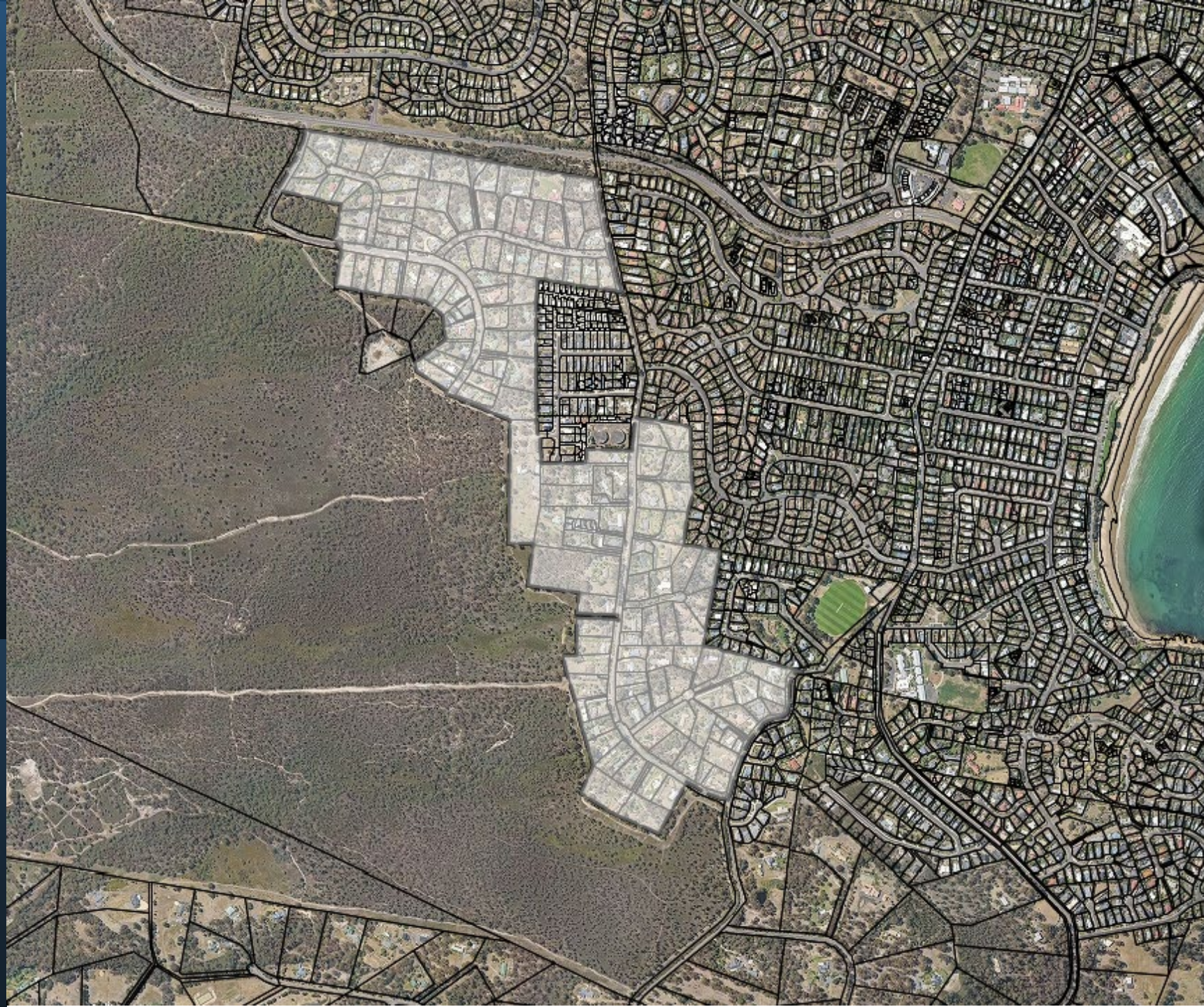
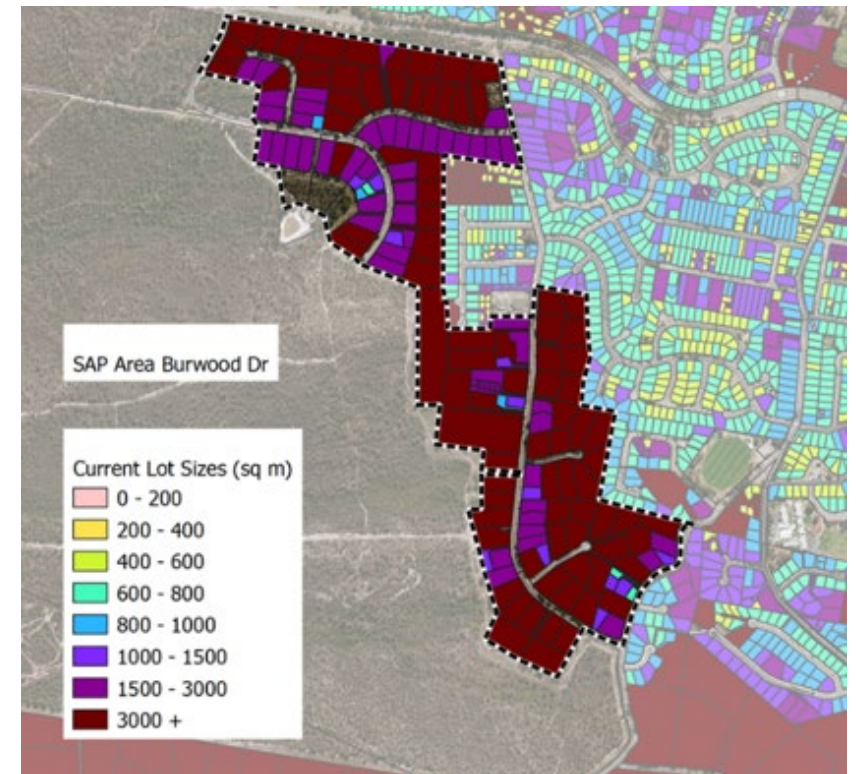
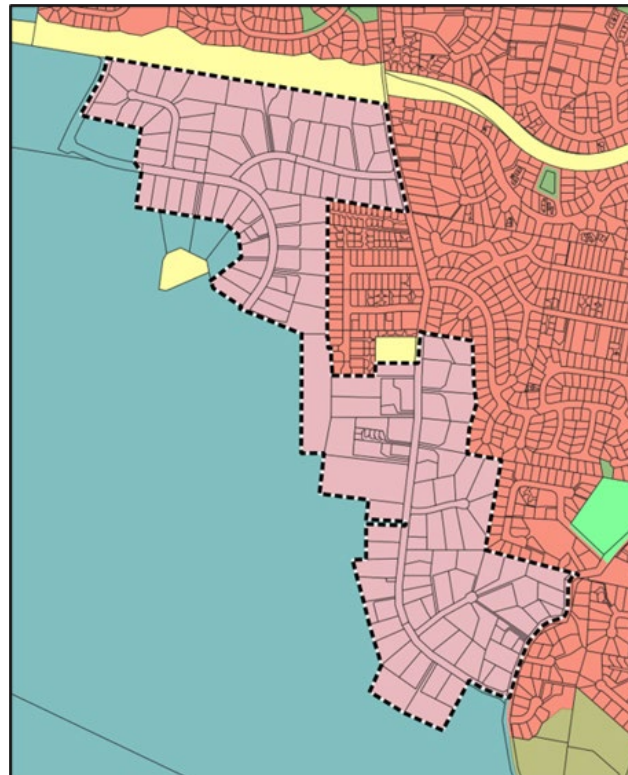


