

KIN-S5.0 Burwood Drive Specific Area Plan

KIN-S5.1 Plan Purpose

The purpose of the Burwood Drive Specific Area Plan is:

- KIN-S5.1.1 To provide for use and development that is compatible with the low density residential character of the area.
- KIN-S5.1.2 To promote a residential character with dwellings set on large allotments incorporating native vegetation and landscaped garden areas.
- KIN-S5.1.3 To provide uses and development compatible with the management of native vegetation cover and to maintain a buffer to Peter Murrell Reserve.
- KIN-S5.1.4 To encourage development design that is compatible with the management of native vegetation cover and maintenance of a buffer with the adjoining Peter Murrell Reserve.
- KIN-S5.1.5 To allow residential uses at a density that is compatible with the bushfire risk associated with the area.

KIN-S5.2 Application of this Plan

- KIN-S5.2.1 The specific area plan applies to the area of land designated as KIN-S5.0 Burwood Drive Specific Area Plan on the overlay maps and in Figure KIN-S5.1.
- KIN-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of the Low Density Residential Zone.
- KIN-S5.2.3 In the area of land this plan applies to, in addition to any other application requirements, the planning authority may require any of the following information to determine compliance with the use and development standards:
 - (a) a Vegetation Assessment by a suitably qualified person for buildings and works or subdivision within the Burwood Drive Mapped Vegetation Area to quantify the impacts of a development and identify management and protection mechanisms which ensure the retention and appropriate management of threatened native vegetation communities and threatened species habitat.
 - (b) an Arboriculture Assessment by a suitably qualified arborist (Certificate V or equivalent and qualified in tree risk assessment) for buildings or works within the tree protection zones of trees within the Burwood Drive Mapped Vegetation Area.
 - (c) a Bushfire Attack Level (BAL) Assessment and accompanying Bushfire Hazard Management Plan by an accredited bushfire practitioner.

KIN-S5.3 Local Area Objectives

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

KIN-S5.4 Definition of Terms

KIN-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Burwood Drive Mapped Vegetation Area	means areas of land covered by vegetation that is of local importance, as shown on an overlay map and in Figure KIN-S5.2.

Attachment C

offset	means measures, implemented in accordance with <i>Kingborough Biodiversity Offset Policy 6.10, November 2023</i> that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social, or environmental reasons for the action to proceed.
Precinct A	means the area shown on an overlay map and in Figure KIN-S5.3 as Precinct A.
Precinct B	means the area shown on an overlay map and in Figure KIN-S5.3 as Precinct B.
prominent tree	means any tree with a height greater than 5m and that has a single trunk diameter of 25cm or more measured from a height of 1.4m above existing ground level.
tree protection zone	means the combined root area and crown area requiring protection and isolation from disturbance so that the tree remains viable. The radius of the tree protection zone is calculated by multiplying the diameter of the tree trunk at 1.4m from natural ground level by 12.

KIN-S5.5 Use Table

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

KIN-S5.6 Use Standards

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

KIN-S5.7 Development Standards for Buildings and Works

KIN-S5.7.1 Residential density for multiple dwellings in Precinct A

This clause is in substitution for Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings is appropriate for the low-density nature of Precinct A and the character of the neighbourhood.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwellings must have a site area per dwelling of not less than 5,000m ² and be capable of: (a) being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; and (b) containing bushfire hazard management requirements within the site.	P1 For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system and is capable of containing bushfire hazard management requirements within the site, multiple dwellings must only have a site area per dwelling that is less than 5000m ² if the number of dwellings: (a) is not out of character with the pattern of development existing on land in the Burwood Drive Specific Area Plan; (b) does not exceed the capacity of the current or intended infrastructure services in the area; and	

Attachment C

	(c) the site area per dwelling is not less than 4,500m ² .
--	---

KIN-S5.7.2 Vegetation Management in Precinct A and B

This clause is in addition to the Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings.

Objective:	That the siting of buildings and works minimises the loss of vegetation.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>The location of buildings and works within the Burwood Drive Mapped Vegetation Area must:</p> <ul style="list-style-type: none"> (a) be located within a building area, if shown on a sealed plan; or (b) not encroach within the tee protection zone of a prominent tree; and (c) not require the removal of native vegetation. 	<p>P1</p> <p>Buildings and works must be located and designed to minimise vegetation removal and impacts on prominent trees, having regard to:</p> <ul style="list-style-type: none"> (a) the extent of vegetation to be removed; (b) the maturity, landscape contribution and conservation significance of the vegetation; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation or revegetation measures including but not limited to the application of offsets; (e) the management, landscaping and treatment of the balance of the site; and (f) the practical alternatives with respect to the location or design of the development. 	

