expanding rural residential community; and
  - (b) To provide for the infill or consolidation of an existing rural residential community, in accordance with the Southern Tasmania Regional Land Use Strategy 2010 -2035 (1 October 2013), ensuring in particular that each of the tests of the Regional Strategy's Policy SRD 1.3 (p 95) are met.
  - (c) To enable the continued operation of the existing Sanford Quarry consistent with any Environmental Protection Notice (EPN) permit conditions that apply to the operation of the quarry from time to time.

## 2. APPLICATION

Development within the application area is to be consistent with DPO19 and DPO19 requirements override the requirements of the Clarence Planning Scheme 2007 to the extent of any inconsistency.

- 2.1 DPO19 applies to land shown in light blue in Figure 1 below.

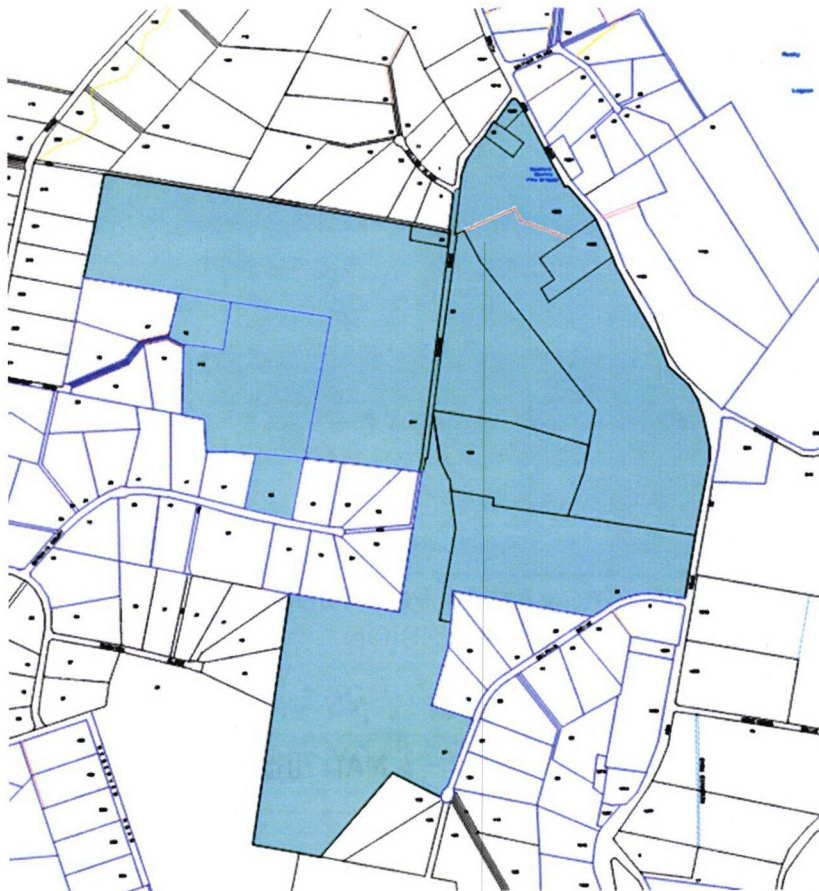


Figure 1 – Development Plan Application Area

- 2.2 Development that complies with each applicable standard and does not rely on a performance criterion to do so is "Permitted" development and is to be assessed under Section 58 of the *Land Use Planning and Approvals Act 1993* (subject to the provisions of any other Overlay provision or Specific Provisions).
- 2.3 Development that complies with each applicable standard but relies on one or more performance criterion to do so is "Discretionary" development and is to be assessed under Section 57 of the *Land Use Planning and Approvals Act 1993* (subject to the provisions of any other Overlay provision or Specific Provisions).
- 2.4 Development which does not comply with an applicable standard, either through an acceptable solution or performance criterion, is "Prohibited" development and must be refused.

