

State Planning Provisions

Making of Amendment 01-2017

After considering the Tasmanian Planning Commission's (the Commission) report under section 30J of the *Land Use Planning and Approvals Act 1993* (the Act), I have resolved to make amendment 01-2017 to the State Planning Provisions (SPPs), as modified, in accordance with section 30P(5)(a) of the Act.

I accept the Commission's recommendations in their report under section 30J of the Act.

In accordance with section 30O(1) of the Act, I am satisfied that amendment 01-2017 to the SPPs, as modified, meets the SPPs criteria.

In accordance with section 30P(6) of the Act, I am also satisfied that amendment 01-2017 to the SPPs, as modified, will not prejudice the public interest by not being publically exhibited as the modifications recommended by the Commission are for purposes of section 30H(3) of the Act, by:

- (a) correcting errors in the draft amendment of the SPPs;
- (b) clarifying the draft amendment of the SPPs; and
- (c) removing inconsistencies between the draft amendment of the SPPs and the SPPs.

The amendment is made in accordance with Schedule 1, which is in the form recommended by the Commission in its report under section 30J of the Act with additional minor modifications to correct typographical errors.

Dated ¹² April 2018



ROGER CHARLES JAENSCH
MINISTER FOR PLANNING

Draft Amendment of the State Planning Provisions (01-2017)

No	Clause	Amendment
1.	3.0 Interpretation (Planning Terms and Definitions) – Table 3.1	At Table 3.1, definition for AHD, delete “2.3(1)” and replace with “2.4”
2.	4.0 Exemptions – Table 4.4	At clause 4.0 Exemptions, Table 4.4 Vegetation exemptions, 4.4.2 landscaping and vegetation management, insert the words in (b) “...or a significant tree” after “the vegetation is not specifically listed and described as part of a Local Heritage Place...”.
3.	4.0 Exemptions – Table 4.6, 4.6.3	At clause 4.0 Exemptions, Table 4.6 Miscellaneous exemptions, 4.6.3 fences within 4.5m of a frontage, in the ‘Requirements’ column, delete the words in (a) “...or Commercial Zone” and replace with “...”, Commercial Zone or any particular purpose zone, “.
4.	Table 6.2 - Tourist Operation Use Class	At Table 6.2, Tourist Operation use class description, delete word “visitors” and replace with “visitor”
5.	6.10 Determining Applications – 6.10.2	At clause 6.10.2, delete the word “and” from subclause (d) and insert a new subclause (e) as follows and revise existing subclause (e) to (f): (e) any relevant local area objective for any applicable specific area plan; and
6.	7.4 Change of Use of a Site listed on the Tasmanian Heritage Register or a Local Heritage Place	At clause 7.4, delete the word “Site” and replace with “Place”. At subclause 7.4.1, delete the word “site” and replace with “place”
7.	7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	At subclause 7.4.2, delete the subclause and replace with the words, as follows: “7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of: (a) the local historic heritage significance of the local heritage place; or (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

No	Clause	Amendment
8.	7.6.1 Access and Provision of Infrastructure Across Land in Another Zone	<p>Delete clause 7.6.1 in its entirety and insert:</p> <p>“7.6.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:</p> <ul style="list-style-type: none"> (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site; (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.”
9.	Low Density Residential Zone - 10.2 Use Table Rural Living Zone - 11.2 Use Table	<p>At clauses 10.2 Use Table and 11.2 Use Table, insert Residential as a Permitted use, with the following qualification:</p> <p>“If for a home-based business.”</p> <p>At clause 10.2 Use Table, insert the words “or Permitted” after “No Permit Required” in the Discretionary qualification for the Residential use class.</p>
10.	Rural Living Zone - 11.3.2 P1	At clause 11.3.2 P1 (a), delete the words “amenity and”
11.	Urban Mixed Use – 13.4.1 A2 General Business Zone – 15.4.1 A2 Central Business Zone – 16.4.1 A2	<p>At clauses 13.4.1 A2, 15.4.1 A2 and 16.4.1 A2, delete and replace with the following words:</p> <p>“Building height:</p> <ul style="list-style-type: none"> (a) within 10m of a General Residential Zone must not be more than 8.5m; or (b) within 10m of an Inner Residential Zone must not be more than 9.5m.”
12.	Commercial Zone – 17.4.1 A2 Light Industrial Zone – 18.4.1 A2 Major Tourism Zone – 24.4.1 A2	<p>At clauses 17.4.1 A2, 18.4.1 A2 and 24.4.1 A2, delete and replace with the following words:</p> <p>“Building height:</p> <ul style="list-style-type: none"> (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.”

