

## **Burnie Local Provisions Schedule**

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## Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
5	9 July 2025	section 80O alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
4	2 October 2024	section 80O alteration	Miscellaneous changes to correct formatting, grammatical errors, minor expression, numerical referencing and punctuation. Changes assist/necessary to implement the Tasmanian Planning Schemes Online (TPSO).	Text
3	5 August 2024	2023-2	Rezone part of the land at Massy-Greene Drive, South Burnie (folio of the Register 145244/1) from Open Space to General Industrial	Map
2	18 January 2024	2023-1	Rezone 329 Ridgley Highway, Romaine and the adjoining Cascade Road to the road centreline from Agriculture to Rural	Map
1	22 July 2020	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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## **BUR-Local Provisions Schedule Title**

BUR-1.1 This Local Provisions Schedule is called the Burnie Local Provisions Schedule and comprises all the land within the municipal area.

## **BUR-Effective Date**

BUR-1.2 The effective date for this Local Provisions Schedule is 22 July 2020.

## **BUR-Local Area Objectives**

This clause is not used in this Local Provisions Schedule.

## **BUR-Particular Purpose Zones**

There are no particular purpose zones in this Local Provisions Schedule.

## **BUR-Specific Area Plans**

### **BUR-S1.0 Heybridge Residential Nature Reserve Specific Area Plan**

#### **BUR-S1.1 Plan Purpose**

The purpose of the Heybridge Residential Nature Reserve Specific Area Plan is:

- BUR-S1.1.1 To create 6 separate residential hamlets containing a total of 90 residential lots, embedded within a bushland setting where infrastructure; environmental and hazard constraints; and natural, landscape and scenic values limit the density, location and form of development for residential use.
- BUR-S1.1.2 To provide for single dwelling residential use and development on each residential lot on the approved subdivision in a manner that is compatible with the character and scenic and landscape values of the land, and consistent with protection of the physical and ecological capabilities of the site to provide for a safe, healthy and attractive place in which to live and visit.
- BUR-S1.1.3 To provide for Food Services and Visitor Accommodation use and development on land described by folio of the Register 160924/96.
- BUR-S1.1.4 To retain an area of high conservation value bushland on land described by folio of the Register 160924/1 as the Heybridge Nature Reserve in common ownership with each of the residential lots and managed by the body corporate as a nature reserve to surround and buffer each of the residential hamlets.

