

GLEBE HILL SITE DEVELOPMENT PLAN

PARCELS 1- 4
GLEBE HILL ESTATE



As amended
October 2006



Cover - Precinct Plan, Figure 2, page 9

Above - Indicative development of streets, parkland and private conservation consistent with the Glebe Hill Site Development Plan. Refer Figures 4 and 9b, pages 13 and 23.

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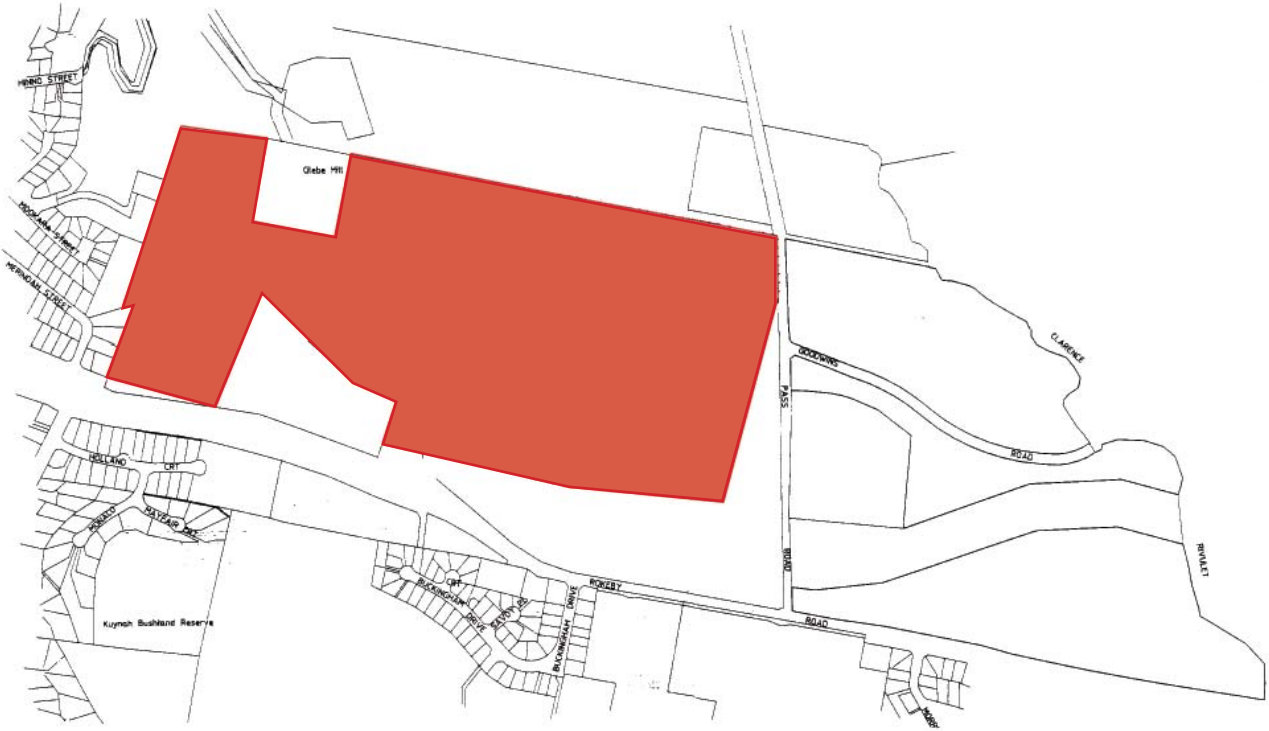
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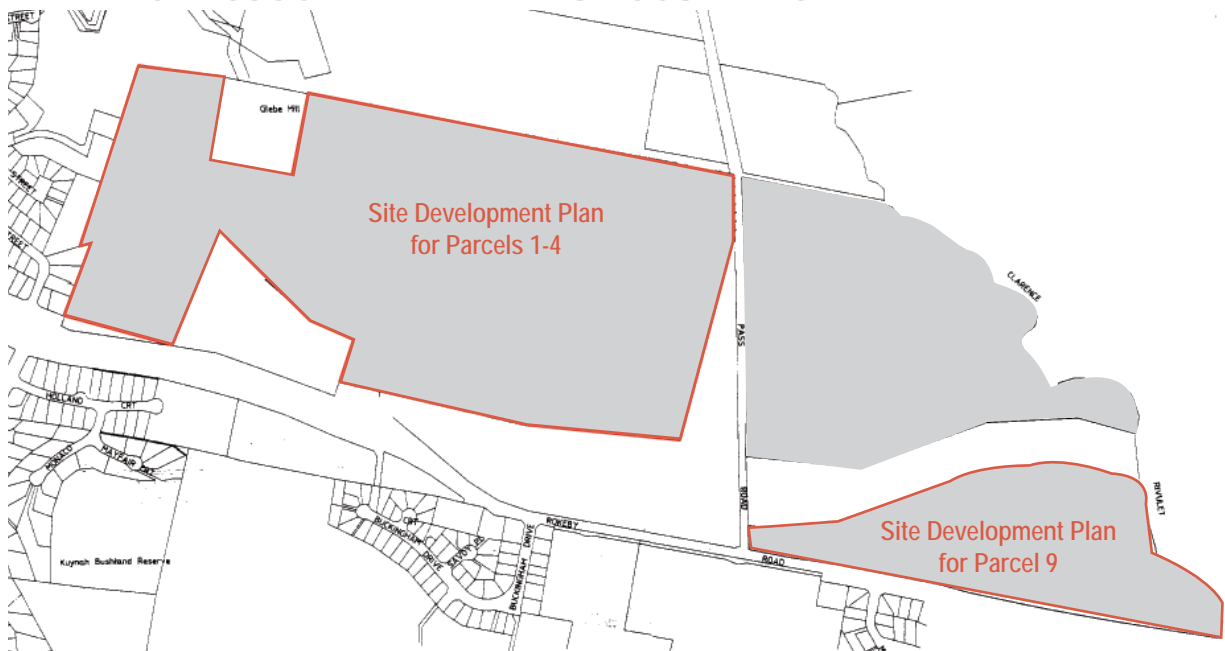
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Figure 1
PLANNING AREAS
 SITE DEVELOPMENT PLAN PARCELS 1-4



EXTENT OF ASSOCIATED PLANNING DOCUMENTS



■ Extent of Glebe Hill Outline Development Plan

□ A Site Development Plan applies

Parcels are as identified in the Glebe Hill Outline Development Plan, refer Appendix A.

