Tasmanian Planning Scheme - Clarence
Draft Amendment



AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING PDPSPAMEND-2022/028417

To amend the Tasmanian Planning Scheme – Clarence Local Provision Map by:
- rezoning the entirety of 2 Piper Road, Geilston Bay (CT 226109/1) and 647 East Derwent Highway, Risdon (CT 115696/1) from Rural Living Zone B to Particular Purpose Zone – Clarence Lifestyle Village.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED, THIS 24th DAY OF 2026, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 20th DAY OF JULY 2026, IN THE PRESENCE OF:

CHIEF EXECUTIVE OFFICER

Scale - 1:3,000 (at A4)

This map has been produced by Clarence City Council using data from a range of agencies.
The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

CLA-P4.0 Particular Purpose Zone - Clarence Lifestyle Village

CLA – P4.1 Zone Purpose

The purpose of the Clarence Lifestyle Village Specific Area Plan is:

CLA-P4.1.1 To provide for the existing Clarence Lifestyle Village located at 2 Piper Road and the limited expansion to 647 East Derwent Highway.

CLA-P4.1.2 To provide and maintain communal facilities that encourage social and recreational opportunities for residents.

CLA-P4.1.3 To promote consistency in the siting and design of new dwellings throughout the Lifestyle Village.

CLA-P4.1.4 To provide and maintain an appropriate level of residential amenity through:

(a) Appropriate noise attenuation measures to the Tasman Highway; and

(b) Provision of reasonable private and communal open space.

CLA – P4.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

CLA – P4.3 Definition of Terms

CLA – P4.4.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Communal building	Means a building designed to provide and support communal recreational or wellbeing facilities, activities and functions for residents.
Dwelling site	Means: - The areas numbered 1 to 54, shown in Figure CLA P4.9; and - The areas numbered 2/2 to 114/2, shown in Figure CLA P4.9
Dwelling site boundaries	Means the boundaries shown for each dwelling site in Figure CLA P4.9

Internal Access Road	Means the areas providing vehicular and pedestrian access within the site.

CLA – P4.5 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Residential	If for residential aged care facility or retirement village.
Discretionary	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

CLA – P4.6 Use Standards

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

CLA – P4.7 Development Standards for Buildings and Works

CLA – P4.7.1 Building height

Objective:	That building height is consistent with the height and character of existing development within the Clarence Lifestyle Village.

Acceptable Solution	Performance Criteria
A1.1 For dwellings and communal buildings, there is no acceptable solution. **A1.2** For outbuildings (unless otherwise exempt), building height must be not more than 2.4m. **A1.3** For alterations and extensions to an existing building, building height must be not more than the height of the existing building.	**P1** For dwellings and communal buildings, building height must be not more than: (a) 5m, for all dwelling types (b) 6.5m, for communal buildings.

CLA – P4.7.2 Siting and setbacks

Objective:	To provide consistency in the siting and setbacks of development within the Clarence Lifestyle Village and ensure the efficient use of the site for: (a) retirement living through a consistent dwelling site layout; and (b) communal buildings through compatible scale.

Acceptable Solution	Performance Criteria
A1 The siting and layout of buildings and internal access roads must be in accordance with the layout shown in Figure P4.9.	**P1** The siting and layout of buildings and internal access roads may only be varied where it is demonstrated that:

	(a) Dwelling site areas are not reduced below the minimum specified in Clause P4.7.3 A1; (b) Dwelling sites are no closer to the East Derwent Highway than that shown in Figure P4.9; and (c) The floor area and capacity of existing communal facilities is not unreasonably reduced.
A2 All new Dwellings and communal buildings must be setback: a) No less than 5m from the lot side and rear boundaries for Communal buildings; and b) No less than 5m from the lot side boundaries for dwellings; and A2.1 New dwellings or communal buildings (except non-habitable buildings) must have a setback from a rear (southern) lot boundary of not less than 13m.(Figure CLA – P4.9.2)	**P2** Dwellings and communal buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the character of the development existing on established properties in the area; and (f) any overshadowing of adjoining properties or public places. **P2.1** No Performance Criteria.
A3 Dwellings must have a setback from dwelling site boundaries of not less than: (a) 2m from a frontage to the internal access road; (b) 0m from a side boundary to a carport, or 1m otherwise; and (c) 2m from a rear boundary.	**P3** The setback and siting of dwellings must be compatible with the character of established dwellings within the lifestyle village, having regard to: (a) the setback of existing dwellings to dwelling site boundaries; (b) provision of gardens and landscaping; and

A3.1 For dwelling sites 11 to 19, dwellings must have a setback from a rear dwelling site boundary of not less than 4m.	(c) the appearance when viewed from the internal access roads. **P3.1** For dwelling sites 11 to 19, there is no performance criteria for rear dwelling site setback.