No	Clause	Amendment
13.	Utilities Zone – 26.4.1 A2	<p>At clause 26.4.1 A2, delete and replace with the following words:</p> <p>“Building height, excluding a structure such as a tower, pole or similar:</p> <p>(a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or</p> <p>(b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m.</p>
14.	General Business Zone - 15.5.2 P1	At clause 15.5.2 P1, insert the words “connection to a” after “must have a”
15.	Local Business Zone - 14.2 Use Table	At clause 14.2 Use Table, delete “Food Service” and replace with “Food Services”
16.	Rural Zone - 20.2 Use Table Agriculture Zone - 21.2 Use Table Future Urban Zone - 30.4.1 A1	<p>At the following clauses:</p> <ul style="list-style-type: none"> • 20.2 Use Table, Permitted ‘Residential’ qualification; • 21.2 Use Table Permitted ‘Residential’ qualification; and • 30.4.1 A1, <p>delete the words “home based business” and replace with “home-based business”</p>
17.	Rural Zone - 20.2 Use Table	At clause 20.2 Use Table, insert the following qualification for Pleasure Boat Facility Discretionary Use “If not listed as Permitted”
18.	Rural Zone - 20.3.1 A2	At clause 20.3.1 A2, insert full stop after “No Acceptable Solution”
19.	Agriculture Zone - 21.2 Use Table	At clause 21.2 Use Table, in the qualification for Resource Development in No Permit Required, delete the words in (b) “other than”, and replace with “excluding”

No	Clause	Amendment
20.	Environmental Management Zone	<p>At the following clauses:</p> <ul style="list-style-type: none"> • 23.2 Use Table for all Permitted uses, each qualification; • 23.4.1 A1 (c); • 23.4.2 A1 (c); • 23.4.3 A1 (c); • 23.5.1 A1 (e), <p>delete the words “Director General of Lands” and replace with “Director-General of Lands”.</p> <p>At clause 23.4.2 A2 (d), insert the word “-General” after the word “Director”.</p>
21.	<p>General Residential Zone – 8.6.1 P1</p> <p>Low Density Residential Zone – 10.6.1 P1</p> <p>Rural Living Zone – 11.5.1 P1</p> <p>Landscape Conservation Zone – 22.4.3 P1 & 22.5.1 P1</p> <p>Environmental Management Zone - 23.5.1 P1</p> <p>Community Purpose Zone – 27.5.1 P1</p> <p>Recreation Zone – 28.5.1 P1</p> <p>Open Space Zone – 29.5.1 P1</p>	<p>At clauses 8.6.1 P1, 10.6.1 P1, 11.5.1 P1, 22.4.3 P1, 22.5.1 P1, 23.5.1 P1, 27.5.1 P1, 28.5.1 P1, 29.5.1 P1, insert “,” after “for its intended use”</p>

No	Clause	Amendment
22.	Commercial Zone – <ul style="list-style-type: none"> • 17.3.1 A1 & P1 • 17.3.1 A2 & P2 • 17.3.1 A3 & P3 Light Industrial Zone – <ul style="list-style-type: none"> • 18.3.1 A1 • 18.3.1 A2 & P2 • 18.3.1 A3 & P3 Major Tourism Zone – <ul style="list-style-type: none"> • 24.3.1 A1 & P1 	At the various clauses, insert “,” after the words ...”within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone”
23.	Community Purpose Zone – <ul style="list-style-type: none"> • 27.3.1 A2 & P2 • 27.3.1 A3 & P3 Recreation Zone – <ul style="list-style-type: none"> • 28.3.1 A2 & P2 • 28.3.1 A3 & P3 	At the various clauses, insert “,” after the words ...”within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone”
24.	General Business Zone - 15.3.1 A1 & P1 Commercial Zone - 17.3.1 P1 Light Industrial Zone - 18.3.1 P1 Community Purpose Zone - 27.3.1 P2	At the various clauses, delete “the” after the words ...”within 50m of”, and replace with “a”

No	Clause	Amendment
25.	Rural Living Zone – 11.2 Use Table Landscape Conservation Zone - 22.2 Use Table Recreation Zone – 28.2 Use Table	At clauses 11.2, 22.2 and 28.2, replace the words “Domestic Animal Breeding, Boarding and Training” with “Domestic Animal Breeding, Boarding or Training”
26.	Low Density Residential Zone - 10.4.3 P1 & 10.5.1 P2 Rural Living Zone - 11.4.1 P1 Landscape Conservation Zone - 22.4.1 P1 Signs Code - C1.6.1 P1.2(c)	At clauses 10.4.3 P1, 10.5.1 P2, 11.4.1 P1, 22.4.1 P1 and C1.6.1 P2(c), revise to replace the words ...“area having regard to:” with ...”area, having regard to:”
27.	Port and Marine Zone - 25.3.1	At clause 25.3.1, revise to read the words “There are no Use Standards in this zone.”
28.	Community Purpose Zone - 27.2 Use Table	At clause 27.2 Use Table: a) Permitted Use Class Crematoria and Cemeteries, insert a full stop after the words “if for a cemetery”; and b) Permitted Use Class Tourist Operation in the qualification, delete the word “visitors” and replace with “visitor”
29.	Community Purpose Zone - 27.4.2 A1	At clause 27.4.2 A1, delete “;” in (b), and replace with “,”
30.	Open Space Zone - 29.2 Use Class	At clause 29.2 Use Class, Permitted uses, qualification column, delete the words “No Permitted uses” and insert these words in Use Class column.
31.	Open Space Zone - 29.2 Use Class	At clause 29.2 Use Class, Discretionary Use Class Resource Development, in the qualification (b), delete the word “animals”
32.	Open Space Zone - 29.4.1 A2 (b)	At clause 29.4.1 A2 (b), insert “,” after the words ...”minimum setbacks of the buildings on adjoining properties”
33.	Signs Code - Table C1.3	At Table C1.3, for the definition for cabinet sign and canopy sign, replace the words “for example” with ...” such as”