1. APPLICATION

The Glebe Hill Site Development Plan (Parcels 1-4) forms part of Amendment A2005/11 to the Eastern Shore Planning Scheme 1963.

Development and land use within the Parcels 1-4 Planning Area (Refer, Figure 1) is to be consistent with the Glebe Hill Site Development Plan, including essential infrastructure, amenity and conservation works, subdivision, land management and some aspects of development and occupation of lots.

This site development plan overrides the provisions of the Eastern Shore Planning Scheme 1963 to the extent of any inconsistency. Where the Site Development Plan is silent the provisions of the Eastern Shore Planning Scheme 1963 apply.

2. AIMS OF THE GLEBE HILL SITE DEVELOPMENT PLAN

- (a) To provide clear direction for development on Glebe Hill above Pass Road;
- (b) To facilitate development and land use on Glebe Hill consistent with conservation of natural systems and landscape values of Glebe Hill, associated lower slopes and the Clarence Plains Rivulet;
- (c) To facilitate development undertaken in accordance with best practice for efficient use of resources and of infrastructure; pedestrian friendly residential areas including a central area detailed for pedestrian convenience; and, responsible hazard minimisation;
- (d) To provide effective physical, circulation and usage links between Clarendon Vale - Rokeby, City of Clarence suburbs on the eastern side of the Meehan Range and Greater Hobart.

3. SITE DEVELOPMENT PLAN STRUCTURE

Zones

This Site Development Plan assumes that the applicable zones for the land the subject of this Site Development Plan are as identified in the Outline Development Plan at Appendix A.

Precincts

Allowable land uses are determined by reference to Precincts which are an additional level of control to the zones in the Eastern Shore Planning Scheme 1963. Generally land uses and development within each precinct are as specified in Section 4 of the Site Development Plan.

Development overlays

Where an overlay applies to a lot, specific requirements guide or control how development will be carried out. The overlay requirements are an additional level of control to the zones and precincts.

Provisions of services, roads and open space

Requirements are as laid out Sections 6-7 of this Site Development Plan.

Staging

It is proposed to integrate subdivision in the area of the Parcel 1-4 area with subdivision of Parcel 9, refer Section 8.

4. PRECINCTS

The precinct in which a lot is located determines what the land can be used for and controls some aspects of development. Landuses and development can be specified in two different ways.

Acceptable Solutions for Use and Development (Permitted)

Where a proposed use or development is consistent with any other planning requirements in this Site Development Plan including any relevant overlays (Refer Section 5) and the relevant requirements of the Scheme, it is to be treated in accordance with clause 5.3.1 of the Scheme and approved subject to reasonable conditions. The Acceptable Solutions contained in this Site Development Plan are in addition to the permissible uses and development in the Planning Scheme.

Performance Criteria (Discretionary)

The performance criteria allows Council to approve applications for landuses and development that do not meet the Acceptable Solutions. If Council determines that the application complies with the intent of that precinct or nominated performance criteria an application may be approved, subject to reasonable conditions in accordance with clause 5.3.2 of the Scheme. The performance criteria are in addition to the discretionary uses and development in the Scheme. Where Council determines that an application is not consistent with the intent for that precinct or performance criteria the application may be refused.

Commercial and Special Purposes Precincts (forms part of Parcel 4)

Intent	
A central area immediately adjacent to the parkway supports uses of community or public benefit, including initially a shop/café and childcare centre.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>General Office</i> up to 150m ² gross floor space, <i>Neighbourhood Shop, Shop.</i> <i>Subdivision consistent with proposed subdivision plan at B1.</i>	Other uses which Council determines are of demonstrable community or public benefit. <i>Residential Development</i> which is not consistent with the provisions of the scheme where the building form, street address and associated parking are configured to allow the building to be readily used for commercial purposes, e.g. terraces.

Mixed Uses – Residential Precincts (forms part of Parcel 4)

Intent	
These precincts are located in a low speed pedestrian-focused local centre. In these areas flexible development is encouraged to accommodate the changing requirements of a local centre. Buildings and spaces should be capable of supporting a wide range of residential and urban centre uses, including housing suitable for elderly residents and very young families. Flexible use buildings are required and terraces, shop-houses are encouraged.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>Neighbourhood Shop, Shop</i> and <i>General Offices</i> up to 30m ² gross floor space, <i>Restaurant</i> up to 30m ² gross floor space or <i>Takeaway</i> up to 30m ² gross floor space	Other uses which are of demonstrable community benefit or innovative forms of housing.
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Buildings capable of supporting a range of uses including at a minimum residential and commercial and combined residential/small office which have; <ul style="list-style-type: none"> Prominent entry at front of building; Frontage within 3 m of front boundary; Windows suitable for display; Separate toilets towards front of building; Telephone and other services readily accessible to facilitate upgrades; Separation of front section and an area suitable for residence. <i>Subdivision consistent with proposed subdivision plan at B1.</i>	Buildings which can otherwise demonstrate that they are capable of supporting a range of uses including residential and commercial and combined residential/small office.