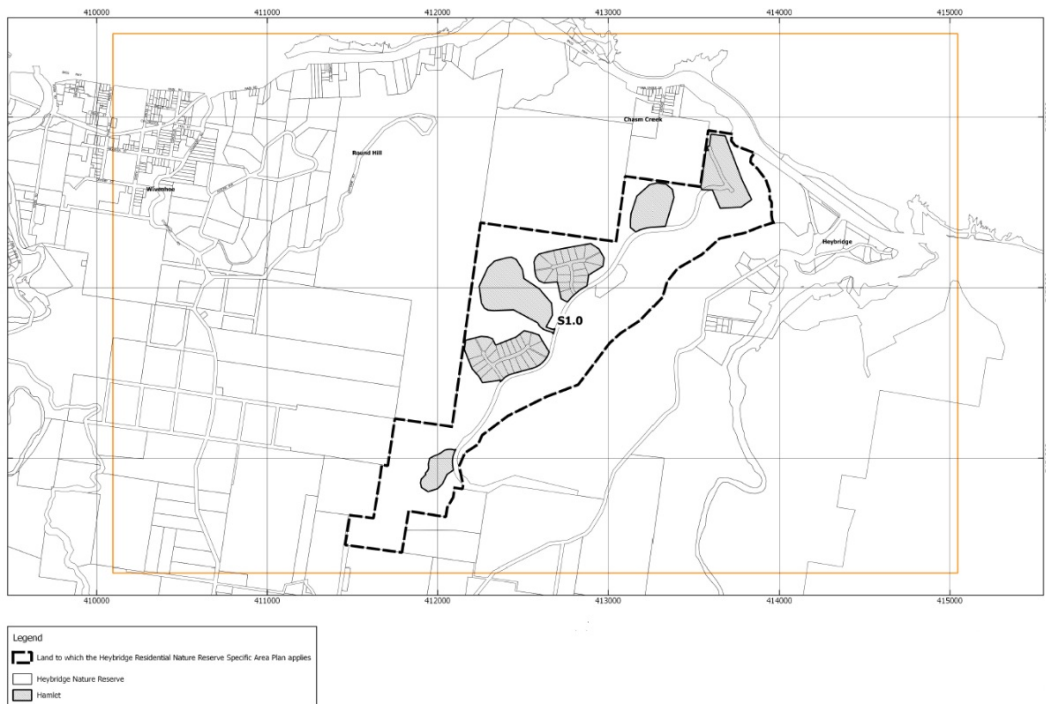
### BUR-S1.2 Application of this Plan

BUR-S1.2.1 The specific area plan applies to the area of land designated as Heybridge Residential Nature Reserve Specific Area Plan on the overlay maps and in Figure BUR-S1.1.

BUR-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of:

- (a) Landscape Conservation Zone;
- (b) Environmental Management Zone;
- (c) Natural Assets Code;
- (d) Scenic Protection Code; and
- (e) Bushfire-Prone Areas Code, as specified in the relevant provision.

Figure BUR-S1.1 - Heybridge Residential Nature Reserve Specific Area Plan as required by clause BUR-S1.2.1 and clause BUR-S1.4.1



### BUR-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

**BUR-S1.4 Definition of Terms**

BUR-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

<b>Terms</b>	<b>Definition</b>
approved subdivision	means the arrangement for the layout of lots and roads within the Heybridge Residential Nature Reserve described in permit SD 2008/1113 issued by the Burnie City Council on 18 December 2008, and includes any document in relation to the land registered by the Officer of the Recorder of Titles Tasmania.
hamlet	means one of the 6 residential clusters on the approved subdivision plan as shown on an overlay map and in Figure BUR-S1.1.
Heybridge Nature Reserve	means the area of common land within the Heybridge Residential Nature Reserve as described on folio of the Register 160924/1 and shown on an overlay map and in Figure BUR-S1.1.

**BUR-S1.5 Use Table**

BUR-S1.5.1 Use Table - Landscape Conservation Zone

This clause is in substitution for Landscape Conservation Zone - clause 22.2 Use Table.

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
None	
<b>Permitted</b>	
Food Services	If on land described on folio of the Register 160924/96 and located within a building area shown on a sealed plan for the approved subdivision.
Residential	If for: (a) a home-based business; or (b) a single dwelling per lot located within a building area shown on a sealed plan for the approved subdivision.
Utilities	If for minor utilities.
Visitor Accommodation	If on land described on folio of the Register 160924/96 and located within a building area shown on a sealed plan for the approved subdivision.
<b>Discretionary</b>	
Utilities	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

BUR-S1.5.2 Use Table - Environmental Management Zone

This clause is in substitution for Environmental Management Zone - clause 23.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
No Permitted uses	
<b>Discretionary</b>	
Research and Development	
Utilities	
<b>Prohibited</b>	
All other uses	

**BUR-S1.6 Use Standards**

This clause is not used in this specific area plan.

**BUR-S1.7 Development Standards for Buildings and Works**

BUR-S1.7.1 Site coverage

This clause is in substitution for Landscape Conservation Zone - clause 22.4.1 Site coverage.

<b>Objective:</b>	Site coverage minimises impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> A building for a dwelling must not be located within any area shown as "Zone A" on a lot on a sealed plan for the approved subdivision.	<b>P1</b> No Performance Criterion.
<b>A2</b> Site coverage must be not more than 40%.	<b>P2</b> Site coverage must minimise impacts on the landscape values of the Heybridge Nature Reserve, having regard to:  (a) the appearance when viewed from any location outside the boundaries of the hamlet;  (b) the topography of the site;  (c) the extent of existing clearing and the need for additional removal of vegetation;  (d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve; and  (e) the ability for landscape planting within the site to screen the building.