KIN-S5.8 Development Standards for Subdivision

KIN-S5.8.1 Lot design in Precinct A

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	That each lot has an area and dimensions consistent with the large lot characteristics of the area and its proximity to the Peter Murrell Reserve	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 5,000m² and: <ul style="list-style-type: none"> (i) able to contain a minimum area of 20m x 15m with a gradient not steeper than 1 in 5, clear of; <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by the Low Density Zone – clause 10.4.3 Setback A1 and A2; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the maturity, landscape contribution and conservation significance of the vegetation; (b) any practical alternatives with respect to the location or design of the subdivision layout and associated works; (c) requirements for adequate bushfire protection; (d) the management, landscaping and treatment of the site; (e) minimising and mitigating adverse impacts on vegetation including but not limited to the application of offsets; 	

Attachment C

<p>(iii) not impact a prominent tree or native vegetation within the Burwood Drive Mapped Vegetation Area;</p> <p>(b) be required for public use by the Crown, a council or State authority;</p> <p>(c) be required for the provision of utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(f) the relevant requirements for development of buildings on the lots;</p> <p>(g) the intended location of buildings on the lots;</p> <p>(h) the topography of the site;</p> <p>(i) adequate provision of private open space;</p> <p>(j) adequate provision of drainage and sewerage;</p> <p>(k) any constraints to development;</p> <p>(l) the pattern of development existing on established properties in the area;</p> <p>(m) local area objectives.</p> <p>and must have an area not less than 4,500m².</p>
---	---

