

# Tasmanian Planning Scheme

## Proposed Specific Area Plans

There has been significant consideration as to which areas in the municipality may need a Specific Area Plan (SAP), creating provisions very specific to the area. The Kingborough Draft LPS proposes six new SAPs, and feedback received during the public exhibition period will be used to finalise the SAPs having regard to the abovementioned statutory requirements, strategic intent of the SAPs and any other matters considered appropriate by the Tasmanian Planning Commission as part of the public hearing process. The proposed SAPs are:

- KIN-S1.0 Kingston Southern Gateway SAP
- KIN-S4.0 Kingborough Coastal Settlement SAP
- KIN-S5.0 Burwood Drive SAP
- KIN-S6.0 Bruny Island SAP
- KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill SAP
- KIN-S8.0 Barretta SAP

### Kingston Southern Gateway SAP

The Kingston Southern Gateway is located to the south of the Kingston Central Business District (CBD) and provides for a mix of uses that complements the Kingston CBD. This area is heavily vegetated with mature native trees, particularly within the less developed areas and along Coffee Creek. The trees have a dominant presence in the landscape and form the backdrop on either side of Channel Highway and Spring Farm Road at the southern entrance to Kingston CBD off the Algona Road Roundabout. The area also includes a master planned residential area i.e. the Kingston Green Estate that has capacity to expand, even though there are some limitations due to existing Part 5 Agreements on the land to preserve vegetation.

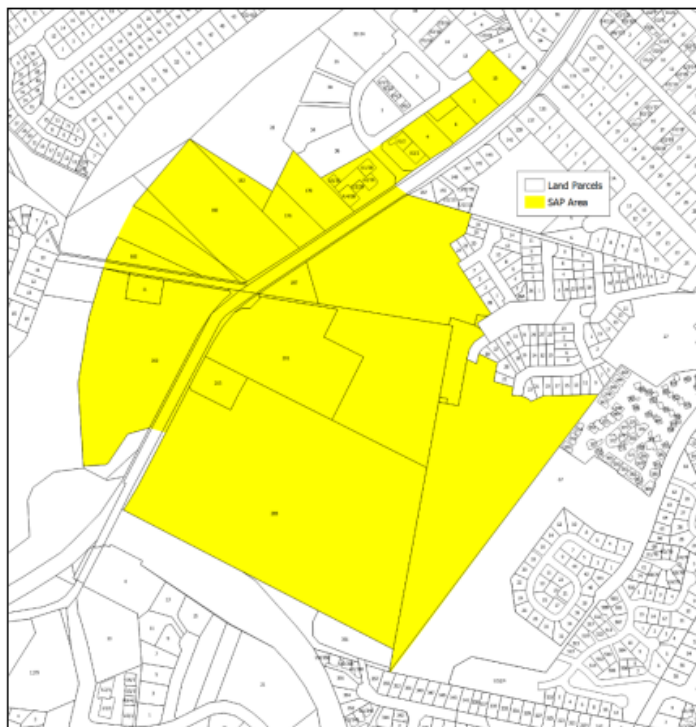
The purpose of the SAP is:

- *To provide for a range of uses and developments that service Kingston and surrounds and provide a gateway to the Kingston Activity Centre.*
- *To increase the flexibility and development potential of the remaining parts of the Kingston Green Estate next to Channel Highway.*
- *To encourage attractive streetscapes that are functional for the types of uses and development in the area and emerging character of the gateway to the Kingston Activity Centre through landscaping; retention and management of prominent trees; and protection, conservation, and management of environmental values within the Kingston Southern Gateway Vegetation Linkage.*
- *To provide for development that minimises the collision risk to threatened bird species.*



The SAP area is depicted in Figure 1 below and covers areas in the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone, Utilities Zone and Environmental Management Zone.

