

## FLI-S4.0 Lady Barron Port Specific Area Plan

### FLI-S4.1 Plan Purpose

The purpose of the Lady Barron Port Specific Area Plan is:

- FLI-S4.1.1 To acknowledge the port as critical island infrastructure and to restrict uses that may establish potential conflict with transport of livestock and general freight.
- FLI-S4.1.2 To maintain the core operation of freight and livestock movements as the principal activities at the port.
- FLI-S4.1.3 To restrict uses and minimise opportunities for conflict with livestock yarding and transport.

### FLI-S4.2 Application of this Plan

- FLI-S4.2.1 The specific area plan applies to the area of land designated as Lady Barron Port Specific Area Plan on the overlay maps.
- FLI-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Port and Marine Zone, as specified in the relevant provision.

### FLI-S4.3 Local Area Objectives

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

### FLI-S4.4 Definition of Terms

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

### FLI-S4.5 Use Table

This sub-clause is in substitution for Port and Marine Zone – clause 25.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	If for marine, port, shipping and transport purposes.
Educational and Occasional Care	If for training for marine, port, shipping and transport purposes.

Emergency Services	
Equipment and Machinery Sales and Hire	If for marine, port, shipping and transport equipment.
General Retail and Hire	If for chandlers and other shipping and transport related goods.
Manufacturing and Processing	If associated with maritime purposes.
Passive Recreation	
Pleasure Boat Facility	
Research and Development	If associated with Port and Shipping or marine and transport purposes.
Service Industry	If for marine, port, shipping or transport purposes.
Storage	If for marine, port, shipping or transport purposes.
Transport Depot and Distribution	If for marine, port, shipping or transport purposes.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If the gross floor area is no greater than 100m <sup>2</sup> .
Resource Processing	If for: (a) marine, port, shipping and transport purposes; or (b) aquaculture or fish processing.
Sports and Recreation	If for marine or aquatic based activities.
Tourist Operation	If the gross floor area is no greater than 100m <sup>2</sup> .
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

## FLI-S4.6 Use Standards

### FLI-S4.6.1 Discretionary uses

This sub-clause is in substitution of the Port and Marine Zone – clause 25.3.1 Discretionary uses.

Objective:	That discretionary uses: (a) do not prejudice the continued operation of the port facilities; (b) maintain the core operation of freight and livestock movements as the principal activities at the port; and
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	(c) are located and managed having regard to the potential environmental impact arising from the operation of port facilities and the extended operation of activities.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A use listed as Discretionary must not compromise the core operations of the port, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and scale of the proposed use;</li> <li>(b) the sensitivity of the proposed use and the potential for conflict with core operations of the port;</li> <li>(c) proximity to livestock handling areas;</li> <li>(d) proximity to vehicle movement areas;</li> <li>(e) the need to encourage pedestrian activity outside the boundaries of land within the port managed by the Tasmanian Ports Corporation Pty Ltd; and</li> <li>(f) the need for the use to establish within the port area.</li> </ul>
<p><b>A2.1</b></p> <p>Hours of operation must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 8.00am to 6.00pm Monday to Friday; and</li> <li>(b) 8:00am to 8.00pm Saturday, Sunday and Public Holidays; or</li> </ul> <p><b>A2.2</b></p> <p>Hours of operation must be for the expansion of an existing use.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Where it currently exists, safe public access must be maintained to:</p> <ul style="list-style-type: none"> <li>(a) the waterfront; and</li> <li>(b) wharves.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

## **FLI-S4.7 Development Standards for Buildings and Works**

### **FLI-S4.7.1 Setback**

This sub-clause is in addition to Port and Marine Zone – clause 25.4.