22.4.2 Building height and siting

This clause is in substitution for Landscape Conservation Zone - clause 22.4.2 Building height, siting and exterior finishes.

<p><b>Objective:</b></p>	<p>That building height, setback and siting:</p> <ul style="list-style-type: none"> <li>(a) minimises impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet;</li> <li>(b) is compatible with the bushland setting; and</li> <li>(c) provides sufficient separation between dwellings on adjoining lots to minimise impact on amenity by overshadowing and overlooking.</li> </ul>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Building height must be not more than 6m.</p>	<p><b>P1.1</b> Building height must minimise impacts on the landscape values of the Heybridge Nature Reserve, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance when viewed from any location outside the boundaries of the hamlet;</li> <li>(b) the topography of the site;</li> <li>(c) the extent of existing clearing and the need for additional removal of vegetation;</li> <li>(d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve;</li> <li>(e) the ability for landscape planting within the site to screen the building; and</li> <li>(f) the bulk, form and external finishes of the building.</li> </ul> <p><b>P1.2</b> Building height must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the impact of shadowing from the building on access by sunlight to a habitable room, roof area, and private open space area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution setback requirement; and</li> <li>(b) the potential for overlooking on visual privacy in a habitable room or private open space area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution setback requirement.</li> </ul>

<p><b>A2</b> Buildings must have a setback from a frontage of not less than 20m.</p>	<p><b>P2</b> The setback of a building from a frontage must be compatible with the landscape values of the Heybridge Nature Reserve, having regard to:</p> <ul style="list-style-type: none"><li>(a) the appearance when viewed from any location outside the boundaries of the hamlet;</li><li>(b) the topography of the site;</li><li>(c) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;</li><li>(d) whether location will assist in the retention of existing vegetation to screen development on the site and within the hamlet;</li><li>(e) the ability for landscape planting within the site to screen the building;</li><li>(f) the bulk, form and external finishes of the building; and</li><li>(g) the frontage setbacks of adjacent building.</li></ul>
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<p><b>A3</b> Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p><b>P3.1</b> Buildings must be sited to not cause an unreasonable loss of amenity or impact on the landscape values of the Heybridge Nature Reserve, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance when viewed from any location outside the boundaries of the hamlet;</li> <li>(b) the topography of the site;</li> <li>(c) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;</li> <li>(d) whether location will assist in the retention of existing vegetation to screen development on the site and within the hamlet;</li> <li>(e) the ability for landscape planting within the site to screen the building;</li> <li>(f) the bulk, form and external finishes of the building;</li> <li>(g) the size, shape and orientation of the lot; and</li> <li>(h) the side and rear setbacks of adjacent buildings.</li> </ul> <p><b>P3.2</b> Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> <li>(a) the impact of shadowing from the building on access by sunlight to a habitable room, roof area, and private open space area for existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement; and</li> <li>(b) the potential for overlooking on visual privacy in a habitable room or private open space area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement.</li> </ul>
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BUR-S1.7.3 Landscape protection

This clause is in substitution for Landscape Conservation Zone - clause 22.4.4 Landscape protection.

<b>Objective:</b>	The landscape values of the Heybridge Residential Nature Reserve are protected and managed to minimise adverse impacts when viewed from any location outside the boundaries of a hamlet.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Exterior building surfaces must:</p> <p>(a) have a light reflectance value of not more than 40%; and</p> <p>(b) be variably finished in dark natural tones of grey, green or brown.</p>	<p><b>P1</b></p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the Heybridge Nature Reserve, having regard to:</p> <p>(a) the appearance when viewed from any location outside the boundaries of the hamlet;</p> <p>(b) the topography of the site;</p> <p>(c) the need to remove vegetation;</p> <p>(d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Nature Reserve buffer;</p> <p>(e) the ability for specified landscape planting within the site to screen the building;</p> <p>(f) the bulk and form of the building;</p> <p>(g) any visual division of surface areas by architectural form or surface treatment;</p> <p>(h) the use of shading devices to minimise reflection; and</p> <p>(i) the nature of external finishes.</p>
<p><b>A2</b></p> <p>All electricity supply and telecommunication cables within each lot must be by underground reticulation.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Buildings and works must not include cut or land filling that will result in a change to existing ground level by more than 1m.</p>	<p><b>P3</b></p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <p>(a) the appearance when viewed from any location outside the boundaries of the hamlet;</p> <p>(b) the topography of the site;</p> <p>(c) the extent of existing clearing and the need for additional removal of vegetation;</p> <p>(d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;</p> <p>(e) the ability for specified landscape planting within the site to screen the building or works to view from locations external to the site; and</p> <p>(f) likely impact on the stability of adjacent land.</p>