Figure 1 – Kingston Southern Gateway SAP



The SAP will provide for the following:

- A limitation on the range of land uses in the Environmental Management Zone, reflective of the existing Part 5 Agreements in the precinct and in a manner that will also support the ongoing research and development activities of the Antarctic Division;
- Increased building height limit in the Urban Mixed Use Zone from 10m to 20m. The provisions include design parameters to ensure appropriate height transition compatible with neighbouring buildings and roads;
- Privacy controls to improve amenity outcomes for residents in the precinct as well as the adjoining established residential areas;
- Solar access requirements for Multiple Dwelling Development in the Urban Mixed Use Zone;
- Landscaping requirements in the Inner Residential Zone, Urban Mixed Use Zone and Commercial Zone, consistent with the emerging and preferred character of the southern approach to the Kingston CBD, which is considered to be the Southern Gateway to the Kingston area. The landscaping provisions encourage retention of prominent trees in the landscaping design to improve streetscape, where practical;
- Development and subdivision controls to avoid, minimise and mitigate impacts on environmental values (including prominent trees) in the mapped Kingston Southern Gateway Vegetation Linkage; and
- Design parameters to reduce collision risk to threatened bird species that are known to the area.



## Kingborough Coastal Settlement SAP

Kingborough has diverse and scenic landscapes, including highly valued coastal, upland and rural areas. Kingborough is renowned for its coastal scenery and local character. There is a clear distinction between coastal development north of Lower Snug and that located south of Snug. The areas north of Lower Snug are within 30km radius of the Hobart Central Business Area and have more 'urbanised' characteristics. The coastal settlements south of Snug are historical shack areas, hamlets or villages with extensive coastal view scapes to and from the waters of the D'Entrecasteaux Channel. Lower Snug, Coningham, Kettering, Woodbridge, Middleton and Gordon all have very distinct characteristics that set them apart from other coastal settlements in Kingborough.

- Lower Snug and Coningham have a very distinct, large 'bush block' coastal character and, due to the extensive vegetation and low-key nature of existing development on properties in the locality, very little of the settlement can be seen from surrounding areas.
- Kettering is a picturesque fishing village that is set in Little Oyster Cove. It has long been recognised as one of the most scenic areas for cruising and boat docking in Tasmania and the D'Entrecasteaux Channel. It is also the gateway to Bruny Island with high visitation.
- Woodbridge is a heritage village and characterised for its picturesque rural and coastal setting.
- Middleton and Gordon are former coastal shack areas, and the development that exists today reflects a similar low-key rural character set against the picturesque D'Entrecasteaux Channel.

The characteristics of the abovementioned coastal settlements are directly associated with Kingborough's heritage and are most susceptible to inappropriate development pressure under the Tasmanian Planning Scheme. Specific attention is required in the planning scheme to ensure that appropriate longer-term strategies and safeguards are in place to protect the qualities associated with these smaller coastal settlements, while not stifling appropriate development.

These settlements have development constraints due to limited infrastructure and services. Therefore, lot sizes and development design need to be capable of onsite stormwater and wastewater management. The SAP is therefore required to manage growth in these locations having regard to an appropriate density and form of development consistent with the available capacity or design elements to make development self-sufficient in that regard. Future development should be complementary to the valued characteristics of these coastal settlements, such as spacious development, established vegetation including large trees, and use of material and colours that do not distract or detract from the landscape.

The purpose of the SAP is:

- *To encourage use and development that protects and enhances the local character of the coastal settlements of Lower Snug, Coningham, Kettering, Woodbridge, Middleton and Gordon that makes them distinctly different from other more urbanised coastal settlements in Kingborough.*
- *To provide for use and development in a manner that balances development with landscape character that exists in the coastal settlements and does not cause an unreasonable loss of amenity.*
- *To provide use and development at a density that can be accommodated by the limited infrastructure and services available in the area.*