Objective:	<p>That building setback:</p> <ul style="list-style-type: none"> <li>(a) provides appropriate separation between new buildings, and existing stockyards and freight operations;</li> <li>(b) minimises the potential for conflict with the core operations of freight and livestock movements at the port; and</li> <li>(c) restricts uses that are not integral to freight and livestock transportation.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a minimum setback of 15m from the boundary of land managed by the Tasmanian Ports Corporation Pty. Ltd.</p>	<p><b>P1</b></p> <p>Buildings must be sited to minimise the potential for conflict with core operations of the port, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any emissions, such as odour and noise, associated with freight and livestock movements; and</li> <li>(b) any measures to minimise potential conflicts.</li> </ul>

#### **FLI-S4.8 Development Standards for Subdivision**

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

#### **FLI-S4.9 Tables**

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

## FLI-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
FLI-10.1	17 Patrick Street, Whitemark	145116/2	An additional Permitted Use Class for this site is:  Storage.	Low Density Residential Zone – clause 10.2 Use Table
FLI-11.1	Palana Road, Palana	44146/1	An additional Acceptable Solution and Performance Criterion for this site is:  <b>A3</b> No Acceptable Solution.  <b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and development of the whole site, having regard to:  (a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;  (b) any requirements for a combined stormwater system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways;  (c) topography of the site;  (d) soil conditions;  (e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;  (f) any area of the site covered by impervious surfaces; and  (g) any watercourses on the land.	Rural Living Zone – clause 11.5.3 Services
FLI-11.2	180 Badger Corner Road, Lady Barron	177522/2	An additional Discretionary Use for this site is:	Rural Living Zone – clause 11.2 Use Table

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			Community Meeting and Entertainment if for function centre.	
FLI-11.3	Part of 57 Franklin Parade, Lady Barron	Part of 250865/1	<p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p><b>A3</b> No Acceptable Solution.</p> <p><b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and development of the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</li> <li>(b) any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</li> <li>(c) topography of the site;</li> <li>(d) soil conditions;</li> <li>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</li> <li>(f) any area of the site covered by impervious surfaces; and</li> <li>(g) any watercourses on the land.</li> </ul>	Rural Living Zone – clause 11.5.3 Services
FLI-11.4	Part of Pot Boil Road, Lady Barron	Part of 156090/1	<p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p><b>A3</b> No Acceptable Solution.</p> <p><b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and</p>	Rural Living Zone – clause 11.5.3 Services

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			<p>development of the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</li> <li>(b) any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</li> <li>(c) topography of the site;</li> <li>(d) soil conditions;</li> <li>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</li> <li>(f) any area of the site covered by impervious surfaces; and</li> <li>(g) any watercourses on the land.</li> </ul>	
FLI-22.1	154 Big River Road, Loccota	202756/1	<p>A substitution for Acceptable Solution A1 and Performance Criterion P1 of clause 22.5.1 Lot design for this site is:</p> <p><b>A1</b> No Acceptable Solution.</p> <p><b>P1</b> No Performance Criterion.</p>	Landscape Conservation Zone – clause 22.5.1 Lot design
FLI-25.1	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1	Part of 129006/1	<p>An additional Zone Purpose statement for this site is:</p> <p>To provide for use or development for tourism/hospitality related purposes in association with Whitemark Wharf.</p>	Port and Marine Zone – clause 25.1 Zone Purpose
FLI-25.2	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.2	Part of 129006/1	<p>Additional Discretionary Use Classes for this site are:</p> <ul style="list-style-type: none"> <li>(a) Food Services with the qualification if not for a Take-away food premises;</li> <li>(b) Community Meeting and Entertainment; and</li> </ul>	Port and Marine Zone – clause 25.2 Use Table

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			(c) General Retail and Hire with the qualification if for a shop where the gross floor area does not exceed 250m <sup>2</sup> .	
FLI-26.1	Flinders Island Airport – 351-355 Palana Road, Whitemark	Part of 227191/1	An additional Discretionary Use Class for this site is:  Vehicle Fuel Sales and Service.	Utilities Zone – clause 26.2 Use Table