

**SCHEDULE 8**

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***Development Plan, North East River*****S8.1 Application of Schedule**

A Planning Permit is required pursuant to clause 3.5 for the Use or Development of the land for a dwelling unit or any alterations/extensions to that dwelling unit where compliance with the following development standards are met.

Any other Use or Development of the site or non compliance with the use and development standards deems such use or development as prohibited pursuant to clause 3.6.

In the event of any inconsistency with any standard or other requirement of the Scheme the requirements of this schedule shall apply.

**S8.2 General Intent of the Development Plan**

The intent of the Development Plan is to:

- Protect the environmental values of the coastal and estuarine environs.
- Minimise the impact of use of the North East River environs by containing short term accommodation associated with recreational use of the estuary within a single site where suitable development standards can be applied.
- Provide for the staged development of dwelling units for short term occupation which shall be limited to no more than 25 dwellings units.
- Provide an alternative location for short term accommodation for current occupants of campsites within the North East River Game Reserve and a limited number of other recreational users of the North East River area.
- Provide for Use and Development that is of low impact and which is not reliant on a high level of supporting infrastructure (power, water etc.).

**S8.3 Planning Objectives & Development Standards for the Use and Development of the Area Subject to the Development Plan.****S8.3.1 Land Use:****Objectives**

To ensure that the land use is low intensity and low impact.

**Development Standards**

1. The dwelling unit is only to be used in association with the recreational use of the area and occupied on a temporary basis at intermittent periods throughout the year.
2. A subdivision or stratum of land or a lease in excess of 10 years will not be permitted.
3. The area to be licensed be in the order of 600m<sup>2</sup>-700m<sup>2</sup> with an automatic clearing permit of 200m<sup>2</sup>-250m<sup>2</sup> plus a 3m wide access way.

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4. Location and staging of development will occur in accordance with the attached plan.

**S8.3.2 Built Form:****Objectives**

To maintain the natural values of the area by using site design and finishes, including colour, that is sympathetic with those values.

To maintain the character and natural setting of the area by constructing buildings that are small in scale and of simple form.

**Development Standards**

1. Buildings are to be generally rectangular with simple gable or hipped roof forms.
2. The buildings shall not be in the form of caravans or “unregistered relocatable dwellings”.
3. External colour schemes shall complement the natural colours of the area. Colours that reflect light strongly and contrast with the surrounding environment shall not be used. Dark muted tones should be used as much as possible.
4. Water storage tanks shall be of a colour that shall complement the natural colours of the area. Size of tanks shall be such that they do not become a dominant element in the landscape. The top of the tank shall not be any higher than the top of the adjacent dwelling unit. Access to the contents of the tank must be possible via a suitable coupling or the top of the tank for fire fighting purposes.
5. The building is to have a maximum floor area of 40 square metres exclusive of verandah, carport and outbuilding.
6. Each building may contain an enclosed porch of up to 5 square metres in size.
7. Each building may have an attached deck or verandah up to a total of 10 square metres in area (inclusive of porch area) but not exceeding the width of the building. A verandah shall not be enclosed wholly or partly on more than one side but may be roofed.
8. Each site may have a total area of 18 square metres of shed space for storage of equipment, toilets and the like. This may be in one or more buildings but the total area shall be 18 square metres.
9. A single carport may be erected adjacent to the main building.
10. No concrete slabs to be constructed on site other than for ablution facilities or cooking facilities.
11. Metal wall cladding if used shall be fixed in vertical orientation.

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**S8.3.3 Infrastructure:****Objectives**

Not to provide reticulated power and allow for each site to generate its own owner by means that have minimal impact on the amenity of the adjacent and nearby sites.

To maintain the character of the area as one of a “traditional” recreational area for people of the island with little or no infrastructure.

To harvest water on site from rainfall, not to use groundwater resources and for each site to provide water for emergency purposes (e.g. fire fighting).

To dispose of effluent from amenities is to be undertaken in a manner that will not impact on the groundwater or water quality in North East River.

To provide access to the sites that is of a standard that caters for users, visitors and emergency vehicles.

Ensuring that the development is capable of withstanding extreme weather conditions and mitigating the effects of fire hazard.

To retain natural stormwater systems and continue to use them for stormwater disposal without significantly increasing the amount of stormwater that occurs naturally.

**Development Standards**

1. Development of the site will not occur prior to construction of infrastructure (roads, fire trails etc.).
2. All buildings are to be connected to the Council approved communal effluent disposal system for the disposal of all sullage wastewater.
3. All dwellings are to have an approved toilet system and all sewerage waste is to be drained to one of the communal effluent disposal area.
4. A water supply of 10,000 litres reserved for fire suppression use shall be provided for each dwelling unit. Access to the water supply is to be via a suitable coupling approved by Tas Fire Service.

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**S8.3.4 Natural Values:****Objectives**

To ensure that activities on the site do not adversely affect the natural water cycle and preserve the quantity of surface and ground water.

To minimise disturbance to ecosystems within or adjacent to the site by minimising physical disturbance to the area.

To protect natural vegetation by minimising site clearance and keeping development clear of foreshore habitats and erosion prone areas.

**Development Standards**

1. Each dwelling shall have and maintain a building protection zone for a distance of 20 metres from the dwelling. The building protection zone shall be maintained to minimise fire hazards. The building protection zone requires fuel load reduction not total vegetation removal.
2. Trees with one or more of the following criteria, 3 metres in height, spread of branches (or diameter) greater than 2 metres or a circumference of trunk greater than 40cm when measured 1 metre above the adjacent ground level may only be removed with the permission of Council. Where a tree is considered dangerous Council may require the lessee to remove it to reduce the hazard.