No	Clause	Amendment								
34.	Parking and Sustainable Transport Code - Table C2.1	<p>At Table C2.1, delete table and replace with Table C2.1 shown in Attachment A, which incorporates the following modifications:</p> <ul style="list-style-type: none"> a) introduce a fourth column to group listed uses by use class; b) in the use column, delete the words “Vehicle Fuel Sales and Servicing” and replace with “Vehicle Fuel Sales and Service”; and c) for the car parking space requirements for the Hotel Industry use class, delete the words ...“+ 6 space for drive-in bottle shop” and in the General Retail and Hire use class row, insert modifications as shown below: <table border="1" data-bbox="853 528 1588 932"> <tr> <td data-bbox="853 528 1021 683">General Retail and Hire</td> <td data-bbox="1021 528 1249 683">Drive-in bottle shop, if associated with a Hotel Industry</td> <td data-bbox="1249 528 1417 683">6 spaces</td> <td data-bbox="1417 528 1588 683">No requirement</td> </tr> <tr> <td data-bbox="853 683 1021 932"></td> <td data-bbox="1021 683 1249 932">General Retail & Hire, excluding as otherwise specified in this Table</td> <td data-bbox="1249 683 1417 932">1 space per 30m² of floor area, unless subject to Clause C2.5.5</td> <td data-bbox="1417 683 1588 932">1 space per 100m² of floor area</td> </tr> </table>	General Retail and Hire	Drive-in bottle shop, if associated with a Hotel Industry	6 spaces	No requirement		General Retail & Hire, excluding as otherwise specified in this Table	1 space per 30m ² of floor area, unless subject to Clause C2.5.5	1 space per 100m ² of floor area
General Retail and Hire	Drive-in bottle shop, if associated with a Hotel Industry	6 spaces	No requirement							
	General Retail & Hire, excluding as otherwise specified in this Table	1 space per 30m ² of floor area, unless subject to Clause C2.5.5	1 space per 100m ² of floor area							
35.	Road and Railway Assets Code - C3.1	At clause C3.1, delete the word “code” and replace with “Code”								
36.	Road and Railway Assets Code - C3.1 Electricity Transmission Infrastructure Protection Code - C4.1	At clauses C3.1 and C4.1, replace the heading that reads “Purpose of the Road and Railway Assets Code” and “Purpose of the Electricity Transmission Infrastructure Protection Code” with the words “Code Purpose”, respectively								

No	Clause	Amendment
37.	Local Historic Heritage Code – C6.1	<p>At clause C6.1.1, replace with the following:¹</p> <p>“C6.1.1 To recognise and protect:</p> <p style="padding-left: 40px;">(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and</p> <p style="padding-left: 40px;">(b) significant trees.</p>
38.	Local Historic Heritage Code – C6.1	<p>At clause C6.1 Code Purpose, insert new subclause to read:</p> <p>“C6.1.2 This code does not apply in respect of places whose historic cultural heritage significance derives solely from their cultural value to the Aboriginal people of Tasmania.</p>
39.	Local Historic Heritage Code – C6.2	<p>At clause C6.2 Application of this Code, amend subclause C6.2.3 by inserting text shown as underlined:</p> <p>C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, <u>unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.</u></p>

¹ Note the instruction for this amendment has been modified to more correctly reflect the nature of the draft amendment. The purpose statement in the SPPs is currently “To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.” Along with separating out significant trees from the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential, the amendment removes “by regulating development that may impact on their values, features and characteristics.” The modification to the instruction has no impact on the amendment.

No	Clause	Amendment
40.	Local Historic Heritage Code - C6.3.1	<p>At clause C6.3.1, modify the definition for the term 'local historic heritage significance', by inserting text shown as underlined:</p> <p>“means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values, because of:</p> <p>(a) its role in, representation of, or potential for contributing to the understanding of:</p> <p>(i) local history;</p> <p>(ii) creative or technical achievements;</p> <p>(iii) a class of building or place; or</p> <p>(iv) aesthetic characteristics; or</p> <p>(b) its association with:</p> <p>(i) a particular community or cultural group for social or spiritual reasons; or</p> <p>(ii) the life or works of a person, or group of persons, of importance to the locality or region, <u>as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.</u>”</p>
41.	Local Historic Heritage Code - Table C6.4.1	At Table C6.4.1, replace heading to read the words “Table C6.4.1 Exempt Development”