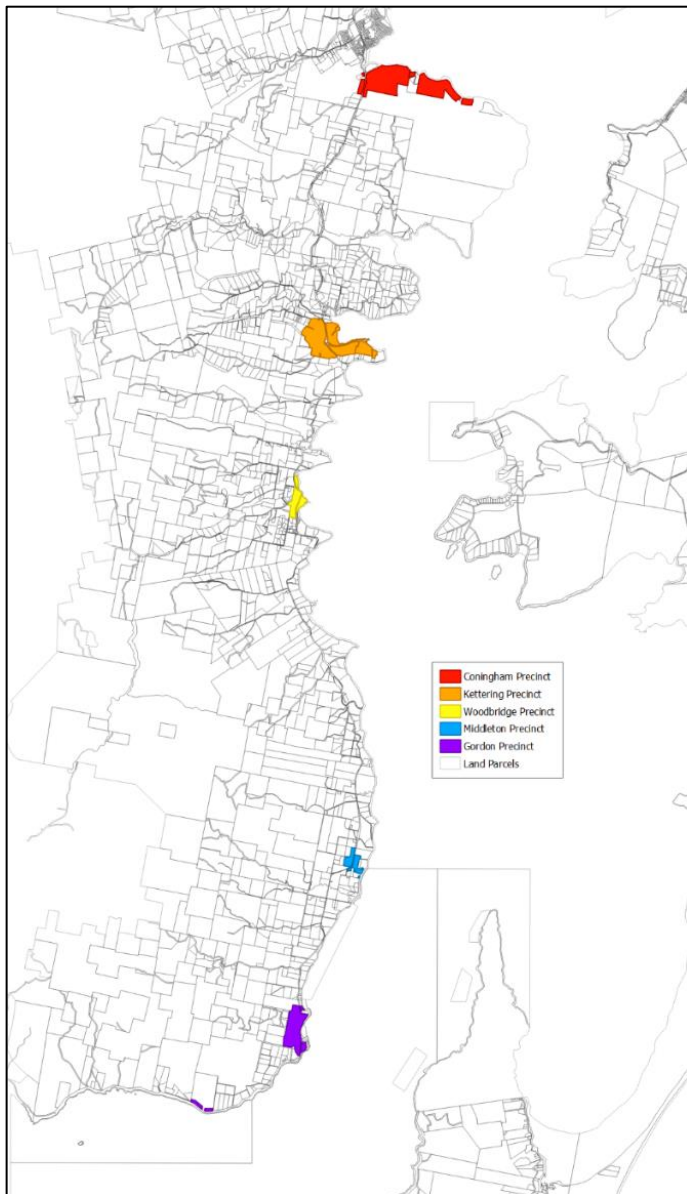


- To ensure where on-site waste management is required, lots have sufficient land available for on-site waste management.
- To manage stormwater quality and quantity to protect natural assets, infrastructure and property.
- To encourage the retention of native vegetation that adds to the local character of the coastal settlements of Lower Snug, Coningham, Kettering, Woodbridge, Middleton and Gordon and provides unique spatial and environmental qualities.
- To minimise the collision risk to threatened bird species through the appropriate design of new development.

The Specific Area Plan will apply to land in the following precincts (as indicated in Figure 2):

- Lower Snug and Coningham Precinct;
- Kettering Precinct;
- Woodbridge Precinct;
- Middleton Precinct; and
- Gordon Precinct.

Figure 2 – Kingborough Coastal Settlement SAP



The SAP will only apply to properties in the Low Density Residential Zone, Village Zone, and Port and Marine Zone.