- Commercial and Special Purposes
Forms part of Parcel 4
- Mixed Uses - Residential
Forms part of Parcel 4
- Local Centre Residential
Forms part of Parcel 4
- Residential
Forms part of Parcel 4
- Glebe Hill Park and Incidental Open Spaces
Parcel 2a, 2b and 2c
- Private Conservation Lot
Parcel 1
- Reservoir
Parcel 3

Figure 2
GLEBE HILL SITE DEVELOPMENT PLAN
PRECINCT PLAN

Local Centre Residential Precincts (forms part of Parcel 4)

Intent	
Area suitable for independent elderly and other households wanting to limit walking and driving, located in the mid and outer sections of the Local Centre or areas along the park more suitable for higher densities.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>Retirement Village</i> which means land containing more than 2 dwellings used or occupied by the elderly and may include communal buildings and facilities.	Other uses consistent with residential use by independent elderly people and others.
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Subdivision consistent with proposed subdivision plan at Appendix B1.	Subdivision to provide for small lots of 400m ² - 750 m ² able to accommodate multiple dwellings up to 2 units; Subdivision to provide for small lots of 400m ² - 750 m ² able to accommodate multiple dwellings in excess of 2 units provided that no more than 5 units are accessed from one entrance
Parking in locations shown in the park in figure 4. Refer to Glebe Hill Park and Incidental Open Space Precinct;	Public purpose parking which council determines contributes to the urban character and microclimate of the Local Centre;

Residential precincts (forms part of Parcel 4)

Intent	
Development suitable for standard density residential, in pedestrian friendly road and open space setting.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Subdivision consistent with proposed subdivision plan at Appendix B1	Nil.
Buildings consistent with any Overlay that apply to that lot, refer Figure 6 and Figure 7.	Buildings of an alternative design that meets the intent of the Residential Precinct and the intent of the relevant Overlays.



Figure 3
 GLEBE HILL SITE DEVELOPMENT PLAN
 SUBDIVISION CONSISTENT WITH PRECINCT
 (Parcels 4, 2a, 2b, 2c and 1)

refer also Appendix B1

Glebe Hill Park and incidental open space (Parcel 2a, 2b, 2c)

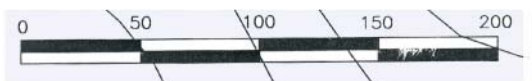
Intent	
<p>To provide a pedestrian friendly Public Open Space. To provide a local meeting area and garden within the Local Centre. Potential hazards minimised by views in from passing traffic and adjacent houses. To function as a modest water harvesting and water treatment component as part of a composite Glebe Hill surface water strategy for the whole of the west face of Glebe Hill.</p>	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>Public Recreation, and Public Utilities</i> in accordance with Figure 4.	Other uses consistent with accepted use and complementing them in terms of security and microclimate.
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Public Access Parklands and Gardens Generally in accordance with Figure 4.	Public Access Parklands and Gardens which provide: <ul style="list-style-type: none"> • comfortable microclimate in all seasons; • Defined play areas, limited open area sport facilities; • Paths providing convenient pedestrian network which links parts of Upper Glebe Hills to the Local Centre.
<i>Surface water conditioning works</i> which means a piped stormwater collection system that mitigates against negative environmental effects on the downstream watercourse, where the works also create a parkway landscape feature and detail consistent with minimising hazard.	Nil
Parking in location area shown in Figure 4 to be shaded by trees in summer, be attractive to look at with midtone paving, preferably porous.	Public purpose parking which council determines contribution to urban character and microclimate of the Local Centre

Glebe Hill Bushland Parkway (Parcel 2)

Intent	
<p>To provide a pedestrian friendly Public Open Space. To provide accessible open space to enjoy views and appreciate natural values. Potential hazards minimised by views in from passing traffic and adjacent houses. To function as a modest water harvesting and water treatment component as part of a composite Glebe Hill surface water strategy for the whole of the west face of Glebe Hill.</p>	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>Public Recreation and Bushland Management</i> which means works consistent with conservation of bio-diversity values and bushland rehabilitation, including: ground works, collection of seeds and propagation material, seeding, planting, mulching, watering, weed and waste removal and appropriate works to reduce fire hazard (note this works may require separate approvals from other authorities) or all works undertaken in accordance with a Bushland Management Plan accepted by Council.	Other uses consistent with accepted use and complementing them in terms of security and microclimate.
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Public Access Bushland within a Conservation Management Regime <ul style="list-style-type: none"> • Walking trails and paths providing convenient pedestrian network which links parts of Upper Glebe Hills to the Local Centre; • Fire hazard reduction work; • Interpretation signs; • Bushland conservation works consistent with a Bushland Management Plan accepted by Council for this land. 	Public Access Bushland within a Conservation Management Regime: <ul style="list-style-type: none"> • Other activities or development consistent with conservation, enjoyment by the public and management of fire risk; • Defined play areas, limited open area sport facilities.
<i>Surface water conditioning works</i> that create a parkway landscape feature and detail consistent with minimising hazard.	Nil.



Figure 4
**INDICATIVE DEVELOPMENT OF PARKS
 PRIVATE CONSERVATION AND LOCAL CENTRE**





- Glebe Hill Bushland Parkway
- Private Conservation Precinct
- The tone shading shows building location and indicative fire hazard management

Figure 5
 GLEBE HILL SITE DEVELOPMENT PLAN
 SKYLINE PRIVATE CONSERVATION
**FIRE HAZARD MANAGEMENT AND
 CONSERVATION CONTROLS**

Private conservation precinct (Parcel 1)

This lot requires a specified departure from the Skyline Zone to allow for residential development. Together with the adjacent Bushland Parkway an area effectively equivalent to 20 ha of bushland is brought into conservation management with managed transitions at boundaries with residential areas.

- Use of land within this precinct for agricultural uses is prohibited.