BUR-S1.7.4 Clearance within a priority vegetation area

This clause is in substitution for Natural Assets Code - clause C7.6.2 Clearance within a priority vegetation area.

<b>Objective:</b>	<p>That clearance of native vegetation within a priority vegetation area:</p> <ul style="list-style-type: none"> <li>(a) does not result in unreasonable loss of priority vegetation;</li> <li>(b) is appropriately managed to adequately protect identified priority vegetation; and</li> <li>(c) minimises and appropriately manages impacts from construction and development activities.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> Clearance of native vegetation within a priority vegetation area must be within a hamlet or road area shown on the approved subdivision other than on the lot described on folio of the Register 160924/1.</p>	<p><b>P1.1</b> Clearance of native vegetation within the lot described on folio of the Register 160924/1 must be for:</p> <ul style="list-style-type: none"> <li>(a) bushfire hazard management, including for the provision of a fire track or an emergency exit track;</li> <li>(b) provision of a bush path;</li> <li>(c) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;</li> <li>(d) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</li> <li>(e) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</li> </ul> <p><b>P1.2</b> Clearance of native vegetation within the lot described on folio of the Register 160924/1 must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</li> <li>(b) any particular requirements for the buildings and works;</li> <li>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</li> <li>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</li> <li>(e) any on-site biodiversity offsets; and</li> <li>(f) any existing cleared areas on the site.</li> </ul>

BUR-S1.7.5 Development within a scenic protection area

This clause is in substitution for Scenic Protection Code - clause C8.6.1 Development within a scenic protection area.

<p><b>Objective:</b></p>	<p>That:</p> <ul style="list-style-type: none"> <li>(a) clearance of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and</li> <li>(b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.</li> </ul>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Buildings or works, including clearance of vegetation, must be within a hamlet or road area shown on the approved subdivision other than on the lot described on folio of the Register 160924/1.</p>	<p><b>P1.1</b> Clearance of vegetation on the lot described on folio of the Register 160924/1 must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the vegetation to be removed;</li> <li>(b) the area of vegetation to be removed;</li> <li>(c) the topography of the site;</li> <li>(d) any visual impact on a skyline; and</li> <li>(e) the nature of the reduction of the scenic value.</li> </ul> <p><b>P1.2</b> Buildings or works within the lot described on folio of the Register 160924/1 must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the location of, and materials used in construction of, driveways or access tracks;</li> <li>(c) proposed reflectance and colour of external finishes;</li> <li>(d) design and proposed location of the buildings or works;</li> <li>(e) the extent of any cut or fill required;</li> <li>(f) any visual impact on a skyline; and</li> <li>(g) any existing or proposed screening.</li> </ul>

BUR-S1.7.6 Provision of a water supply for fire fighting purposes

This clause is in substitution for Bushfire-Prone Areas Code - clause C13.6.3 Provision of a water supply for fire fighting purposes.

<b>Objective:</b>	An adequate, accessible and reliable water supply for the purposes of fire fighting is provided to allow for the protection of life and property as a part of the development on a residential or commercial lot shown on the approved subdivision.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table S1.9.1; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

**BUR-S1.8 Development Standards for Subdivision**

BUR-S1.8.1 Subdivision

This clause is in substitution for Landscape Conservation Zone - clause 22.5.1 Lot design.