Figure KIN-S4.1.1 - Lower Snug and Conningham Precinct

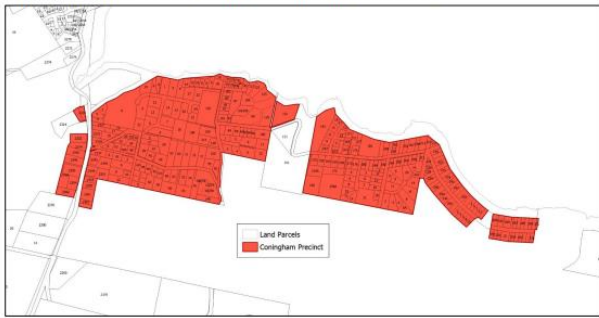


Figure KIN-S4.1.2 - Kettering Precinct

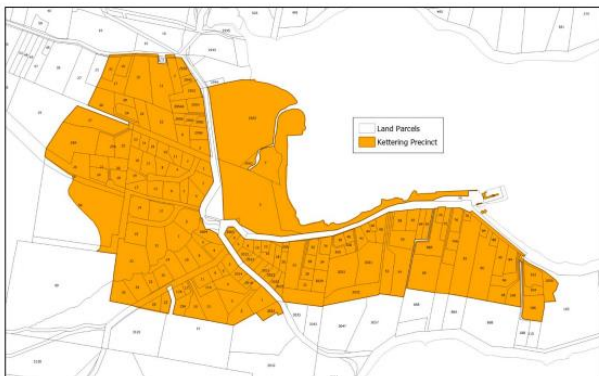


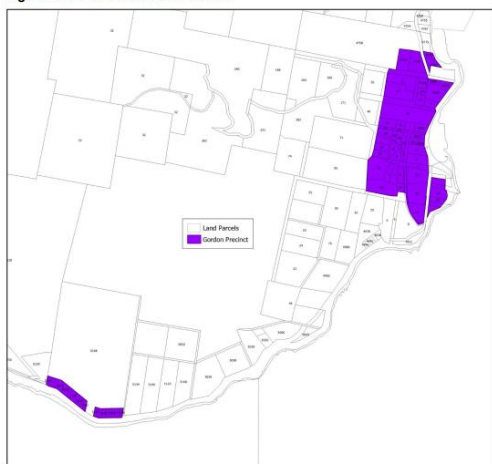
Figure KIN-S4.1.3 - Woodbridge Precinct



Figure KIN-S4.1.4 - Middleton Precinct



Figure KIN-S4.1.5 - Gordon Precinct



The SAP will provide for the following:

- Additional wastewater management considerations for change, expansion or intensification of residential or non-residential use;
- Additional design provisions, including:
  - Reduced height restriction of 5m for buildings in coastal proximity;
  - Requirements for external finishes to reduce light reflectivity;
  - Requirements to reduce extensive site excavation and fill;
  - Requirements for onsite wastewater treatment and stormwater management; and
  - Requirements to encourage the retention of vegetation.
- Increased permitted minimum lot size requirement of 2,500m<sup>2</sup> in the Low Density Residential Zone;
- Increased permitted site area of 2,500m<sup>2</sup> per dwelling for Multiple Dwellings in the Low Density Residential Zone;
- Vegetation management to encourage development design that is compatible with the character of the Coastal Settlement Areas and maintain significant environmental values; and
- Collision risk provisions to minimise the risk of bird mortality from collision with buildings and structures.

### Burwood Drive SAP

Blackmans Bay is located within a bowl-shaped area facing the coast. There are elevated areas to the north, west (the Burwood Drive area) and the south. The vegetated skyline to the west is an important visual element for Blackmans Bay. The precinct is also located adjoining the Peter Murrell Reserve and is characterised by much larger lots that are heavily vegetated. This neighbourhood is unique, differing from other neighbourhoods in Kingborough because of the scenic amenity it provides as a backdrop to Blackmans Bay and the fact that the subdivision character of the area has not drastically changed in the last 20 years as it has in other residential neighbourhoods of Kingborough. Because of its location and the significant vegetation that exists, the area is also considered a high bushfire risk area and requires a different approach than other areas in the municipality to reduce the risk associated with the bushfire hazard.

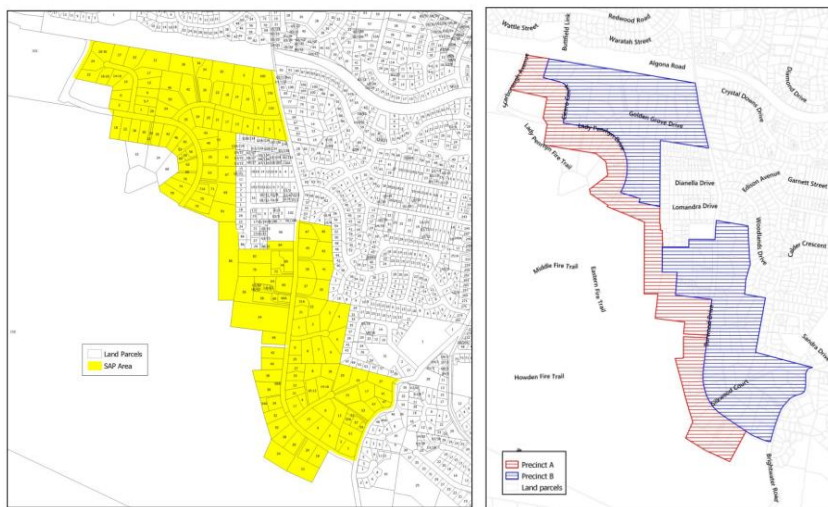


The purpose of the SAP is:

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

The SAP area is depicted in Figure 3 below and only covers areas within the Low Density Residential Zone.