CLA – P4.7.3 Design

Objective:	That buildings are designed to ensure the efficient use of the site and maintain the existing character of the village, facilitating: (a) retirement living, through consistent dwelling density; and (b) communal buildings of a scale compatible with the existing character of the village.

Acceptable Solutions	**Performance Criteria**
A1 Each dwelling must have a dwelling site area of: (a) not less than 220m^2; and (b) not more than 275m^2.	**P1** For dwelling site areas less than 220m^2, there is no performance criteria. **P1.1** Dwellings with a site area greater than 275m2 must be compatible with the layout and character of the Clarence Lifestyle Village, having regard to: (a) the average size of existing sites within the village; and (b) any changes to the layout and route of the internal access road.
A2 The gross floor area of dwellings and communal buildings must be not more than: (a) 150m2 per dwelling; and (b) 300m2 per communal building.	**P2** The gross floor area of dwellings and communal buildings must be compatible with the character and scale of established dwellings and communal buildings within the Clarence Lifestyle Village, having regard to: (a) the layout of the site;

	(b) the size and design of established dwellings and communal buildings; (c) the provision of appropriate private open space and communal space; and (d) any constraints on the site.

CLA – P4.7.4 Privacy and Private Open Space

Objective:	That dwellings within the Clarence Lifestyle Village are provided with reasonable levels of amenity and safety, including: (a) private open space that is conveniently located and has access to sunlight (b) opportunities for the planting of gardens and landscaping; and (b) reasonable opportunity for privacy.

Acceptable Solution	**Performance Criteria**
A1 Each dwelling must have an area of private open space that: (a) is not less than 24m2; and (b) has a gradient not steeper than 1 in 10.	**P1** A dwelling must have private open space that includes an area capable of serving as an extension of the unit for outdoor relaxation, dining, entertaining and children's play that is: (a) conveniently located in relation to a living area (b) orientated to take advantage of sunlight; and (d) provides sufficient space for landscaping.
A2 Windows or glazed doors, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) The window or glazed door: (i) is to have a setback of not less than 4m from a window or glazed door, to a habitable room, of an adjoining dwelling (excluding carports);	**P2** A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

(b) The window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	

CLA – P4.7.5 Landscaping

Objective:	To ensure that landscaping is provided to: (a) maintain and enhance the visual qualities of the site (b) provide screening from the East Derwent Highway; and (c) provide amenity for residents.

Acceptable Solutions	**Performance Criteria**
A1 Along the frontage to the East Derwent Highway, landscaping must be provided and have: (a) a depth of no less than 10m; and (b) include a variety of plant types and sizes.	**P1** Landscaping must be provided along the frontage to the East Derwent Highway, having regard to: (a) the effectiveness of the landscaping treatment to: (i) enhance the visual qualities of the site; and (ii) provide reasonable screening from the East Derwent Highway. (b) any advice from a suitably qualified person; and (c) have a depth of no less than 5m.

CLA – P4.7.6 Waste storage

Objective:	To provide for the storage of waste and recycling bins for all dwellings.

Acceptable Solution	**Performance Criteria**
A1 Each dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	**P1** Each dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

CLA-P4.7.7 Noise

This clause is in addition to C3.6.1, of the C3.0 Road and Railway Assets Code.

Objective:	To minimise the effects of noise on sensitive uses within the site from existing and future major roads.

Acceptable Solution	**Performance Criteria**
A1 All new habitable buildings for a sensitive use and not otherwise located within a road or railway attenuation area shown on an	**P1** Habitable buildings for a sensitive use must be sited, designed or screened to minimise adverse effects of noise from a major road, in

overlay map in the relevant Local Provisions Schedule, must: (a) be located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the *Noise Measurement Procedures Manual, 2nd edition, July 2008.*	accordance with a report prepared by a suitably qualified person, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural features; (d) the location of any private open space; (e) the speed limit and traffic volume of the road; (f) any traffic impact assessment; and (g) any mitigation measures proposed

CLA – P4.8 Development Standards for Subdivision

CLA – P4.8.1 Lot Design

Objective:	To provide for subdivision that is compatible with the zone purpose and does not have an unreasonable impact on the layout of the site.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot in a plan of subdivision, must: (a) be for the consolidation of a lot with another lot, provided each lot is within the same zone (b) be required for public use by the Crown, a Council or State authority; or (c) be required for the provision of Utilities.	**P1** No performance criteria.
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site;

	(b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

CLA – P4.8.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** No performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site;