No	Clause	Amendment
42.	Local Historic Heritage Code <ul style="list-style-type: none"> • C6.6.1 P1 (e) • C6.6.2 P1 (b) • C6.6.3 P1 (a) • C6.6.4 P1 (a) • C6.6.5 P1 (a) • C6.6.6 P1 (a) • C6.6.7 P1 (a) • C6.6.8 P1 (a) • C6.6.9 P1 (a) • C6.6.10 P1 (a) 	At clauses C6.6.1 P1 (e), C6.6.2 P1 (b), C6.6.3 P1 (a), C6.6.4 P1 (a), C6.6.5 P1 (a), C6.6.6 P1 (a), C6.6.7 P1 (a), C6.6.8 P1 (a), C6.6.9 P1 (a) and C6.6.10 P1 (a), modify the words by inserting text shown as underlined: ...“the historic heritage values of the local heritage place <u>as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provision Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.</u> ”
43.	Local Historic Heritage Code - C6.7.2 P1 (f)	At clause C6.7.2 P1 (f), delete full stop after the word “building” and replace with “,”
44.	Appendix A – Local Provisions Schedule Structure <prefix>Table C6.1 Local Heritage Places	At Appendix A, at <prefix>Table C6.1 Local Heritage Places, delete the table and replace with the table shown in Attachment B.
45.	Appendix A – Local Provisions Schedule Structure <prefix>Table C6.5 Significant Trees	At Appendix A, at <prefix>Table C6.5 Significant Trees, delete the table and replace with the table shown in Attachment B.
46.	Natural Assets Code - C7.2.1	At clause C7.2.1 (c), insert a new subclause as follows: “(x) Future Urban Zone;” and renumber the following subclauses “(x)...” to “(xi)...” and “(xi)...” to “(xii)...”.

No	Clause	Amendment
47.	Natural Assets Code - C7.3.1	<p>At clause C7.3.1:</p> <p>(a) delete the definition for the term ‘waterway and coastal protection area’ and replace with a revised definition, as shown in Attachment C; and</p> <p>(b) extract Table 1 and its heading in the (former) definition for ‘waterway and coastal protection area’ and insert directly under the Term and Definition table with the heading “Table 1”, as shown in Attachment C.</p>
48.	Attenuation Code - Table C9.1	At Table C9.1, for the activity “Waste depot”, insert “,” after the words “...treatment or disposal of waste”
49.	Coastal Erosion Hazard Code – C10.3.1	At clause C10.3.1, definition for coastal erosion hazard report, in point (d), delete “1993” and replace with “2017”.
50.	Coastal Erosion Hazard Code - C10.4.1 (d) (iv)	At clause C10.4.1 (d)(iv), insert a space after ...”the <i>Building Act 2016</i> ,”
51.	Coastal Erosion Hazard Code – <ul style="list-style-type: none"> • C10.5.4 • C10.6.3 	At the objective for both clauses C10.5.4 and C10.6.3, delete the words ...“coastal inundation”, and replace with “coastal erosion”
52.	Coastal Erosion Hazard Code - C10.7.1 A1	<p>At clause C10.7.1 A1, delete and replace with the following words:</p> <p>“Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities,</p> <p>and not be located on an actively mobile landform.”</p>

No	Clause	Amendment
53.	Coastal Inundation Hazard Code - C11.7.1 A1	At clause C11.7.1 A1, delete and replace with the following words: “Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.”
54.	Coastal Inundation Hazard Code - C11.3.1	At clause C11.3.1, the term hazardous use, delete extra space before the full stop in point (j) “Vehicle Fuel Sales and Service”
55.	Flood-Prone Areas Hazard Code - C12.5.2 P1 (a)	At clause C12.5.2 P1 (a), delete “:” and replace with “;”
56.	Flood-Prone Areas Hazard Code - C12.7.1 A1	At clause C12.7.1 A1, delete and replace with the following words: “Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.”
57.	C13.0 Bushfire-Prone Areas Code	At clause C13.0 Bushfire-Prone Areas Code, delete the code and replace with a new code, shown in Attachment D.
58.	Potentially Contaminated Land Code - C14.2.2	In clause 14.2.2, delete the word “reasonable” and replace with “reasonably”
59.	Potentially Contaminated Land Code - Table C14.1	At Table C14.1, delete heading “Table C14.1” and replace with “Table C14.1 Specified Use”
60.	Landslip Hazard Code – Clause C15.3.1	At clause C15.3.1, definition for landslip hazard report, in point (d), delete “1993” and replace with “2017”.