KIN-S5.9 Tables

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

Figure KIN-S5.1 – Burwood Drive SAP

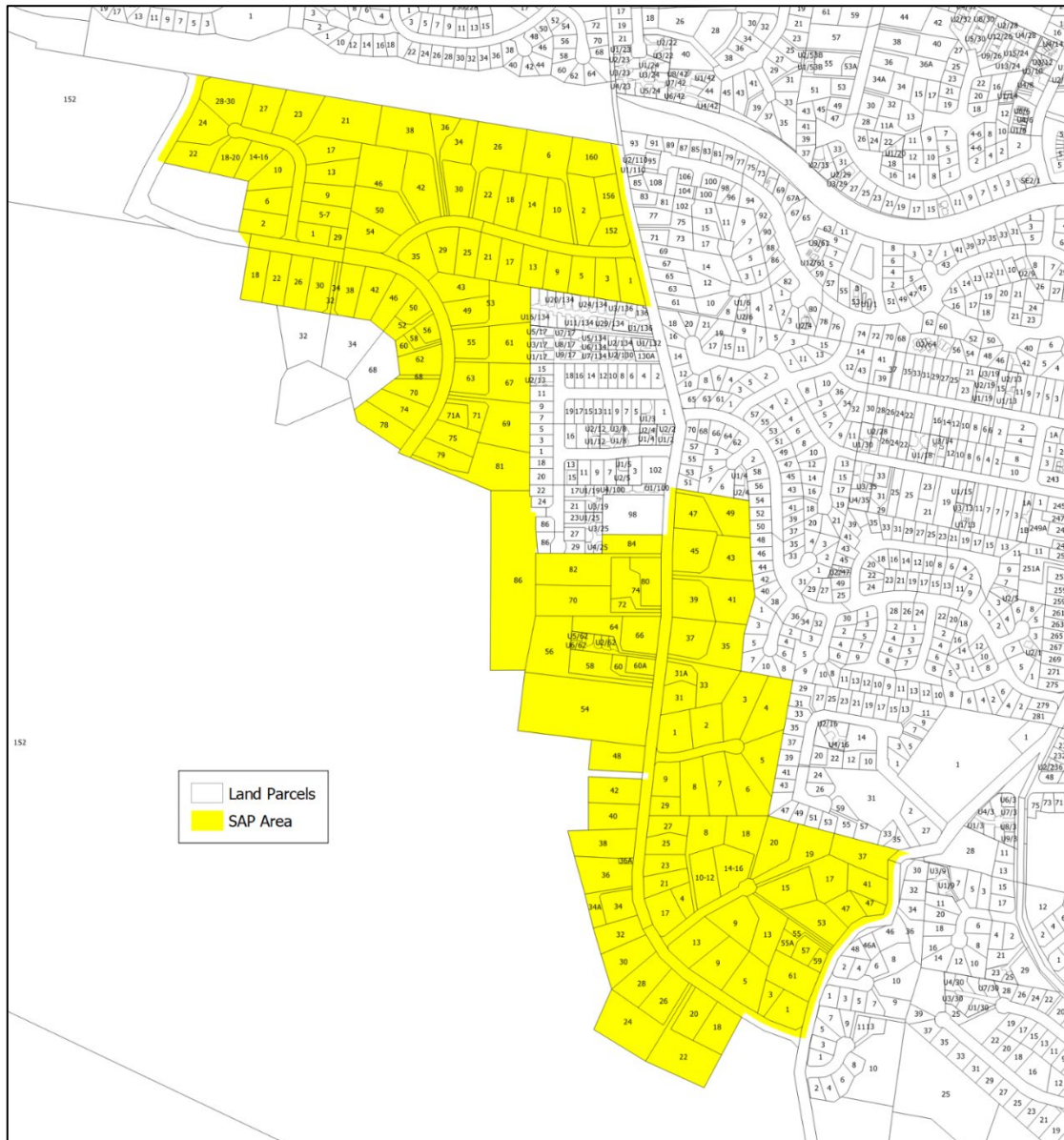


Figure KIN-S5.2 – Burwood Drive SAP Mapped Vegetation Area

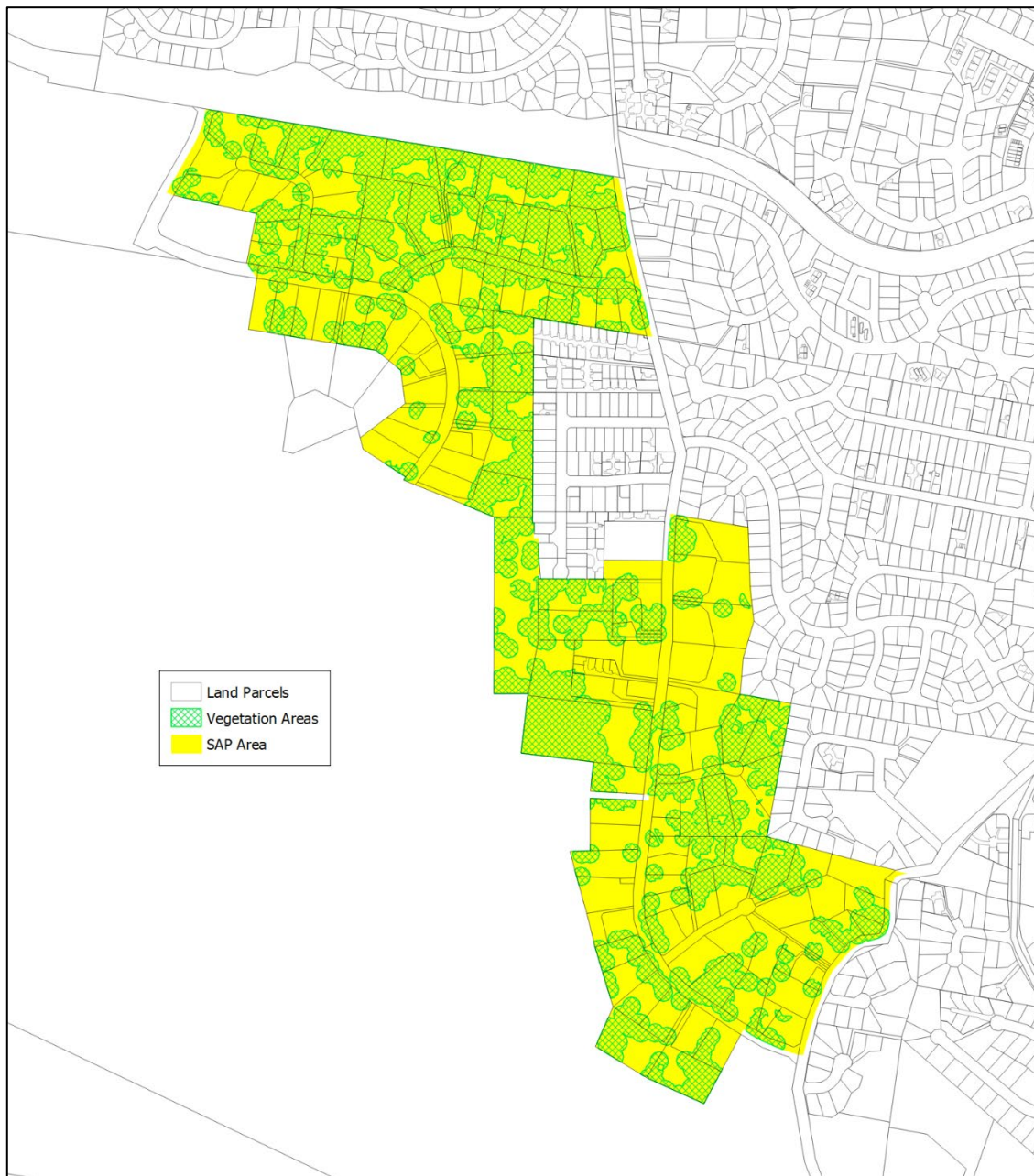


Figure KIN-S5.3 – Precincts A and B