**S8.3.5 Cultural Values:****Objectives**

To protect any identified heritage places or things in accordance with relevant legislation and best practices.

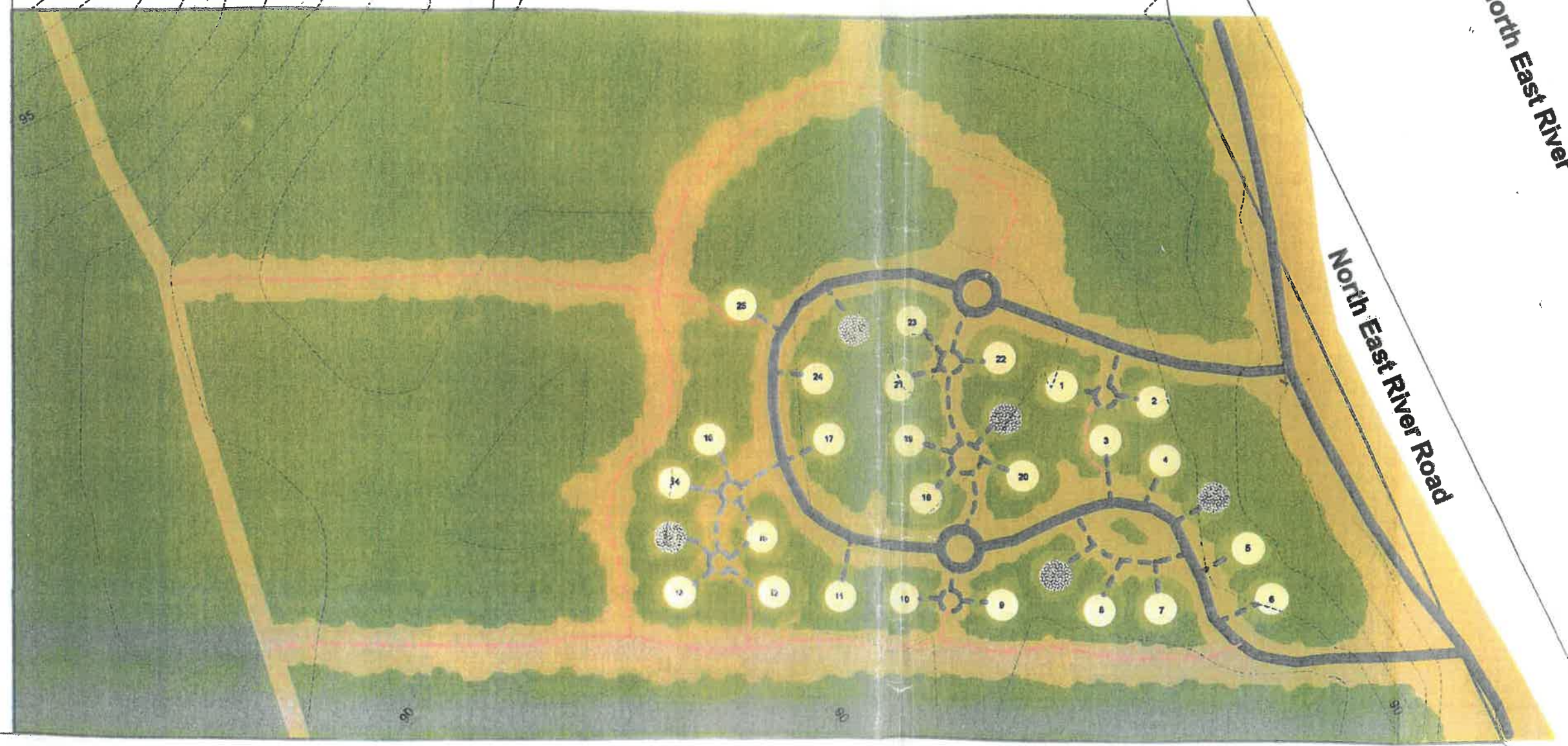
**Development Standards**

1. Any Aboriginal artefacts are to be treated in accordance with the Aboriginal Relics Act 1976.



LANDFORM

SINCLAIR KNIGHT MERZ



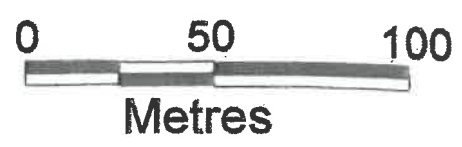
**Legend**

- MAIN TRACK - FULLY FORMED:** Cleared to approx. 7 metres with track bed to allow large trees. Clear scrub to max. 50 metres either side of the centre line.
- ACCESS TRACK - LIGHTLY FORMED:** Cleared to approx 6 metres with track bed to allow large trees. Clear scrub to 5 metres either side of centre line.
- PIPE - TRACK UNFORMED:** Cleared to approx. 6 metres. Clear scrub to max. 20 metre width.
- EXISTING CLOSED SCRUBLAND:** (Green)
- EXISTING CLOSED SCRUBLAND - (staged of Vegetation less than 50mm diameter @ 1 metre):** (Yellow)
- CLEARINGS WITH LOT NUMBER:** (Circle with number)
- AREAS FOR WASTEWATER DRAINAGE:** (Stippled area)

20 metre diameter source area with clear. 30% cleared & max. 30% strand of scrub.

**Staging**

Stage 1: Lots 2 - 6	Stage 4: Lots 17, 21, 23, 24 & 25
Stage 2: Lots 7 - 11	Stage 5: Lots 12 - 16
Stage 3: Lots 1, 18, 19, 20, & 22	



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