No	Clause	Amendment
61.	Landslip Hazard Code - C15.7.1 A1	<p>At clause C15.7.1 A1, delete and replace with the following words:</p> <p>“Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.”</p>
62.	Safeguarding of Airports Code – C16.3.1	<p>At clause C16.3.1, definition for airport obstacle limitation area, delete the definition and replace with the following:</p> <p>“means land in the vicinity of an airport shown on an overlay map in the relevant Local Provisions Schedule on which specific limits expressed by AHD apply for the height of development as are necessary to protect aircraft movement and safety in accordance with the applicable Obstacle Limitation Surfaces and Procedures for Air Navigation Services – Aircraft Operations for that airport.”</p>
63.	Safeguarding of Airports Code – C16.4.1(a)	<p>At clause C16.4.1(a), delete and replace with the following:</p> <p>“(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.”</p>

No	Clause	Amendment
64.	Safeguarding of Airports Code – C16.6.1	<p>At clause C16.6.1:</p> <p>(a) delete the word “Development” in the heading and replace with “Buildings and Works”.</p> <p>(b) at A1, delete and replace with the following: “Buildings and works within an airport obstacle limitation area associated with a Commonwealth-leased airport that exceed the specific height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must have approval from the relevant Commonwealth department under the <i>Airports Act 1996</i> (Commonwealth).”</p> <p>(c) at A2, delete and replace with the following: “No Acceptable Solution.”</p> <p>(d) at P2, delete and replace with the following: “Buildings and works within an airport obstacle limitation area associated with a non-Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from:</p> <p>(a) Airservices Australia;</p> <p>(b) the Civil Aviation Safety Authority; and</p> <p>(c) the airport operator.”</p>

No	Clause	Amendment									
65.	State Planning Provisions – Applied, Adopted or Incorporated Documents	<p>At State Planning Provisions – Applied, Adopted or Incorporated Documents table:</p> <p>a) Replace “Australian Standard AS 1726:1993 Geotechnical site investigations” with “Australian Standard AS 1726:2017 Geotechnical site investigations”;</p> <p>b) Replace “Geocentric Datum of Australia Technical Manual, version 2.3(1)” with “Geocentric Datum of Australia Technical Manual, version 2.4”; and</p> <p>c) Delete the following two rows from the table:</p> <table border="1" data-bbox="775 464 1570 746"> <tr> <td data-bbox="775 464 1115 587"><i>Australian Standard AS 3745-2010 Planning for emergencies in facilities</i></td> <td data-bbox="1115 464 1361 587"></td> <td data-bbox="1361 464 1570 587">C13.3.1</td> </tr> <tr> <td data-bbox="775 587 1115 746"><i>Australian Standard AS4083-2010 Planning for emergencies – Health care facilities</i></td> <td data-bbox="1115 587 1361 746"></td> <td data-bbox="1361 587 1570 746">C13.3.1</td> </tr> </table> <p>d) Insert the following row in the table, in alphabetical order:</p> <table border="1" data-bbox="775 810 1570 938"> <tr> <td data-bbox="775 810 1115 938"><i>Water Supply Signage Guideline, version 1.0</i></td> <td data-bbox="1115 810 1361 938">Tasmanian Fire Service, February 2017</td> <td data-bbox="1361 810 1570 938">Table C13.5</td> </tr> </table>	<i>Australian Standard AS 3745-2010 Planning for emergencies in facilities</i>		C13.3.1	<i>Australian Standard AS4083-2010 Planning for emergencies – Health care facilities</i>		C13.3.1	<i>Water Supply Signage Guideline, version 1.0</i>	Tasmanian Fire Service, February 2017	Table C13.5
<i>Australian Standard AS 3745-2010 Planning for emergencies in facilities</i>		C13.3.1									
<i>Australian Standard AS4083-2010 Planning for emergencies – Health care facilities</i>		C13.3.1									
<i>Water Supply Signage Guideline, version 1.0</i>	Tasmanian Fire Service, February 2017	Table C13.5									
66.	Local Provisions Schedules Requirements – LP1.2	At clause LP1.2, renumber subclause LP1.2.3 to LP1.2.2.									
67.	Local Provisions Schedules Requirements – LP1.4	<p>At clause LP1.4, insert a new clause after subclause LP1.4.3, as follows:</p> <p>“LP1.4.4 A particular purpose zone may include two or more areas, such as precincts, within the area of the zone. A particular purpose zone with two or more areas may include:</p> <p>(a) additional subclauses to identify the application of the particular purpose zone to the different areas; and</p> <p>(b) separate local area objectives, use tables, and use and development standards to reflect the different areas within the area of the particular purpose zone.”</p>									

No	Clause	Amendment
68.	Local Provisions Schedules Requirements – LP1.5	<p>At clause LP1.5, insert a new clause after subclause LP1.5.4, as follows:</p> <p>“LP1.5.5 A specific area plan may include two or more areas, such as precincts, within the area of the specific area plan. A specific area plan with two or more areas may include:</p> <ul style="list-style-type: none"> (a) additional subclauses to identify the application of the specific area plan to the different areas; and (b) separate local area objectives, use tables, and use and development standards to reflect the different areas within the area of the specific area plan.”