Figure 3 – Burwood Drive SAP and precincts



The SAP will provide for the following:

- A minimum site area of 5,000m<sup>2</sup> per dwelling for Multiple Dwellings for properties next to the Peter Murrell Reserve (Precinct A).
- A minimum lot size requirement of 5,000m<sup>2</sup> for properties next to the Peter Murrell Reserve (in Precinct A) consistent with the existing subdivision pattern in the precinct and compatible with the bushfire risk associated with the area.
- Vegetation management to encourage development design that is compatible with the character of the residential area adjacent to Peter Murrell Reserve and to maintain significant environmental values.

### Bruny Island SAP

Bruny Island is unique for its mix of natural values, agricultural and aquaculture production, recreational destination, cultural significance and a relatively small population all contained within a land mass of approximately 362 square kilometres. The permanent resident population is currently around 600 and likely to remain small, with only about a third of the dwellings being permanently occupied; this is due to the island's isolation and limited accessibility. Shack ownership on the island has always been high, meaning that the higher population has peak times over summer. The shift from people using shacks for family use only to the more recent trend of making them available for rent and visitor accommodation throughout the year has significantly changed the use of the area and visitation times/duration.



This places pressures and demands on a relatively small island community that, while they are not unique, must be managed to avoid congestion, unacceptable impacts on the island's natural values, and public safety and amenity issues during peak periods.

Bruny Island is one of the most visited tourism destinations in Tasmania. It has received national and international media exposure for the quality of its tourism product, productive agriculture and water-based resources (i.e. oysters and fishing) in addition to its picturesque and unique natural values. Local, interstate and international visitors come to the island to experience its many attractions, including but not limited to the Neck Lookout/Truganini Memorial, Fairy Penguins, Get Shucked, Bruny Island Cheese & Beer, the Honey Pot, Bruny Island Wilderness Cruises, Bruny Island Chocolate Company, Inala Nature Museum and Jurassic Gardens, Cape Bruny Lighthouse and Dennes Point Heritage Trail.

The Bruny Island Tourism Strategy provides a framework for future growth of tourism on Bruny Island, including forming the basis for a sustainable and competitive tourism industry. The strategy identifies a need to manage tourism activity on Bruny Island within the capacity of the Island's infrastructure, its natural values and the desires of both the island's resident community and visitors.

The strategy identifies some inherent social and economic sustainability issues for Bruny Island, such as limited opportunities to develop sufficient economic activity that can produce employment and encourage younger people to remain on the island. The main opportunities relate to tourism, plus some agriculture, aquaculture and value-added food production activities, building on the growing recognition of Bruny Island's natural produce and gourmet food and drink reputation.

Given the standardisation of the planning rules in the state through the statewide planning scheme, a unique approach is required for Bruny Island to ensure that appropriate longer-term strategies and safeguards are in place to support tourism activities that exist on the island and to ensure that the type of development occurring can be accommodated within the island's limitations. Specific attention is also required to protect the unique character and natural attributes that exist on Bruny Island and its surrounding nearshore marine environment, particularly along the coastline which is appreciated by its residents and visitors.

The purpose of the SAP is:

- *To encourage use and development that protects and enhances the character of Bruny Island, which is unique for its mix of natural values, agricultural and aquacultural production, recreational destination, cultural significance, and a limited population contained within a relatively small island.*
- *To provide for use and development consistent with the purpose of the underlying zone in a manner that that complements the character and maintains and protects the significant natural values of Bruny Island.*
- *To encourage use and development that supports Bruny Island as a low-key tourism destination.*
- *To provide for uses and development at a density that can be accommodated by the limited infrastructure and services available in the area.*
- *To provide the ability to subdivide land, at a density appropriate to the natural values, infrastructure and service constraints that exist in the area.*