Intent	
Effective conservation of threatened species on the Glebe Hill achieved by complementary public access conservation area and private conservation areas. Limited residential use, conservation and fire hazard to be managed.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<i>Single dwelling</i> in accordance with the Building Envelope at Figure 5 with the final siting of the dwelling and fire zones to be determined in consultation with the Threatened Species Unit.	<i>Single dwelling</i> with a variation to the building envelope at Figure 5, where this is consistent with the intent of this precinct.
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Subdivision consistent with Fig 5 subject to: The entering into of a conservation covenant or part V agreement (LUPAA) requiring the lot outside the house site, building protection zone, fuel management zone and access road to be retained in perpetuity in its natural state and managed to best maintain the conservation values as prescribed in a vegetation management plan. Land management in accordance with the vegetation management plan and generally in accordance with Fig 8.	Subdivision consistent with the clearing envelope in Figure 5.

5. DEVELOPMENT OVERLAYS

Overlays apply as outlined in Figure 6.

5.1 Lots adjacent to Future Eastern Outlet, Pass Road or the entry from Pass Road

Lots alongside major roads can be experienced as noisy environments. Generally changes in level will screen residents of Glebe Hill from noise from the future freeway and distance minimises noise from the existing Rokeby Road.

The Department of Infrastructure, Energy and Resources requires that there is limited access from the subdivision onto adjacent roads, commonly this leads to a 'fenced freeway' appearance and limited surveillance of freeway.

Intent	
<p>Ensure noise abatement for lots adjacent to major roads and to do so in ways compatible with retaining options for natural ventilation of residences.</p> <p>Encourage attractive visual presentation of individual residences and the emerging suburb when viewed from adjacent arterial roads and the entry into Glebe Hill.</p>	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<p>Setback <i>Residential Development</i> is to be set back 10 m from boundary with Future Eastern Outlet, (Rokeby ByPass) Pass Road or entry from Pass Road.</p> <p>All lots to be created with a Part V agreement requiring installation and maintenance of a fence or hedge or alternative boundary treatment.</p> <p>Fence set in 3 m from boundary to road and unfenced area planted with trees and shrubs (the developer is to plant at least 3 shrubs or trees in the area 3 metres from the boundary with the road) to give a screen.</p> <p>Fence to provide access for maintenance and to be of a presentation (non-utilitarian) appearance, lapped, capped or with upper section of lattice or growing armature for shrubs. Fences permitted to 2100 mm where area above 1800 mm height provided for climbers or planting; OR, Hedge a dense fast growing low flammability hedge on armature - to reach 1800 mm within 3 years.</p>	<p>Alternative measures to attenuate noise assessed by Council as consistent with responsible use of existing infrastructure capacity.</p> <p>Alternative visual presentation assessed by Council as providing adequate privacy and an appearance comparable acceptable development.</p>



Overlay 5.1: Lots Adjacent to future Eastern Outlet, Pass Road or the entry from Pass Road
 Lots where overlay applies: 37-38; 43-51; 56-59; 61-66; 69-82; 86-97; 198-199; 201



Overlay 5.2: Lots Adjacent to Glebe Hill Park, Incidental Parkways and Walks, or adjacent to Glebe Hill
 Lots where overlay applies: 98; 100-109; 121-123; 126-128; 143; 222-223; 232-234; 237-239; 245-247; 254; 263-264; 255-259; 278-284
(Note: Additional or alternative areas of parks, open spaces or walkways may be designated during the detailed design stage of subdivision and this overlay will be applicable to lots adjacent to any future parks, open space or incidental walkways)



Overlay 5.3: Midslopes and more elevated lots
 Lots where overlay applies: 71-97; 124-134; 144-147; 178; 191-195; 220-227; 247-260; 264-267; 288-292
 Elevated areas
 Lots where overlay applies: 98-123; 138-143; 228-246; 261-287;



Overlay 5.4: South sloping lots
 Lots where overlay applies: 78-123



Overlay 5.5: Hazard Minimization
 Applies on lots adjacent to natural bush land only
 Lots where overlay applies: 98; 100-109; 121-123; 233-234; 237-238; 245-246; 274-284

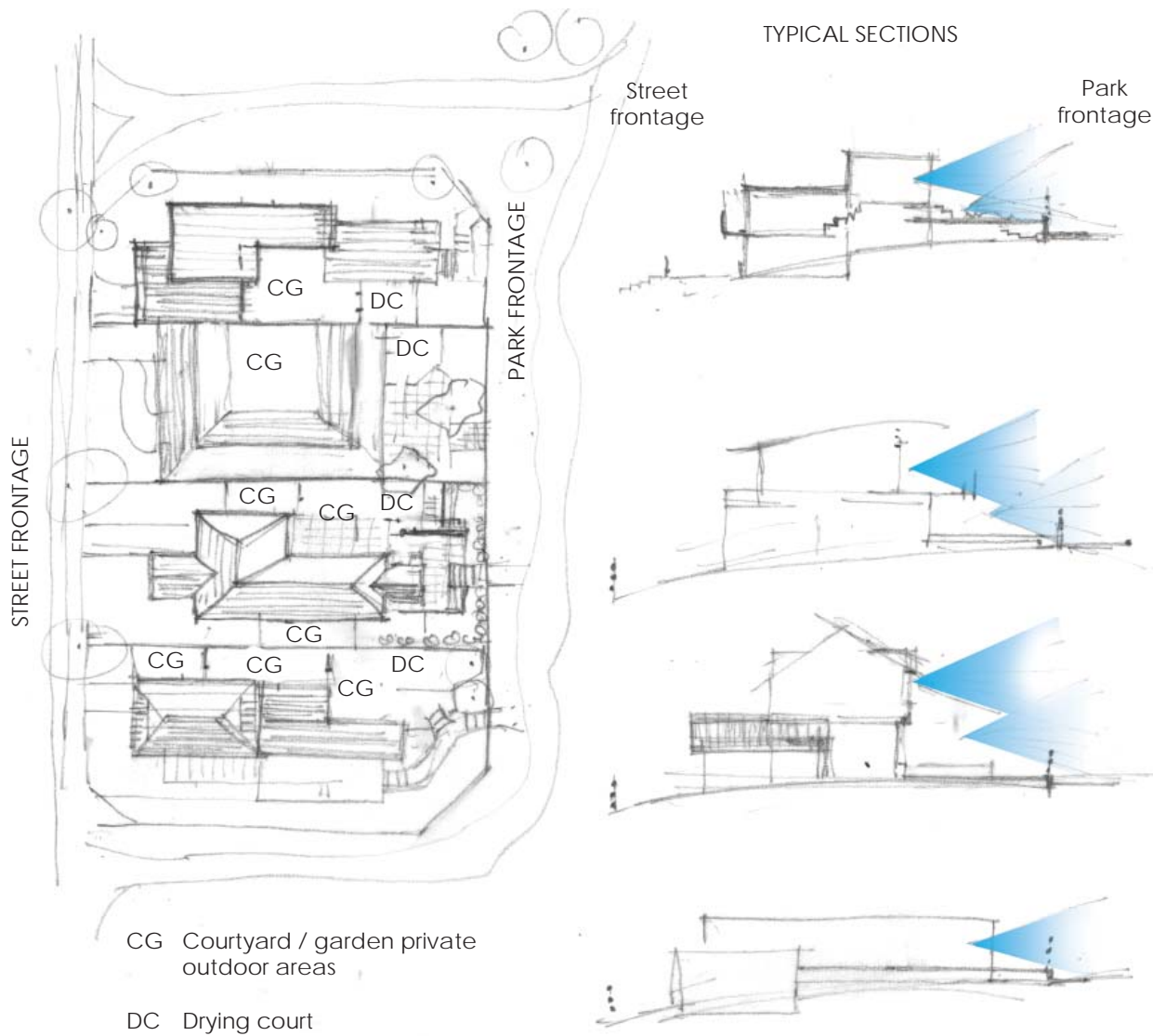
**Figure 6
 GLEBE HILL SITE DEVELOPMENT PLAN
 OVERLAYS ON PRIVATE LOTS PLAN**