Table C2.1 Parking Space Requirements

Use		Parking Space Requirements	
		Car	Bicycle
Bulky Goods Sales	Motor vehicle, boat or caravan sales	1 space per 100m ² of display, storage and workshop floor area	1 space per 500m ² of floor area
	Retail plant nursery	15 spaces or 0.5 spaces per 100m ² of site area, whichever is greater	No requirement
	Bulky Goods Sales, excluding as otherwise specified in this Table	1 space per 50m ² of floor area	1 space per 500m ² of floor area
Business and Professional Services	Bank, real estate agency, travel agent	1 space per 50m ² of floor area	1 space per 500m ² of floor area
	Office	1 space per 40m ² of floor area	1 space per 500m ² of floor area
	Doctors' surgery, clinic, consulting room	4 spaces per practitioner	2 spaces for each 8 practitioners
	Veterinary centre	4 spaces per practitioner	No requirement
	Funeral parlour	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
	Business and Professional Services, excluding as otherwise specified in this Table	1 space per 30m ² of floor area	1 space per 500m ² of floor area
Community Meeting and Entertainment	Art and craft centre	1 space per 30m ² of floor area	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater
	Exhibition centre, library, museum or public art gallery	1 space per 20m ² of floor area	4 spaces plus 2 spaces for each 150m ² of floor area
	Cinema, place of worship, civic centre, function centre, public hall, theatre	1 space per 15m ² of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater
	Community Meeting and Entertainment, excluding as otherwise specified in this Table	1 space per 15m ² of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater

Custodial Facility		1 space per 2 employees + 1 space per 5 inmates	No requirement
Crematoria and Cemeteries		1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
Domestic Animal Breeding, Boarding or Training		1 space per employee + 2 visitor spaces	No requirement
Educational and Occasional Care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding as otherwise specified in this Table	No requirement	No requirement
Equipment and Machinery Sales and Hire		1 space per 50m ² of floor area	No requirement
Extractive Industry		1 space per 2 employees	No requirement
Food Services	Restaurant	1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m ² floor area
	Take away food premises	1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m ² floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m ² of floor area or 1 space per 3 seats, whichever is greater, unless subject to Clause C2.5.5	1 space per 75m ² floor area
General Retail and Hire	Drive-in bottle shop, if associated with a Hotel Industry	6 spaces	No requirement
	General Retail & Hire, excluding as otherwise specified in this Table	1 space per 30m ² of floor area, unless subject to Clause C2.5.5	1 space per 100m ² of floor area
Hospital Services		1 space per 4 beds + 1 space per doctor + 1 space per 2 other employees	1 space per 10 beds
Hotel Industry		1 space per 20m ² of floor area available to the public + 1 space per bedroom	1 space per 100m ² of floor area available to the public
Manufacturing and Processing		1 space per 200m ² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Motor Racing Facility		No requirement	No requirement
Natural and Cultural Values Management		No requirement	No requirement
Passive Recreation		No requirement	No requirement
Pleasure Boat Facility	Marina	0.6 spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces per marina employee	No requirement
	Boathouse	0.5 space for each boathouse	No requirement
	Pleasure Boat Facility, excluding as otherwise specified in this Table	No requirement	No requirement
Port and Shipping		No requirement	No requirement

Recycling and Waste Disposal		1 space per 500m ² of site area + 1 space per employee	No requirement
Research and Development		1 space per 100m ² of floor area or 2 spaces per 3 employees, whichever is greater	No requirement
Residential	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	No requirement
	If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
Resource Development	Aquaculture	2 spaces per 3 employees	No requirement
	Resource development, excluding as otherwise specified in this Table	No requirement	No requirement
Resource Processing		2 spaces per 3 employees	1 space per 5 employees
Service Industry		1 space per 80m ² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees

Sports and Recreation	Bowling green	6 spaces per bowling rink	No requirement
	Fitness centre	4.5 spaces per 100m ² of floor area	No requirement
	Golf course	4 spaces per golf hole	No requirement
	Swimming pool (other than in conjunction with a single dwelling)	5 spaces for each 100m ² of site area	1 space per 100m ² of site area
	Tennis court or Squash court (other than in conjunction with a single dwelling)	3 spaces for each tennis or squash court + 1 space per 5 spectator places	No requirement
	Major Sporting Facility	1 space per 5 seats	No requirement
	Sports and Recreation, excluding as otherwise specified in this Table	50 spaces per facility	No requirement
Storage		1 space per 200m ² of the site area or 1 space per 2 employees, whichever is greater	No requirement
Tourist Operation		1 space per 200m ² of floor area or 1 space for each 500m ² of the site area, whichever is greater	1 space per 1000m ² of floor area or 1 space per 500m ² of site area, whichever is the greater
Transport Depot and Distribution		3.5 spaces for each 100m ² of gross floor area	1 space per 5 employees
Utilities		No requirement	No requirement
Vehicle Fuel Sales and Service		4 spaces per service bay	1 space per 5 employees
Vehicle Parking		No requirement	No requirement
Visitor Accommodation		1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Notes to Table C2.1:

- (1) The number of parking spaces required is to be calculated based on the proposed use or development.
- (2) Parking spaces must be individually accessible, excluding tandem parking spaces which may be used to serve a dwelling.
- (3) Excluding visitor parking for multiple dwellings in the General Residential Zone, fractions of a space are to be rounded to the nearest whole number, so that a full number of spaces is provided for any fraction of a quota of floor area or number of employees.
- (4) Where a proposal contains multiple Use Classes, the car parking requirements must be calculated as the sum of the requirements for each individual use component.
- (5) Reference to an employee is equivalent to 1 full-time employee.