### 3. PERMIT REQUIREMENT

- 3.1 A Permit is required for all use and development under this DPO.
- 3.2 The Permit requirement does not apply to:
  - (a) Changes of use;
  - (b) Development within the curtilage of an existing dwelling at Scheme Date;
  - (c) Development on land that is permitted as of right for future road and trail connections in accordance with Section 5.1.1 of the Scheme and shown in Figure 2.; and
  - (d) Development exempted from the Scheme in accordance with Section 5.1.2.
- 3.3 Notwithstanding the Table of Uses in the Rural Residential Zone at 6.4.2, Extractive Industry is a discretionary use on the property at 100 School Road Sandford comprised in folio of the register Volume 135274 Folio 3.

## DEVELOPMENT STANDARDS

### 4. FUTURE ROAD CONNECTIONS

<b>Objective</b>	
To ensure the subdivision layout provides for a design, that is integrated with the adjacent existing rural residential area by providing connections for vehicular movement.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
AS 4.1  The lot layout must provide for the construction of a road from Germain Court extending to School Road generally in accordance with the Road Layout Plan shown in Figure 2.	PC 4.1  Roads must be generally in accordance with the Road Layout Plan in Figure 2, but may be realigned, or additional roads included provided that the objective of this clause is met, including the construction of a road connecting Germain Court to School Road.

## 5. FUTURE PUBLIC OPEN SPACE CONNECTIONS

Objective	
To ensure the subdivision layout provides for a design, that is integrated with the adjacent existing rural residential area by providing connections for pedestrian movement and other recreational use.	
Acceptable Solution	Performance Criteria
AS 5.1 Nil	PC 5.1 (a) The subdivision must provide for a public open space lot connecting the existing public open space lot between Germain Court and School Road to Delphis Drive, generally in accordance with the future trail connection shown in Figure 2.  (b) The subdivision must provide for a public open space lot along the western side of School Road, generally in accordance with the future trail connection shown in Figure 2.
As 5.2 Nil	PC 5.2 Additional public open space may be provided, if it does not conflict with the links required in AS4.1 and PC5.1 above.

## 6. STAGING

Objective	
To secure the construction and transfer of future roads and trail connections at an early stage of subdivision	
Acceptable Solution	Performance Criteria
AS 6.1 Nil	PC 6.1 Subdivision of the area may be staged, provided that all of the following are satisfied:  (a) A suitable staging plan is provided ensuring timely provision of road and trail connections and payment of any public open space requirements.  (b) Staging must be logical and sequential, commencing from existing road infrastructure.

	<p>(c) The only subdivision that can occur to the west of the school road alignment, prior to the construction of the road and trail connections to Germain Court, generally in accordance with Figure 2 is no more than 12 lots, within the hatched portion of Figure 2.</p> <p>(d) Any subdivision to the west of the School Road alignment which includes the land contained in CT 30596/4 must provide for construction of the road and trail connections to Germain Court, generally in accordance with Figure 2 before the sealing of any non-road lots.</p> <p>(e) The first stage of any subdivision at the southern end of Delphis Drive must include the trail connection to Germain Court generally in accordance with Figure 2.</p>
--	---

## 7. DEVELOPMENT

<b>Objective</b>	
<p>(a) To ensure the use of the land for rural residential purposes will not increase the potential for land use conflict with other uses; and</p> <p>(b) To ensure the management of risks and values on the land is consistent with the provision of connections to adjacent rural residential areas for vehicular and pedestrian movement.</p> <p>(c) To protect the Sandford Quarry from potential land use conflict arising from the development of dwellings in proximity to it.</p>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p>AS 7.1</p> <p>Development not associated with road construction must be outside the future road alignments shown in Figure 2.</p>	<p>PC 7.1</p> <p>Development within the road alignments shown in Figure 2 must demonstrate that it will not prevent a suitable alternative road connection from being constructed.</p>
<p>AS 7.2</p> <p>A single dwelling, provided that the quarry at 100 School Road has ceased to operate.</p>	<p>PC 7.2</p> <p>Development for a single dwelling is to take into account potential impacts from the quarry including noise, dust and visual amenity and be designed, sited or screened accordingly.</p>

AS 7.3

A single dwelling is setback from any future road or future trail connection shown in Figure 2 in accordance with the setback required for an existing road pursuant to the provisions of the Rural Residential zone.