5.2 Lots adjacent to the Glebe Hill Park, Incidental Parkways and Walks or adjacent to the Glebe Hill Bushland Parkway (Upper)

Areas of parkland or walkways can be dangerous and isolated if there is little informal surveillance which can discourage legitimate use. While parks and walkways have been located to provide informal surveillance from roads, overlooking from adjacent houses and gardens is desirable. This needs to be provided in a way that does not make the residences more vulnerable to theft.

Intent	
Provide informal surveillance of the parkland. Provide security for owners adjacent to parkland. Provide an attractive presentation address to the parkland.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<p>Development consistent with Figure 7, demonstrating: Overviewing second storey windows provided close to and oriented to overlook the park or open space. AND Front garden appearance to both road frontage boundary and towards the park. Yards elevated above adjacent parkland or open space 1350 mm height inside and 1800 mm outside. Fence or wall Presentation (non-utilitarian) appearance; paling, capped or with upper section of lattice or growing armature for shrubs. Fences permitted to 2100 mm where area above 1800 mm height provided for climbers of planting. Lockable door or gate to the park. Walls face brick or rendered with planted or decorated upper section AND Private open space provide adequate private space area, in accordance with the scheme</p>	<p>Overviewing Alternative way to provide overviewing of the park without providing views into the residence from the park.</p> <p>Fence or wall Alternative fence providing a balance of surveillance, privacy and presentation.</p>
Glazing windows and any other glazing and fencing are required to be consistent with current Tasmanian guidelines for prevention of birdstrike.	Nil

Figure 7
INDICATIVE DEVELOPMENT, LOTS ADJACENT TO PARKS



5.3 Midslopes and more elevated lots

These lots are potentially visually prominent. They could contribute to an appearance of a more treed area. Controls generally reflect visual prominence plus consistency in applying to adjacent properties.

Intent	
Gentle visual transition to Meehan Range bushland landscape to the west including the conserved bushland in both the Bushland Park and the Private Conservation Area.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
<p>Visible surfaces of houses in midslope area ie walls and roofs to be finished in natural colours in midtone shades or darker.</p> <p>Houses in elevated area (refer Figure 6 overlay) to have mid-dark toned surfaces on walls and roofs and shaded walls.</p> <p>In both areas a landscape plan is required to accompany any application showing some vegetation similar in colour to native bush screening walls with notations showing retention of views and sunlight from windows, balconies and decks has been considered.</p>	Other means of reducing visual prominence including additional use of shading, breaking the visible surface into smaller areas, colours and tones.

5.4 South sloping lots

Intent	
Ensure adequate sunlight for passive thermal comfort performance of the residences on south sloping lots.	
Acceptable Solutions (permitted)	Performance Criteria (Discretionary)
Part V agreement on title requiring any house constructed, renovated or extended to have thermal performance consistent with 5 star performance under NatHERS and 4 hours of sunlight into living areas on June 23 and shading of living areas during summer.	Building designs with thermal and solar performance assessed by Council as consistent with intent of this overlay.