Attachment B

At Appendix A, at <prefix>Table C6.1 Local Heritage Places, modify the table by deleting text shown as strikethrough and inserting text shown as underlined:

<prefix>-Table C6.1 Local Heritage Places

Reference Number	<u>THR Number</u> Town/Locality	<u>Town/Locality</u> Street Number	<u>Street Address/Location</u>	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values

At Appendix A, at <prefix>Table C6.5 Significant Trees, modify the table by inserting new column and text shown as underlined:

<prefix>-Table C6.5 Significant Trees

Reference Number	Town/Locality	<u>Property Name and Street Address</u>	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees

At clause C7.3.1:

- a) delete the definition for the term ‘waterway and coastal protection area’ and replace with a revised definition, as follows:

waterway and coastal protection area	<p>means land:</p> <ul style="list-style-type: none"> (a) shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line. <p>If an inconsistency for the width exists between Table C7.3 and the area shown on the overlay map, the greater distance prevails, excluding the width measured from the high water mark of tidal waters where the distance shown on the overlay map in the relevant Local Provisions Schedule prevails.</p> <p>The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment.</p>
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and

- b) extract Table 1 and its heading from the (former) definition for ‘waterway and coastal protection area’ and insert directly under the Term and Definition table as shown below:

Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas	Width
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha.	20m
Class 4: All other watercourses carrying running water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m
<p>(a) For the purpose of spatially defining ‘width’ in Table C7.3:</p> <ul style="list-style-type: none"> (i) width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes; and (ii) in the case of watercourses or wetlands, the waterway and coastal protection area includes the waterway or wetland itself, being between the top of the banks on either side. 	

- (b) Any watercourse, including the tidal waters of any river, creek or stream, within or adjoining the following zones is deemed to be a Class 4 watercourse:
- (i) Inner Residential Zone;
 - (ii) General Residential Zone;
 - (iii) Low Density Residential Zone;
 - (iv) Urban Mixed Use Zone;
 - (v) Local Business Zone;
 - (vi) General Business Zone;
 - (vii) Central Business Zone;
 - (viii) Commercial Zone;
 - (ix) Light Industrial Zone;
 - (x) Major Tourism Zone;
 - (xi) Port and Marine Zone;
 - (xii) Particular Purpose Zone; or
 - (xiii) Future Urban Zone.

At clause C13.0 Bushfire-Prone Areas Code, make the modifications by deleting text shown by strikethrough and insert text shown as underlined.

C13.0 Bushfire-Prone Areas Code

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

- C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.3 Definition of Terms

C13.3.1 In this code, unless the contrary intention appears:

Term	Definition
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in <i>Australian Standard AS3959 – 2009 Construction of buildings in bushfire-prone areas</i> as 'a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre square, and basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire'.
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: <ol style="list-style-type: none"> (a) land shown on an overlay map in the relevant Local Provisions Schedule as within a bushfire-prone area; or (b) where there is no overlay in the relevant Local Provision Schedule, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguous	means separated by less than 20m.
<u>emergency management strategy (hazardous use)</u>	<p>means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the <u>characteristics, nature and scale of the use considering:</u></p> <ol style="list-style-type: none"> (a) <u>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and</u> (b) <u>available fire protection measures to:</u> <ol style="list-style-type: none"> (i) <u>prevent the hazardous use from contributing to the spread or intensification of bushfire;</u> (ii) <u>limit the potential for bushfire to be ignited on the site;</u>

Term	Definition
	<p>(iii) <u>prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and</u></p> <p>(iv) <u>reduce risk to emergency service personnel.</u></p>
<u>emergency management strategy (vulnerable use)</u>	<p><u>means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</u></p> <p>(a) <u>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</u></p> <p>(b) <u>the ability of occupants of the vulnerable use to:</u></p> <p>(i) <u>protect themselves and defend property from bushfire attack;</u></p> <p>(ii) <u>evacuate in an emergency; and</u></p> <p>(iii) <u>understand and respond to instructions in the event of a bushfire; and</u></p> <p>(c) <u>any bushfire protection measures available to reduce risk to emergency service personnel.</u></p>
<u>emergency plan</u>	<p><u>means:</u></p> <p>(a) as defined in Australian Standard AS 3745-2010 Planning for emergencies in facilities; or</p> <p>(b) if applicable, as described in Australian Standard AS4083-2010 Planning for emergencies – Health care facilities</p>
fire fighting water point	<p>means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water supply.</p>
fire hydrant	<p>means as described in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.</i></p>
hardstand	<p>means as described in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.</i></p>
hazard management area	<p>means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.</p>
hazardous use	<p>means a use where:</p> <p>(a) hazardous chemicals of a manifest quantity are stored on a site; or</p> <p>(b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the <i>Explosives Act 2012</i>.</p>
hose lay	<p>means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.</p>
property access	<p>means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.</p>
static water supply	<p>means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.</p>
TFS	<p>means Tasmania Fire Service.</p>
vulnerable use	<p>means a use that is within one or more of the following use classes:</p> <p>(a) Custodial Facility;</p> <p>(b) Educational and Occasional Care;</p> <p>(c) Hospital Services;</p> <p>(d) Residential if for assisted housing, residential care facility, respite centre</p>