PC 7.3

Nil

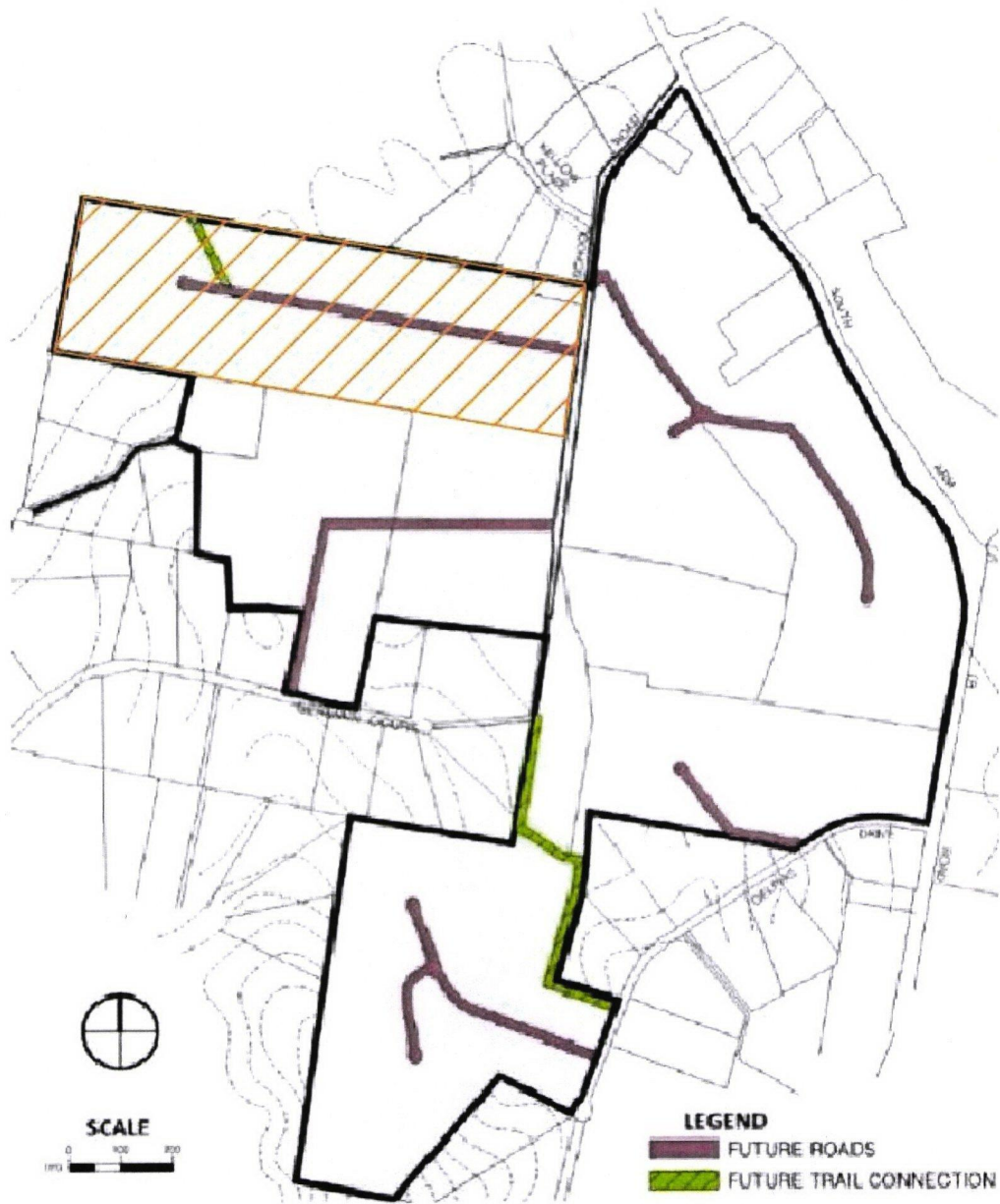


Figure 2: Road Layout Plan