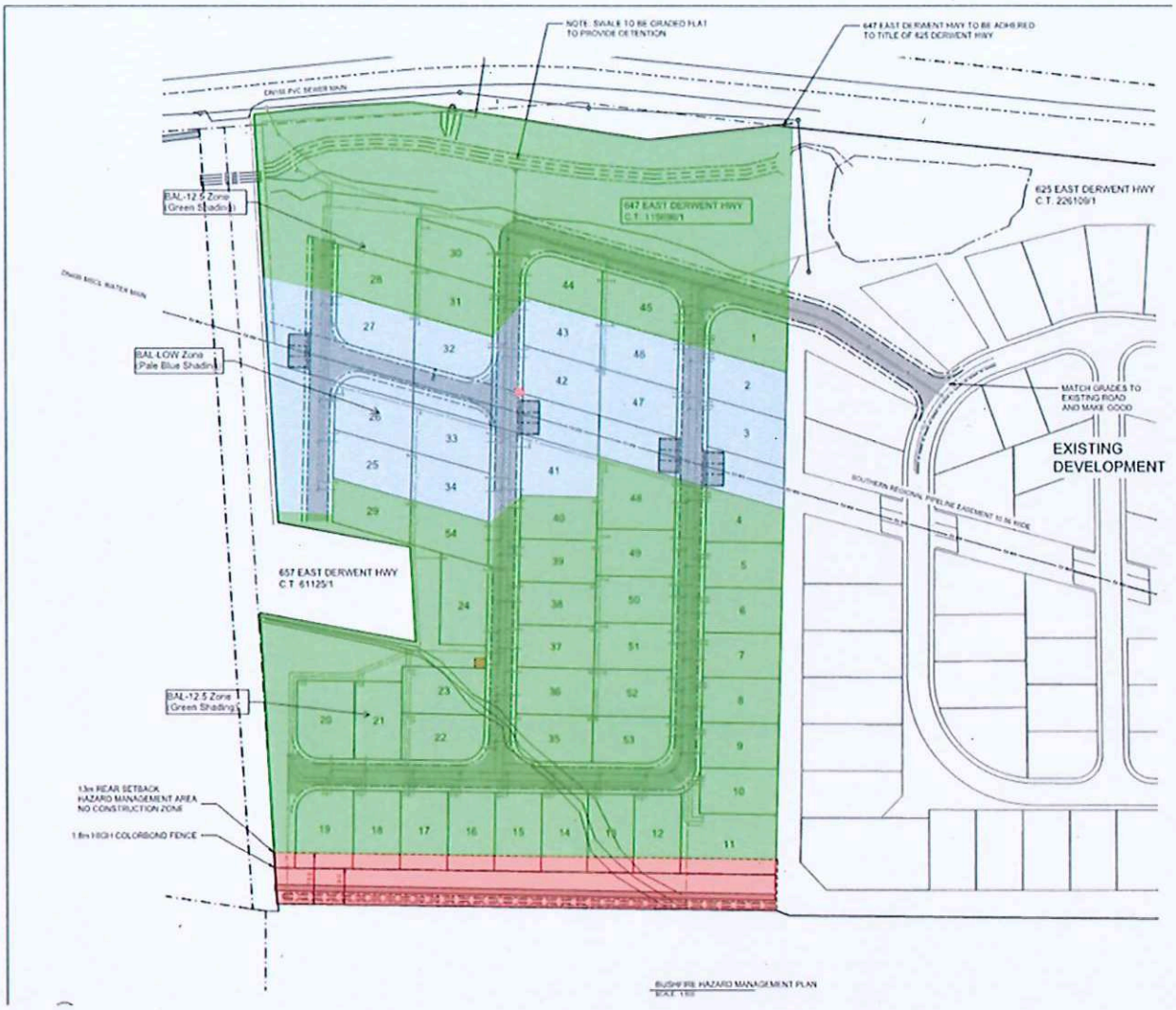
	(c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

CLA – P4.9 Tables

Figure CLA-S4.9.1 – Clarence Lifestyle Village Layout



Figure CLA – P4.9.2 – 13m setback Hazard Management Area as required by clause CLA – P4.7.2 A2.1



AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING

PDPSPAMEND-2022/028417 - Planning Scheme Amendment and Permit Application - 2 Piper Road, 647 East Derwent Highway & 657 East Derwent Highway, Risdon

To amend the Tasmanian Planning Scheme - Clarence Local Provision Map by rezoning:

- The entire land of 2 Piper Road, Geilston Bay (Volume 226109 Folio 1) and 647 East Derwent Highway (Volume 115696 Folio 1) , Risdon from Rural Living Zone B to Particular Purpose Zone – Clarence Lifestyle Village.

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