Term	Definition
	or retirement village.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

C13.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 7.3 of this planning scheme.

C13.5 Use Standards

C13.5.1 Vulnerable uses

Objective:	That vulnerable uses can only be are located on land within a bushfire-prone area only in exceptional circumstances where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) <u>the emergency management strategy (vulnerable use) and bushfire hazard management plan; and</u> the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; (e) <u>other advice, if any, from the TFS.</u> any bushfire protection measures available to reduce risk to emergency service personnel; and (f) any advice from the TFS. 	

<p>A2</p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p> <p><u>An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.</u></p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>An emergency plan that is approved by the TFS.</p> <p><u>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</u></p>	<p>P3</p> <p>No Performance Criterion.</p>

C13.5.2 Hazardous uses

<p>Objective:</p>	<p>That hazardous uses are <u>can only be</u> located on land within a bushfire-prone area only in exceptional circumstances where tolerable risks are achieved through mitigation measures that take into account <u>the specific characteristics of both the hazardous use and the bushfire hazard.</u></p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) <u>the emergency management strategy (hazardous use) and bushfire hazard management plan; and</u> (e) <u>other advice, if any, from the TFS.</u> <p>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(e) available fire protection measures to:</p> <ul style="list-style-type: none"> (i) prevent the hazardous use from contributing to the spread or intensification of bushfire; (ii) limit the potential for bushfire to be ignited on the site; (iii) prevent exposure of people and the environment to the hazardous chemicals,

	<p>explosives or emissions as a consequence of bushfire; and</p> <p>(iv) reduce the risk to firefighters.</p> <p>(f) any advice from the TFS.</p>
<p>A2</p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p> <p><u>An emergency management strategy (hazardous use), endorsed by the TFS or accredited person.</u></p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>An emergency plan that is approved by TFS.</p> <p><u>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</u></p>	<p>P3</p> <p>No Performance Criterion.</p>

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective:	That subdivision provides for hazard management areas that: <ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan that addresses for each all the individual lots, and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and <p>(c) If hazard management areas are to be located on</p>	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) <u>an instrument that will facilitate management of fuels located on land external to the subdivision;</u> and (h) any advice from the TFS.

land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
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C13.6.2 Public and fire fighting access

Objective:	That access roads to, and the layout of roads, tracks and trails, in a subdivision: <ul style="list-style-type: none"> (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E1, E2 and E3, is included in a bushfire hazard management plan <u>that: certified by the TFS or accredited person.</u></p> <p>(i) <u>demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and</u></p> <p>(ii) <u>is certified by the TFS or an accredited person.</u></p>	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <p>(a) appropriate design measures, including:</p> <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; <p>(b) the provision of access to:</p> <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and <p>(c) any advice from the TFS.</p>

Table C13.1: Standards for Roads

Element		Requirement
A.	Roads.	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard, AS1743-2001 Road signs-Specifications</i>.

Table C13.2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum inner<u>outer</u> radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table C13.3: Standards for Fire Trails

Element		Requirement
A.	All fire trails	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> (a) all-weather, 4-wheel drive construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails; (j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; and or (ii) A hammerhead "T" or "Y" turning head 4m wide and 8m long.
B.	Fire trail length is 200m or greater.	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

C13.6.3 Provision of water supply for fire fighting purposes

Objective:	That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; 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>P1</p> <p>No Performance Criterion.</p>	
<p>A2</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 C13.5; 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>P2</p> <p>No Performance Criterion.</p>	

Table C13.4: Reticulated Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: <ul style="list-style-type: none"> (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table C13.5: Static Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies.	A static water supply: <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (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; (c) must be a minimum of 10,000L 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; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, 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"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm²; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (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 (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible;

² Compliant with Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services, Clause 5.23

		<ul style="list-style-type: none"> (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	<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"> (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) the following requirements: <u>Water Supply Signage Guideline, version 1.0, Tasmania Fire Service, February 2017.</u> <ul style="list-style-type: none"> (i) be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (ii) be in fade-resistant material with white reflective lettering and circle on a red background; (iii) be located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (iv) be no less than 400mm above the ground.
E.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.