<b>Objective:</b>	The creation, layout and dimensions of lots is in accordance with the approved subdivision.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot must contain an area shown as "Zone A" on the sealed plan:  (a) to contain on-site wastewater and stormwater management areas;  (b) to identify a bushfire hazard management area; and  (c) within which no dwelling is permitted.	<b>P1</b> No Performance Criterion.
<b>A2</b>	If subdivision is undertaken by stages, each stage must comprise of all the lots in one or more of the hamlets shown on the plan for the approved subdivision.	<b>P2</b> No Performance Criterion.
<b>A3</b>	The timing of subdivision for hamlet 5 on the approved subdivision plan must be coordinated with the close-out of the licensed landfill on land described on folio of the Register 174630/1.	<b>P3</b> No Performance Criterion.

BUR-S1.8.2 Subdivision within a priority vegetation area

This clause is in substitution for Natural Assets Code - clause C7.7.2 Subdivision within a priority vegetation area.

<b>Objective:</b>	Works associated with subdivision within a priority vegetation area: (a) will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Work associated with subdivision in a priority vegetation area must be within a hamlet or road area shown on the approved subdivision other than on the lot described on folio of the Register 160924/1.	<b>P1</b> No Performance Criterion.

**BUR-S1.9 Tables**

BUR-S1.9.1 Static water supply for fire fighting

This clause is in substitution for Bushfire-Prone Areas Code - Table C13.5 Static Water Supply for Fire Fighting.

Element	Requirement
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<p><b>A.</b></p>	<p>Distance between building area to be protected and water supply.</p>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the firefighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<p><b>B.</b></p>	<p>Static Water Supplies.</p>	<p>The static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 20,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:             <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>

<p><b>C.</b></p>	<p>Fittings, pipework and accessories (including stands and tank supports).</p>	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm<sup>1</sup> ;</li> <li>(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is:             <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
<p><b>D.</b></p>	<p>Signage for static water connections.</p>	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> <li>(a) water tank signage requirements of Australian Standard AS 2304- 2011 Water storage tanks for fire protection systems; or</li> <li>(b) the following requirements:             <ul style="list-style-type: none"> <li>(i) be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100mm in height;</li> <li>(ii) be in fade-resistant material with white reflective lettering and circle on a red background;</li> <li>(iii) be located within 1m of the firefighting water point in a situation which will not impede access or operation; and</li> <li>(iv) be no less than 400mm above the ground.</li> </ul> </li> </ul>

E.	Hardstand.	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>
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## BUR-S2.0 Burnie Town Centre Parking Specific Area Plan

### BUR-S2.1 Plan Purpose

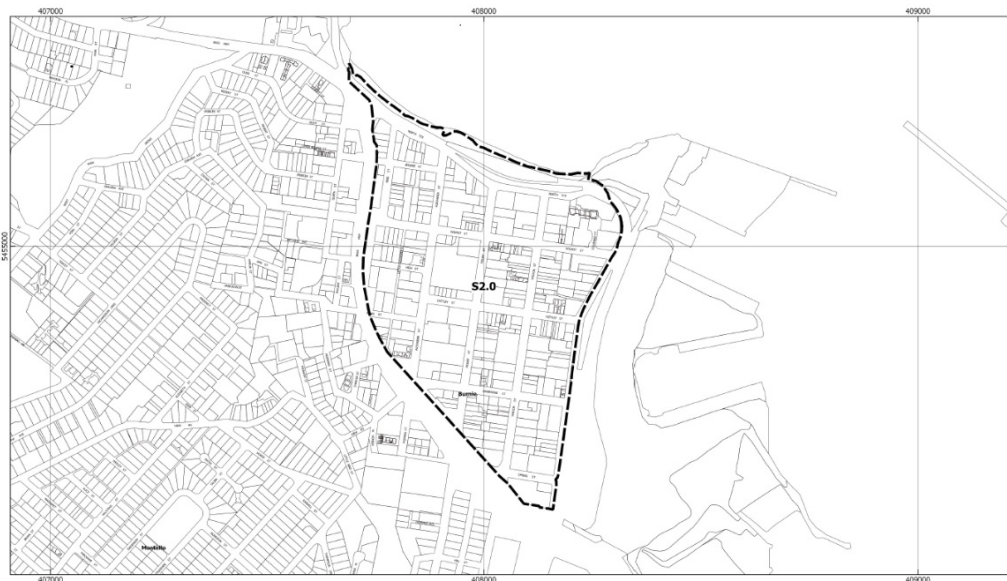
The purpose of the Burnie Town Centre Parking Specific Area Plan is:

- BUR-S2.1.1 To maximise land use efficiency and reduce costs to business and developers on land located within the Burnie town centre by not requiring new or intensified use or development, other than Residential use and Visitor Accommodation use, on land located within the Burnie town centre to provide on-site car parking spaces, bicycle parking space, or motorcycle parking space.
- BUR-S2.1.2 To provide an appropriate level of car parking, bicycle parking and motorcycle parking space by a combination of existing and potential future private and public sector parking areas that aggregate parking provision into accessible shared use public parking sites to service multiple destinations and cater to both long-term and short-term need during periods of peak activity.

### BUR-S2.2 Application of this Plan

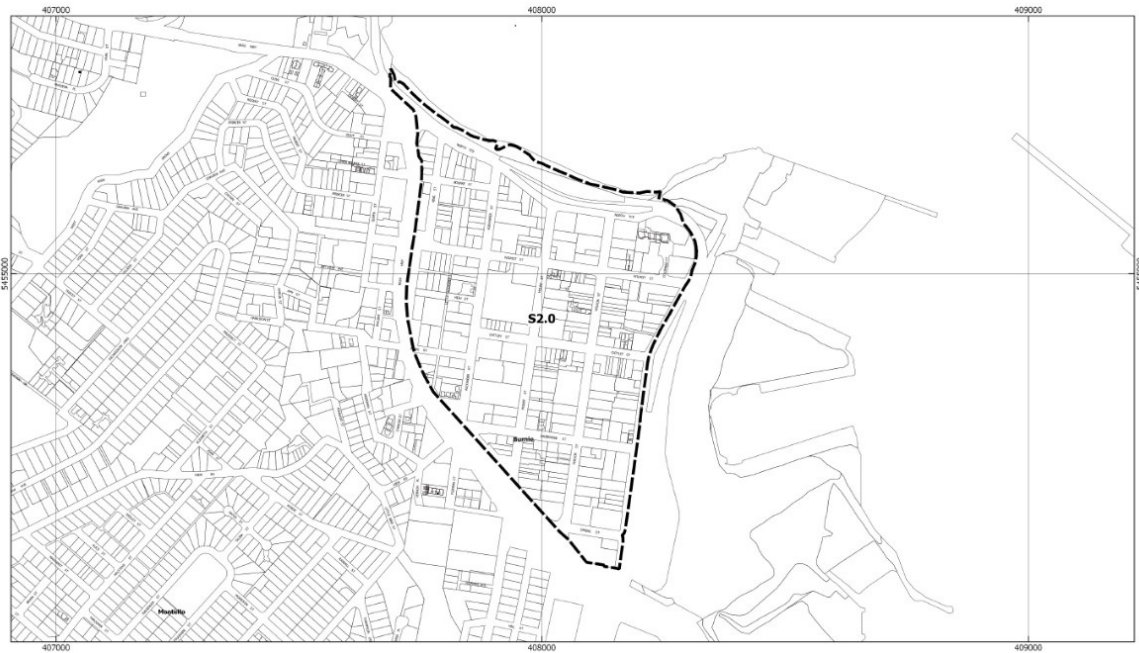
BUR- The specific area plan applies to the area of land designated as the Burnie Town Centre Parking S2.2.1 Specific Area Plan on the overlay maps and indicated on Figure BUR-S2.1.

Figure BUR-S2.1



BUR- In the area of land this plan applies to, the provisions of the specific area plan are in substitution for S2.2.2 the provisions of the Parking and Sustainable Transport Code as specified in the relevant provision.

Figure BUR-S2.1 - Burnie Town Centre Parking Specific Area Plan as required by clause BUR-S2.2.1



**BUR-S2.3 Local Area Objectives**

This clause is not used in this specific area plan.