5.5 Hazard Minimisation

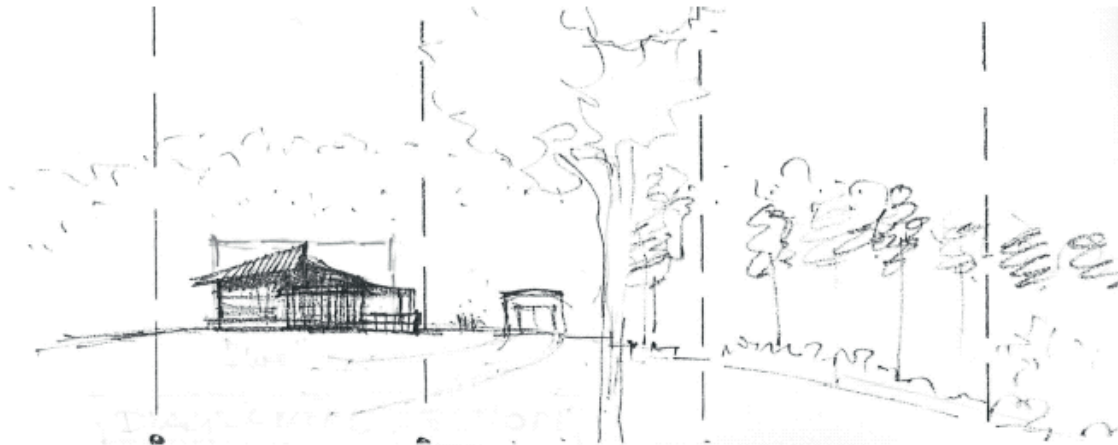
Intent	
Building design and land management to be consistent with current best practice to minimise fire hazard	
Acceptable Development (Permitted)	Performance Criteria (Discretionary)
<p>Subdivision. Part V agreement on titles requiring level of management of the area between the residence and the adjacent bushland area to be consistent with TFS Guidelines for Building in Bushfire Prone Areas as interpreted for slope and management of parkland by the TFS.</p> <p>Landscape plan accompanying building application to show ultimate vegetation density and profile consistent with TFS requirements</p>	Landscape plan accompanying building application to show vegetation density and profile consistent with satisfactory performance as assessed by model for bushfire attack at the slope, considering level of Building Construction Protection of the proposed residence bushfire SAA No where the modelling is done by or acceptable to the Tasmanian Fire Service.

Figure 8

CONSERVATION AND HAZARD MANAGEMENT PRIVATE CONSERVATION LOT

This Figure 8 applies to the private conservation precinct. The requirements of Figure 8 are mandatory. Performance criteria in Overlay 5.5 could be applied only to reduce the area of disturbance consistent with the final footprint of the proposed residence.

HUMAN HABITATION AREA		
Acceptable Solutions (Permitted)		
Fire Management requirements		
Level of protective construction may be specified	Building Protection Zone (refer to subdivision plan at B2)	Fuel Management Zone (refer to subdivision plan at B2)
Urban character, garden character, weed management		
House and immediate surrounds. Visual character for the settlement: colours patterning of wall finishes, height of residences and any outbuildings specified	Isolated trees, paving, low lawn, or isolated areas of ground cover. Structures as required and consistent with minimising, re risk and visual character of settlement	Tree canopy, natural ground cover. Mid storey removed or isolated. Clearing as required/ authorised Land Management Trust. Limited paving and garden structures consistent with visual character of settlement
	Exotic plants if contained for visual impact and to stop invading bushland. Use of indigenous plants encouraged.	Local native plants
	No exotic plants if known to be or become apparent as environmental weeds	Weed auditing/ management required



6. CIRCULATION AND TRAFFIC ENVIRONMENT

A hierarchy of road types was established with reference to TasCORD but with more explicit emphasis on a pedestrian friendly local area and to be consistent with the current requirement for legal requirement that all local streets to be 50 kph and the best practice requirement that driver speeds are 40-30 kph.

The Glebe Hill design development has been underpinned by the explicit intention of creating a low traffic speed environment, signposted at 50 kph but with road design cues for driving speeds of 40 kph on connectors and 30 on local streets. Allowing for a bus route provides the structure for the road system. The pedestrian system was based on linkages through the linear park to the local centre.

Connection to Pass Road

Intent	
To break road speed as drivers approach entry into the subdivision and provide as safe as practical a pedestrian link from Glebe Hill to the retail development (Parcel 5) and parkway along Clarence Plains Rivulet (10, 11, 12).	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Roundabout and slip lane on Pass Road.	Alternative connection which slows traffic and is acceptable to Council and DIER.
Divided road entry into Glebe Hill, over threshold at each end and trees used to exaggerate perspective.	Alternative entry configuration which slows traffic and is acceptable to Council and DIER.
Provision for a reduced service bus-stop at Pass Road entry to Glebe Hill.	Nil

Bus route

Intent	
To provide for a bus-service while providing driver cues for low traffic environment	
Accepted Solution (Permitted)	Performance Criteria (Discretionary)
Road 11 m wide and bus stops set 1 m into nature strip.	Alternative connection which slows traffic and is acceptable to Metro, Council and DIER.
Pedestrian refuges along bus route.	Alternative entry configuration which slows traffic and is acceptable to Council and DIER.
Generally in accordance with figure 9.	Location of route to allow for 400 m maximum walk to the bus route.
Provision for a reduced service bus-stop at Pass Road entry to Glebe Hill.	Nil.

Road hierarchy

Intent	
To provide for a readily understood tier of traffic cues. To provide ready access for maintenance to services. To provide opportunities for street trees and landscape incidents to supports streets being pedestrian friendly. Sightlines to be consistent with safety of vehicle pedestrian interactions and provide informal surveillance of nature strips to discourage opportunistic crime.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Road hierarchy generally in accordance with Figure 9.	Alternative road hierarchy which slows traffic and is acceptable to Metro, Council and DIER.