- *To ensure that where on-site waste management is required, lots have sufficient land available for on-site waste management.*
- *To manage stormwater quality and quantity to protect natural values, infrastructure and property.*
- *To minimise the collision risk to threatened bird species through the appropriate design of development.*

The SAP will provide for the following:

- The ability to establish Artisan Food and Drink Premises in the Low Density Residential Zone, Rural Living Zone, Village Zone, Rural Zone, Agriculture Zone and Landscape Conservation Zone.
- The ability to establish Tourism Operations in the Residential Zone and Rural Living Zone.
- Additional design provisions, including:
  - Reduced height restriction of 5m for buildings in coastal proximity;
  - Requirements for external finishes to reduce light reflectivity;
  - Requirements for onsite wastewater treatment;
  - Requirement to ensure that potable water is provided for residential and non-residential uses;
  - Requirements to reduce extensive site excavation and fill;
  - Requirements to encourage the retention, management and protection of natural values.
- Increased minimum lot size requirement of 2,500m<sup>2</sup> in the Low Density Residential Zone;
- Increased site area 2,500m<sup>2</sup> per dwelling for Multiple Dwellings in the Low Density Residential Zone; and
- Requirements to manage and retain important natural values on Bruny Island, including threatened and locally significant species and their habitat, and threatened and locally significant native vegetation.

It should be noted that the Tasmanian Planning Commission (TPC) indicated that there are a number of elements of the proposed SAP that require to be resolved. Those matters will be addressed in a response to the TPC as part of Council's section 35F report (a report to the TPC that will provide a response to any representations received and any outstanding matters) and via the TPC's public hearings process.

### **Blackmans Bay Bluff and Bonnet Hill SAP**

Blackmans Bay Bluff is located at the northern end of Blackmans Bay Beach and is an elevated headland with some significant cliffs that display the qualities of a bluff. A small blowhole is located in the reserve at the end of Talone Road. The Bluff area is heavily vegetated and serves as an iconic backdrop to Blackmans Bay Beach. The Blackmans Bay Bluff neighbourhood has a rich heritage that was well established prior to 1958, with most residences having been used as 'shacks' or holiday homes in those early days. By the 1990s, most of the surrounding areas had become well established to a higher density and constructed to a typical suburban character. This neighbourhood is unique, differing from other neighbourhoods in Kingborough because of its scenic amenity and the fact that there are only a few remaining larger lots in the precinct that can provide the opportunity to further subdivide or to develop with units. The majority of the remaining 'undeveloped' lots in the precinct contain older houses and vegetation reflective of the historical character of the area.



Bonnet Hill is an elevated heavily vegetated headland and serves as an iconic backdrop to Kingston Beach. This neighbourhood is unique, differing from other neighbourhoods in Kingborough because of its scenic amenity and because it has not been developed to the extent to which other areas with such scenic attributes and environmental qualities have been developed. Most of the Bonnet Hill residential area has been zoned as Low Density Residential in the KIPS2015. However, due to the fact that the future Natural Assets and Scenic Protection codes won't apply to the Low Density Residential Zone, a SAP is required to support development, but in a manner that will maintain the unique scenic attributes and environmental qualities of the area.

The purpose of the SAP is:

- *To maintain the visual amenity that Blackmans Bay Bluff Precinct provides to Blackmans Bay Beach.*
- *To maintain the visual amenity that Bonnet Hill Precinct provides to Kingston and Kingston Beach.*
- *To maintain the local character and amenity of the two precincts that is defined by dwellings nestled within a mix of vegetation including native and non-native species.*
- *To provide for use that is compatible with the low density residential character of Blackmans Bay and Bonnet Hill that is defined by building mass and bulk located to the centre of sites with generous provision of native and non-native landscaping.*
- *To minimise the collision risk to threatened bird species through the appropriate design of new development.*
- *To ensure that, where on-site waste water management is required, lots have sufficient land available for on-site waste water management (this will only apply to parts of Bonnet Hill).*

The SAP area is depicted in Figure 4 and Figure 5 and covers areas in the General Residential and Low Density Residential Zone in Blackmans Bay Bluff and the Low Density Residential Zone in Bonnet Hill.

