

2.0 Lower Sandy Bay Escarpment Specific Area Plan

2.1 Modify the Lower Sandy Bay Escarpment Specific Area Plan as follows:

HOB-S3.0 Lower Sandy Bay Escarpment Specific Area Plan

HOB-S3.1 Plan purpose

The purpose of the Lower Sandy Bay Escarpment Specific Area Plan is:

HOB-S3.1.1 To protect the landscape values of the Derwent Estuary by providing for development that minimises unreasonable impacts on views of the Lower Sandy Bay escarpment when viewed from the Derwent Estuary.

HOB-S3.1.2 To provide for development that is consistent with the character and natural environment of the area.

HOB-S3.2 Application of this Plan

HOB-S3.2.1 The specific area plan applies to the area of land designated as HOB-S3.0 Lower Sandy Bay Escarpment Specific Area Plan on the overlay maps and in Figure HOB-S3.1.

HOB-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the Low Density Residential Zone as specified in the relevant provision.

HOB-S3.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HOB-S3.4 Definition of Terms

HOB-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Lower Sandy Bay escarpment	means the line shown on an overlay map as Lower Sandy Bay escarpment.
boatshed	means an outbuilding, without facilities such as toilets, showers or sinks, ancillary to a Residential use on the same site, for small marine craft used for recreational purposes only and which does not include construction of any marine craft.

HOB-S3.5 Use Table

This sub-clause is not used in this specific area plan.

HOB-S3.6 Use Standards

This sub-clause is not used in this specific area plan.

HOB-S3.7 Development Standards for Buildings and Works

HOB-S3.7.1 Siting Buildings Close to the Lower Sandy Bay Escarpment

This clause is in addition to Low Density Residential - clause 10.4 Development standards for dwellings, and clause 10.5 Development standards for non-dwellings.

Objective:	To protect the landscape values of the shoreline of the Derwent Estuary by siting buildings an appropriate distance from the Lower Sandy Bay escarpment.	
Acceptable Solutions		Performance Criteria
<p>A1.1 Buildings must not be sited:</p> <ul style="list-style-type: none"> (a) less than 20m landward; or (b) seaward, <p>of the Lower Sandy Bay escarpment or</p> <p>A1.2 An extension to an existing building, including an unroofed deck attached to or abutting a building, must:</p> <ul style="list-style-type: none"> (a) not be seaward of the Lower Sandy Bay escarpment; and (b) if less than 20m landward of the Lower Sandy Bay escarpment, must: <ul style="list-style-type: none"> (i) be not more than 15m² in floor area; or (ii) be within the existing building footprint, <p>as measured at 20 May 2015.</p>	<p>P1 Buildings must be sited and designed to minimise unreasonable impacts on views of the Lower Sandy Bay escarpment from the Derwent Estuary, having regard to:</p> <ul style="list-style-type: none"> (a) minimising land disturbance; (b) maximising retention of native vegetation; (c) the use of suitable landscaping; (d) the use of non-reflective materials on facades visible from the Derwent Estuary; and (e) the use of subdued colours on external building surfaces; and <p>no part of a building is seaward of the Lower Sandy Bay escarpment unless it is a replacement of an existing building within the existing building footprint and the building is not of no greater scale than the building being replaced.</p>	
<p>A2 No Acceptable Solution</p>	<p>P2.1 Within the area seaward of the Lower Sandy Bay escarpment at the shoreline of the Derwent Estuary, a boatshed must be appropriately sited and designed, having regard to:</p> <ul style="list-style-type: none"> (a) minimising land disturbance; 	

	<p>(b) the use of non-reflective materials on facades visible from the Derwent Estuary; and</p> <p>(c) the use of subdued colours on external building surfaces.</p> <p>P2.2</p> <p>A boatshed must have a gross floor area of no more than 40m², with an overall building footprint no more than 50m² including external decks or encroachments.</p>
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HOB-S3.7.2 Site coverage

This clause is in substitution of Low Density Residential Zone - clause 10.4.4 Site coverage, and clause 10.5.1 Non-Dwelling development A4 and P4.

Objective:	<p>That site coverage:</p> <p>(a) is consistent with the character of the existing development and natural environment in the area;</p> <p>(b) provides sufficient area for private open space and landscaping; and</p> <p>(c) assists with the management of stormwater runoff.</p>	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>(a) Site coverage of not more than 30%; and</p> <p>(b) any part of a site seaward of the Lower Sandy Bay escarpment is not be included in the site area for the purpose of calculating the site coverage, under sub-clause (a).</p>	<p>P1</p> <p>Site coverage must be consistent with that existing on established properties and the character of the natural environment in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the capacity of the site to absorb runoff;</p> <p>(c) the size and shape of the site landward of the Lower Sandy Bay escarpment;</p> <p>(d) the existing buildings and any constraints imposed by existing development;</p>

	<ul style="list-style-type: none"> (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties.
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HOB-S3.8 Development Standards for Subdivision

HOB-S3.8.1 Lot design

This clause is in substitution to Low Density Residential Zone - clause 10.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the area of specific area plan; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for residential development; and (d) has a building area sufficiently clear of the Lower Sandy Bay escarpment to minimise impacts on the landscape values of the area when viewed from the Derwent Estuary.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1500m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; b. easements or other title restrictions that limit or restrict development; and c. not less than 20m landward; and 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and

<p>d. not seaward of the Lower Sandy Bay escarpment line;</p> <p>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(f) any engineering or infrastructure constraints to development, and must have an area not less than 1000m².</p>
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HOB-S3.9 Tables

This sub-clause is not used in this specific area plan.

Figure HOB-S3.1 Specific Area Plan boundary