Figure 9
GLEBE HILL SITE DEVELOPMENT PLAN
ROAD HIERACHY

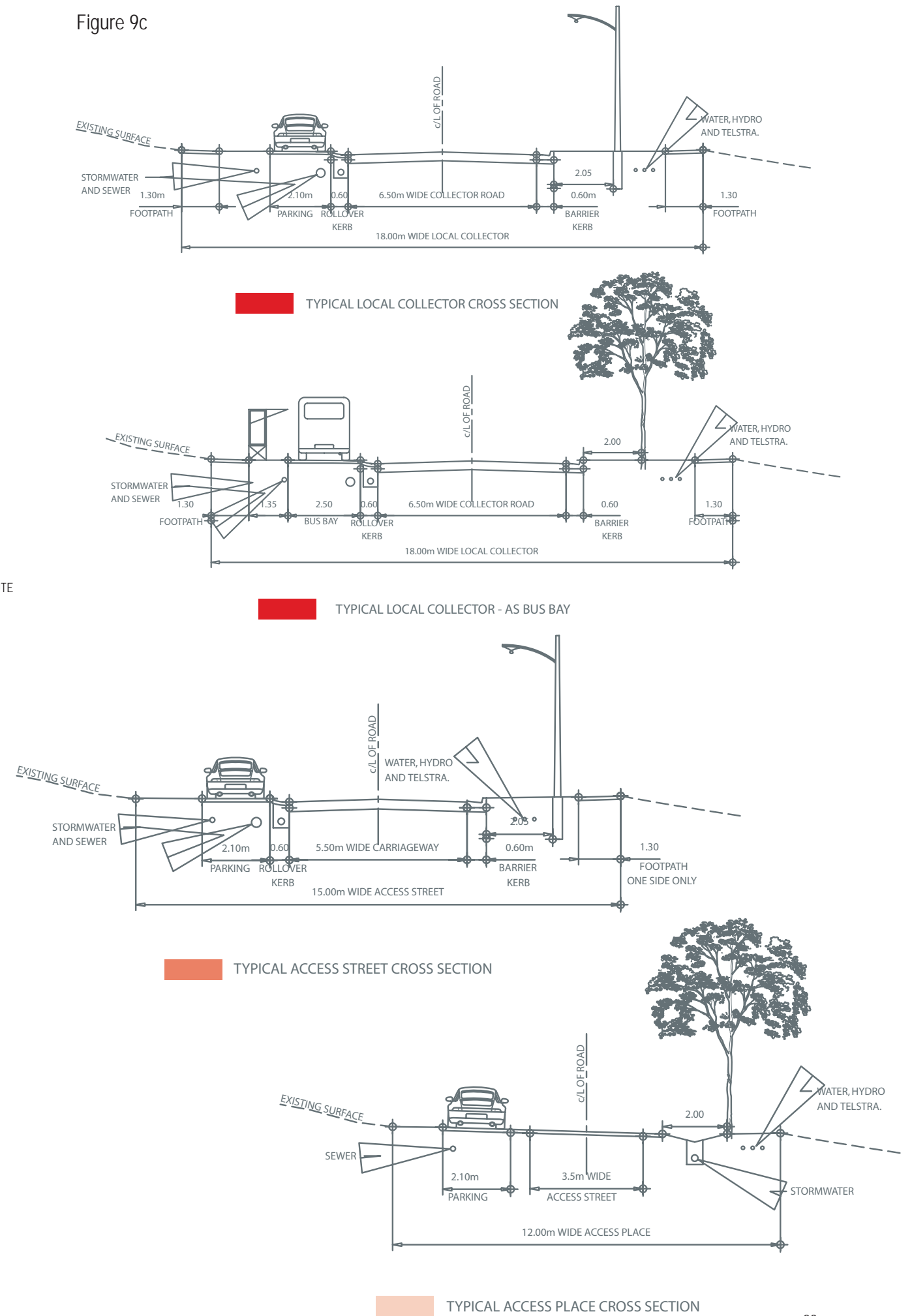
Figure 9a PLAN



Figure 9b INDICATIVE INTERPRETATION



Figure 9c



Emergency egress

Intent	
To provide for at least one alternative egress should the main entry be unavailable	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
One short-term exit through POS to detail acceptable to DIER and SES.	Alternative exit acceptable to Metro, Council and DIER.

Pedestrian Routes

Intent	
To provide a network of pedestrian routes that encourages people to walk and a significant area with grades and pedestrian routes suitable for less mobile residents to go to shops and park.	
Acceptable Solutions (Permitted)	Performance Criteria (Discretionary)
Central parkway crossed by paths to link to adjacent streets.	Less direct routes provided to make a large portion of the park accessible for less mobile people.
Paths to be generally located with views into the path from passing traffic.	Strong alternative surveillance provided by overlooking from adjacent residences.
Pedestrian parkway crossing of main road, defined at each end by pedestrian refuges and bend for drivers.	Alternative detail acceptable to Council.

7. INFRASTRUCTURE

Infrastructure provision was assessed early in the design of the Glebe Hill subdivision and has been addressed by Thompson and Brett in their report.

8. STAGING

Subdivision within the area of the Glebe Hill Site Development Plan is to be integrated with subdivision of the Grange Road East area, to take advantage of existing water capacity up to 70m contour.

Intent	
Orderly development consistent with responsible use of existing water capability.	
Accepted Solution (Permitted)	Performance Criteria (Discretionary)
Staging generally in accordance with Figure 10, Proposed Staging.	An alternative staging assessed by Council as consistent with responsible use of existing infrastructure capacity.