KIN-S5.0 Burwood Drive SAP



Context

- Blackmans Bay is located within a bowl-shaped area facing the coast. There are elevated areas to the north, west (the Burwood Road area) and the south.
- The SAP area borders Peter Murrell Reserve.
- Ranging lot sizes with the majority greater than 3,000sqm.
- Dense vegetation and location contribute to a high bushfire risk, requiring a distinct planning and risk management approach.





Translation considerations

Kingborough Interim Planning Scheme 2015

- Low Density Residential Zone
- Subdivision provisions require a min lot size of 5,000m²
- Multiple dwelling development prohibited.
- Environmental protection applied through the application of the Biodiversity Area Overlay and associated code.
- Local area objective:

BLACKMANS BAY	
(a) Areas within Blackmans Bay that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.	(a) Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity.

Tasmanian Planning Scheme (standard provisions)

- Under the SPPs, minimum lot size requirement reduces to 1,500m² (1,200m² under performance criteria)
- Multiple Dwellings possible (1,500m² site area per dwelling and 1,200m² under performance criteria)
- Priority Vegetation Overlay only applies to subdivision in the Low Density Residential Zone

Bushfire risk

- The area adjoins the extensive Peter Murrell Reserve, creating a strong interface between a large bushland area and an established urban setting, which introduces inherent tension and exposure to bushfire risk.
- A strategic approach is required to manage bushfire risk in this context, consistent with STRLUS hazard policy, ensuring development does not exacerbate risk.
- This approach must also navigate the tension with STRLUS densification and infill policies, recognising that in some locations a status quo outcome may be warranted to appropriately respond to these constraints.
- Risk and Hazard policies of STRLUS require management of bushfire risk.