**BUR-S2.4 Definition of Terms**

This clause is not used in this specific area plan.

**BUR-S2.5 Use Table**

This clause is not used in this specific area plan.

**BUR-S2.6 Use Standards**

BUR-S2.6.1 Car parking numbers for Residential and Visitor Accommodation use

This clause is in substitution for Parking and Sustainable Transport Code - clause C2.5.1 Car parking numbers.

<b>Objective:</b>	An appropriate level of car parking spaces are provided to meet the needs of Residential and Visitor Accommodation uses.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> The number of on-site car parking spaces for Residential and Visitor Accommodation must be not less than the number specified in Table C2.1.</p>	<p><b>P1</b> The number of on-site car parking spaces for Residential and Visitor Accommodation must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use and car parking required;</li> <li>(b) the size of the building and the number of bedrooms;</li> <li>(c) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(d) the ability of multiple users to share spaces because of:             <ul style="list-style-type: none"> <li>(i) variation in car parking demand over time; or</li> <li>(ii) efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>(e) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(f) the availability and frequency of other transport alternatives;</li> <li>(g) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> <li>(h) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>(i) the effect on streetscape; and</li> <li>(j) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</li> </ul>

**BUR-S2.6.2 Bicycle parking numbers for Residential and Visitor Accommodation use**

This clause is in substitution for Parking and Sustainable Transport Code - clause C2.5.2 Bicycle parking numbers.

<b>Objective:</b>	An appropriate level of bicycle parking spaces are provided to meet the needs of Residential and Visitor Accommodation uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> The number of on-site bicycle parking spaces for Residential and Visitor Accommodation must be not less than the number specified in Table C2.1.	<b>P1</b> Bicycle parking spaces for Residential and Visitor Accommodation must be provided to meet the reasonable needs of the use, having regard to:  (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and  (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.	

**BUR-S2.6.3 Motorcycle parking numbers for Residential and Visitor Accommodation uses**

This clause is in substitution for Parking and Sustainable Transport Code - clause C2.5.3 Motorcycle parking numbers.

<b>Objective:</b>	An appropriate level of motorcycle parking spaces is provided to meet the needs of Residential and Visitor Accommodation uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> The number of on-site motorcycle parking spaces for Residential and Visitor Accommodation must:  (a) be not less than the number specified in Table C2.4; and  (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	<b>P1</b> Motorcycle parking spaces for Residential and Visitor Accommodation must be provided to meet the reasonable needs of the use, having regard to:  (a) the nature of the proposed use and development;  (b) the topography of the site;  (c) the location of existing buildings on the site;  (d) any constraints imposed by existing development; and  (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	

**BUR-S2.7 Development Standards for Buildings and Works**

This clause is not used in this specific area plan.

**BUR-S2.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**BUR-S2.9 Tables**

This clause is not used in this specific area plan.

**BUR-Site-specific Qualifications**

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
BUR-10.1	1 Young Street, Upper Burnie	43539/1	<p>A substitution to 10.4.1 Residential density for multiple dwellings for this site is:</p> <p><b>10.4.1 Dwelling density</b></p> <p><b>Objective:</b> Residential density is to:</p> <ul style="list-style-type: none"> <li>(a) make efficient use of land for housing;</li> <li>(b) optimise utilities and community services; and</li> <li>(c) be consistent with any constraint on suitability of the land for residential use.</li> </ul> <p><b>A1</b> Dwellings must have a site area per dwelling of not less than 2,500m<sup>2</sup>.</p> <p><b>P1</b> The number of dwellings on a site must be consistent with the capability of the land for residential use in terms of:</p> <ul style="list-style-type: none"> <li>(a) a suitable building area;</li> <li>(b) access from a road;</li> <li>(c) provision of a water supply;</li> <li>(d) disposal of sewage;</li> <li>(e) disposal of stormwater; and</li> <li>(f) a tolerable risk from a natural hazard.</li> </ul>	Low Density Residential Zone - clause 10.4.1 Residential density for multiple dwellings