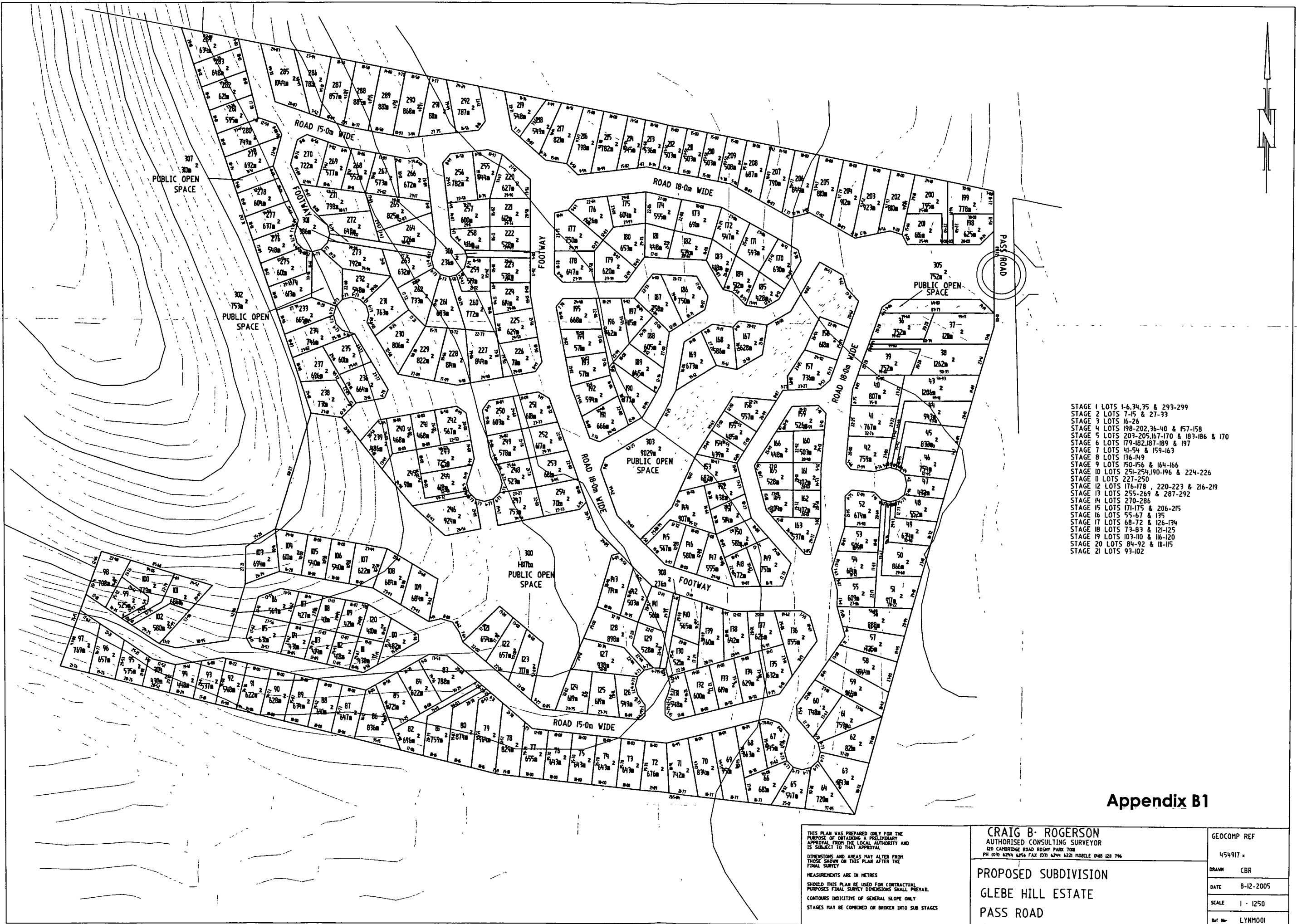
Figure 10
GLEBE HILL SITE DEVELOPMENT PLAN
STAGING

GLEBE HILL OUTLINE DEVELOPMENT PLAN



Parcel	Function	Estimated Yield
1	Single Dwelling	
2, 2a, 2b, 2c, 2d, 2e	Public Open Space	
3	Reservoir Site	
4	Residential	257 lots (approx 299 potential households)
6	Retirement Village	Approx 87 potential households
7	Residential	42 lots (approx 66 potential households)
8	Residential	36 lots (approx 57 potential households)
9	Residential	119 lots (approx 189 potential households)
10, 10a, 11, 12	Public Open Space	

Note: Parcels 7 & 8 have alternative function as potential school site



- STAGE 1 LOTS 1-6, 34, 35 & 293-299
- STAGE 2 LOTS 7-15 & 27-33
- STAGE 3 LOTS 16-26
- STAGE 4 LOTS 198-202, 36-40 & 157-158
- STAGE 5 LOTS 203-205, 167-170 & 183-186 & 170
- STAGE 6 LOTS 179-182, 187-189 & 197
- STAGE 7 LOTS 41-54 & 159-163
- STAGE 8 LOTS 136-149
- STAGE 9 LOTS 150-156 & 164-166
- STAGE 10 LOTS 251-254, 190-196 & 224-226
- STAGE 11 LOTS 227-250
- STAGE 12 LOTS 176-178, 220-223 & 216-219
- STAGE 13 LOTS 255-269 & 287-292
- STAGE 14 LOTS 270-286
- STAGE 15 LOTS 171-175 & 206-215
- STAGE 16 LOTS 55-67 & 135
- STAGE 17 LOTS 68-72 & 126-134
- STAGE 18 LOTS 73-83 & 121-125
- STAGE 19 LOTS 103-110 & 116-120
- STAGE 20 LOTS 84-92 & 111-115
- STAGE 21 LOTS 93-102

Appendix B1

THIS PLAN WAS PREPARED ONLY FOR THE PURPOSE OF OBTAINING A PRELIMINARY APPROVAL FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL. DIMENSIONS AND AREAS MAY ALTER FROM THOSE SHOWN ON THIS PLAN AFTER THE FINAL SURVEY. MEASUREMENTS ARE IN METRES. SHOULD THIS PLAN BE USED FOR CONTRACTUAL PURPOSES FINAL SURVEY DIMENSIONS SHALL PREVAIL. CONTOURS INDICATIVE OF GENERAL SLOPE ONLY. STAGES MAY BE COMBINED OR BROKEN INTO SUB STAGES.

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PROPOSED SUBDIVISION
GLEBE HILL ESTATE
PASS ROAD

GEOCOMP REF	454917
DRAWN	CBR
DATE	8-12-2005
SCALE	1 : 1250
Ref No	LYNMOOI

CRAIG B. ROGERSON

AUTHORISED CONSULTING SURVEYORS

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OWNER LYNMORE HOLDINGS
TITLE REFERENCE C.T.113137/1
PROPOSED EASEMENTS AS REQUIRED

LOCATION
CITY OF CLARENCE
GRANTEE SEE TITLE

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval

All measurements and areas are subject to the final survey

Appendix B2

SCALE 1 :2500

MUNICIPALITY CLARENCE

DATE 10/12/2004

REF. NO. LYNM001

PROPOSED SUBDIVISION