Figure 4 – Blackmans Bay Bluff Precinct

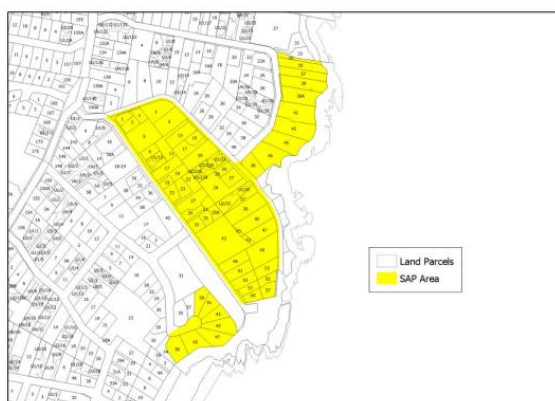
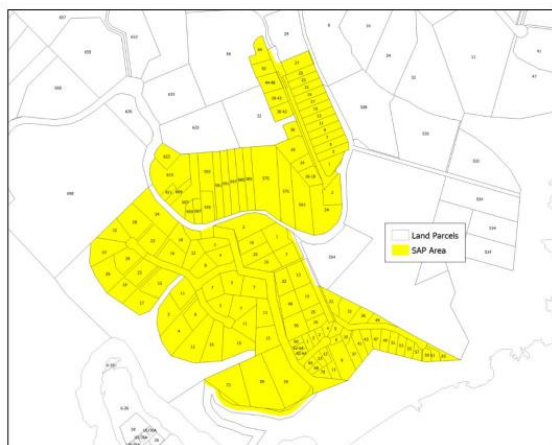


Figure 5 – Bonnet Hill Precinct



The SAP will provide for the following:

- Reduced height restriction of 5m for buildings in coastal proximity;
- Increased front setbacks to ensure sufficient areas for landscaping and to maintain existing streetscapes;
- Design criteria for Multiple Dwellings to ensure it is compatible with the existing character of the area;
- Landscaping requirements for Multiple Dwellings;
- Provisions to encourage the retention of existing vegetation and incorporation in landscaping design;
- Provisions to minimise the collision risk to threatened bird species through the appropriate design of new development;
- Provisions to ensure where onsite waste management is required, lots have sufficient land available for onsite waste management; and
- Minimum lot size requirements in Bonnet Hill for areas in coastal proximity to maintain the landscape character.

### Barretta SAP

Barretta is constrained in terms of development potential due to limited infrastructure (there is no access to reticulated sewer and existing stormwater infrastructure is lacking). The need to only allow development that is capable of being supported by public infrastructure must be reflected in the planning scheme provisions. The SAP is therefore required to manage growth in this location having regard to an appropriate density and form of development consistent with the available capacity or design elements to make development self-sufficient in that regard.

The purpose of the SAP is:

- *To provide for use at a density that can be accommodated by the limited infrastructure and services available in the area.*
- *To provide the ability to subdivide land, but at a density appropriate to the infrastructure and service constraints that exist in the area.*
- *To ensure where on-site waste water management is required, lots have sufficient land available for on-site waste water management.*
- *To manage stormwater quality and quantity to protect natural assets, infrastructure and property.*
- *To encourage the retention of native vegetation as part of landscape design.*



- *To minimise the collision risk to threatened bird species through the appropriate design of new development.*

The boundaries of the SAP area are depicted in Figure 6, and the SAP only applies to the Low Density Residential Zone. The SAP will provide for the following:

- Additional wastewater management considerations for change, expansion or intensification of residential or non-residential use;
- Additional design provisions, including:
  - requirements for onsite wastewater treatment and stormwater management;
  - requirements to encourage the retention of vegetation.
- Increased permitted minimum lot size requirement of 2,500m<sup>2</sup> in the Low Density Residential Zone;
- Increased permitted site area of 2,500m<sup>2</sup> per dwelling for Multiple Dwellings in the Low Density Residential Zone;
- Vegetation management to encourage development design that is compatible with the character of the area and maintain significant environmental values; and
- Collision risk provisions to minimise the risk of bird mortality from collision with buildings and structures.

Figure 6 – Barretta SAP