MRH 1.1 *Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.*

MRH 1.4 *Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.*

MRH 1.5 *Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.*

Settlement

- Settlement policies under STRLUS promote infill and densification within the UGB, but this approach is not universally appropriate across all locations.
- In areas adjoining large reserves, the interface between bushland and urban development introduces constraints that limit the suitability of increased density.
- Existing urban form, including road layout and access limitations, further reduces the capacity to safely accommodate additional intensification.
- A strategic, place-based approach is required to align settlement outcomes with hazard management objectives, particularly bushfire risk.
- In this context, maintaining a lower-density or status quo outcome in selected areas may be a justified response to balance settlement objectives with safety and resilience.
- STRLUS also allows the application of the Low Density Residential Zone to acknowledge existing areas.

SRD 1.6

Utilise the Low Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.

Environment and landscape

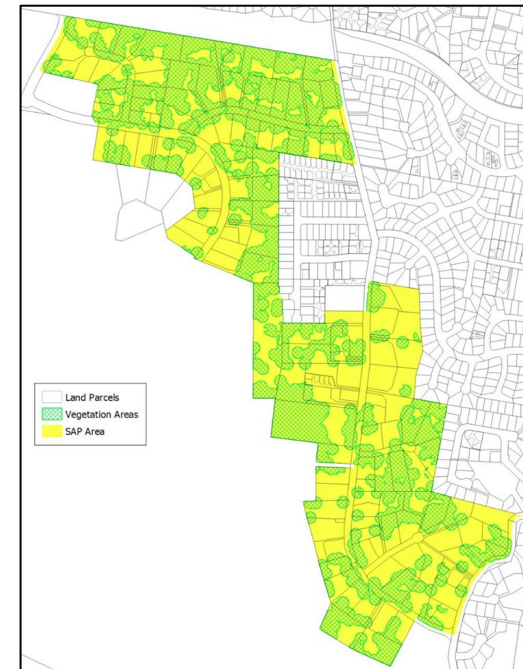
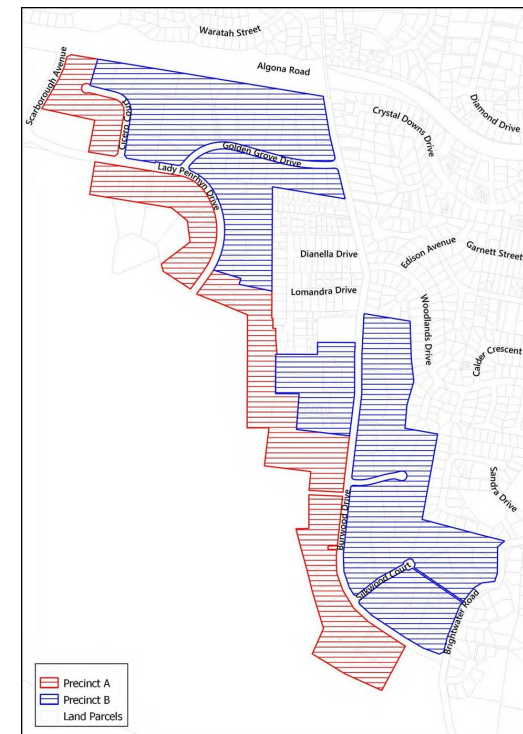
- The SAP area and adjoining reserve contain significant environmental values, including threatened communities and habitat supporting high conservation-priority species.
- While bushfire risk management and densification objectives introduce competing priorities, there remains a strategic opportunity to retain vegetation provisions that support environmental and landscape values, particularly as these outcomes may be constrained under the new planning scheme.
- The SAP enables development consistent with the underlying zoning while encouraging retention of vegetation that supports landscape character and ecological connectivity.
- STRLUS biodiversity policy supports this by promoting consistent regional management of native vegetation with scope for local variation.

BNV 1.4 Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.



Proposed SAP

- Maintain the Low Density Residential Zone as per KIPS2015
- **Precinct A** - maintaining the subdivision KIPS2015 requirement for a min lot size apply multiple dwelling site area per dwelling of 5,000m² (4,500m² under performance criteria).
- **Precinct B** –SPP min lot size and multiple dwelling site area per dwelling of 1,500m² (1,200m² under performance criteria).
- Vegetation management in both precincts thorough refined mapping
- Performance criteria allows consideration of bushfire requirements.





Comparison of provisions

	KIPS2015	SPPs	Burwood Drive SAP
Minimum lot size	5,000m ²	1,500m ² (1,200m ² under PC)	Precinct A: 5,000m ² (4,500m ² under PC) Precinct B: 1,500m ² (1,200m ² under PC)
Multiple dwellings	Prohibited	Site area per dwelling 1,500m ² (1,200m ² under PC)	Precinct A: Site area per dwelling 5,000m ² (4,500m ² under PC) Precinct B: Site area per dwelling 1,500m ² (1,200m ² under PC)
Vegetation management	Managed via zone standards and Biodiversity Code.	Priority Vegetation provisions only apply to subdivision.	Specific vegetation controls to retain key values. Mapping is refined. PC allows consideration of bushfire requirements.