BUR-10.2	2A Brooklyn Road, Brooklyn	124801/1	<p>A substitution to 10.4.1 Residential density for multiple dwellings for this site is:</p> <p><b>10.4.1 Dwelling density</b></p> <p><b>Objective:</b> Residential density is to:</p> <ul style="list-style-type: none"> <li>(a) make efficient use of land for housing;</li> <li>(b) optimise utilities and community services; and</li> <li>(c) be consistent with any constraint on suitability of the land for residential use.</li> </ul> <p><b>A1</b> Dwellings must have a site area per dwelling of not less than 2,500m<sup>2</sup>.</p> <p><b>P1</b> The number of dwellings on a site must be consistent with the capability of the land for residential use in terms of:</p> <ul style="list-style-type: none"> <li>(a) a suitable building area;</li> <li>(b) access from a road;</li> <li>(c) provision of a water supply;</li> <li>(d) disposal of sewage;</li> <li>(e) disposal of stormwater; and</li> <li>(f) a tolerable risk from a natural hazard.</li> </ul>	Low Density Residential Zone - clause 10.4. .1 Residential density for multiple dwellings
BUR-19.1	Shown on the overlay map as BUR-19.1	216413/8 76195/9 216005/10 232168/1 167400/1 223549/1 77451/1 77451/2 60836/1 60836/2 231380/1 231381/1 222644/1	<p>Additional Permitted Use Classes for these sites are:</p> <ul style="list-style-type: none"> <li>(a) Community Meeting and Entertainment; and</li> <li>(b) Sports and Recreation.</li> </ul>	General Industrial Zone - clause 19.2 Use Table

**BUR-Code Lists**

**BUR-C3.0 Road and Railway Assets Code**

**BUR-Table C3.1 Other Major Roads**

Road	From	To
This table is not used in this Local Provision Schedule.		

**BUR-C6.0 Local Historic Heritage Code****BUR-Table C6.1 Local Heritage Places**

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provision Schedule.						

**BUR-Table C6.2 Local Heritage Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provision Schedule.			

**BUR-Table C6.3 Local Historic Landscape Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provision Schedule.			

**BUR-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provision Schedule.				

**BUR-Table C6.5 Significant Trees**

Reference Number	Town/Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provision Schedule.							

**BUR-C8.0 Scenic Protection Code**

**BUR-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
BUR-C8.1	Burnie Urban Settlement Scenic Protection Area	Land adjacent to and visible from within the Burnie urban settlement area and its immediate hinterland, being the coastal escarpment above Bass Strait and the slopes and ridges of Round Hill, a vegetated creek line flowing through Park Grove, and the deeply incised and heavily vegetated coastal valleys of the Cam River, Emu River and Blythe River.	<p>(a) Relatively intact native vegetation cover on Round Hill visible from the established residential areas and major road transport routes for the Burnie settlement area.</p> <p>(b) A coastal escarpment that is prominent to view from the Bass Highway road transport route and the coastal settlement areas of Burnie.</p> <p>(c) Deeply incised coastal river valleys that contain intact native forest and provide an immediate landscape contrast to the urban development on the approaches to the Burnie settlement area.</p>	<p>(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;</p> <p>(b) To maintain skylines free of visible development; and</p> <p>(c) To reduce the visual contrast between buildings and works and the natural bushland.</p>

**BUR-Table C8.2 Scenic Road Corridors**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provision Schedule.			

**BUR-C11.0 Coastal Inundation Hazard Code**

**BUR-Table C11.1 Coastal Inundation Hazard Bands AHD Levels**

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Burnie	1.8	2.7	3.3	3
Chasm Creek	1.8	2.7	3.2	2.9
Cootee	1.8	2.7	3.3	3
Park Grove	1.8	2.7	3.3	3
Round Hill	1.8	2.7	3.2	2.9
South Burnie	1.8	2.7	3.3	3
Wivenhoe	1.8	2.7	3.3	3
All other localities	1.8	2.7	3.3	3

**BUR-Applied, Adopted or Incorporated Documents**

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule.		