

KIN-S4.0 Kingborough Coastal Settlement Specific Area Plan

KIN-S4.1 Plan Purpose

The purpose of the Kingborough Coastal Settlement Specific Area Plan is:

- KIN-S4.1.1 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.
- KIN-S4.1.2 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.
- KIN-S4.1.3 To provide use and development at a density that can be accommodated by the limited infrastructure and services available in the area.
- KIN-S4.1.4 To ensure where on-site waste management is required, lots have sufficient land available for on-site waste management.
- KIN-S4.1.5 To manage stormwater quality and quantity to protect natural assets, infrastructure and property.
- KIN-S4.1.6 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.
- KIN-S4.1.7 To minimise the collision risk to threatened bird species through the appropriate design of new development.

KIN-S4.2 Application of this Plan

- KIN-S4.2.1 The specific area plan applies to the area of land designated as KIN-S4.0 Kingborough Coastal Settlement Specific Area Plan on the overlay maps and in Figure KIN-S4.1.
- KIN-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the:
 - (a) Low Density Residential Zone;
 - (b) Village Zone;
 - (c) Port and Marine Zone; and
 - (d) Community Purpose Zone,as specified in the relevant provision.
- KIN-S4.2.3 The specific area plan applies to the following precincts as shown on an overlay map and in Figures KIN-S4.1, KIN-S4.1.1, KIN-S4.1.2, KIN-S4.1.3, KIN-S4.1.4, and KIN-S4.1.5:
 - (a) Lower Snug and Coningham Precinct;
 - (b) Kettering Precinct;
 - (c) Woodbridge Precinct;
 - (d) Middleton Precinct; and
 - (e) Gordon Precinct.
- KIN-S4.2.4 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 Kingborough Coastal Settlement Mapped Vegetation Areas to quantify the impacts of a development and identify management and protection mechanisms which ensure the

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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 Kingborough Coastal Settlement Mapped Vegetation Areas.
- (c) a collision risk assessment by a suitably qualified person to ascertain the potential risk of buildings and structures and identify appropriate mitigation measures, including design changes.
- (d) a Bushfire Attack Level (BAL) Assessment and accompanying Bushfire Hazard Management Plan by an accredited bushfire practitioner.
- (e) a photo/design montage to enable assessment of the visual impacts of new development in relation to height and visual appearance.

KIN-S4.3 Local Area Objectives

KIN-S4.3.1 Local Area Objectives – Lower Snug and Conningham Precinct

Reference/Sub-clause Number	Area Description	Local Area Objectives
KIN-S4.3.1.1	Lower Snug and Conningham Precinct, shown on an overlay map as KIN-S4.3.1.1	The local area objectives are to: <ul style="list-style-type: none"> (a) provide for use that is compatible with the existing residential coastal bush block character of Lower Conningham and Snug; and (b) provide use at a density that can be accommodated by the limited infrastructure and services available in the area.

KIN-S4.3.2 Local Area Objectives – Kettering Precinct

Reference/Sub-clause Number	Area Description	Local Area Objectives
KIN-S4.3.2.1	Kettering Precinct, shown on an overlay map as KIN-S4.3.2.1	The local area objectives are to: <ul style="list-style-type: none"> (a) provide for use that is compatible with the fishing village character of Kettering; (b) facilitate use that increases and improves the community-based services for the convenience of local residents and visitors; and (c) provide use at a density that can be accommodated by the limited infrastructure and services available in the area.

KIN-S4.3.3 Local Area Objectives – Woodbridge Precinct

Reference/Sub-clause Number	Area Description	Local Area Objectives
KIN-S4.3.3.1	Woodbridge Precinct, shown on an overlay map as KIN-S4.3.3.1	The local area objectives are to: <ul style="list-style-type: none"> (a) provide for use that is compatible with the heritage village character of Woodbridge; (b) facilitate use that increases and improves community-based services for the convenience of local residents and visitors; and (c) provide use at a density that can be accommodated by the limited infrastructure and services available in the area.

KIN-S4.3.4 Local Area Objectives – Middleton Precinct

Reference/Sub-clause Number	Area Description	Local Area Objectives

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KIN-S4.3.4.1	Middleton Precinct, shown on an overlay map as KIN-S4.3.4.1	The local area objectives are to: <ul style="list-style-type: none"> (a) provide for use that is compatible with the predominantly rural settlement character of Middleton; and (b) provide use at a density that can be accommodated by the limited infrastructure and services available in the area.
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KIN-S4.3.5 Local Area Objectives – Gordon Precinct

Reference/Sub-clause Number	Area Description	Local Area Objectives
KIN-S4.3.5.1	Gordon Precinct, shown on an overlay map as KIN-S4.3.5.1	The local area objectives are to: <ul style="list-style-type: none"> (a) provide for use that is compatible with the predominantly low-key rural settlement character of Gordon; and (b) provide use at a density that can be accommodated by the limited infrastructure and services available in the area.

KIN-S4.4 Definition of Terms

KIN-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
bold or bright colours	means primary, secondary colours that do not recede into the landscape.
coastal proximity	means where a lot: <ul style="list-style-type: none"> (a) has direct frontage to high or low water mark; or (b) abuts a conservation area or public reserve on the coast; or (c) fronts a road, that had it not existed, would have resulted in either (a) or (b) being met.
intensification	means a substantial and ongoing increase in the number of persons occupying, or capable of occupying, a dwelling or the number of persons visiting or working at a business premises.
Kingborough Coastal Settlement Mapped Vegetation Areas	means areas of land covered by native vegetation that is of local importance, as shown on an overlay map and in Figures KIN-S4.2.1, KIN-S4.2.2, KIN-S4.2.3, KIN-S4.2.4, and KIN-S4.2.5.
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
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.
suitably qualified person (onsite waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site waste water management system design in accordance with AS/NZS 1547.
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-S4.5 Use Table

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

KIN-S4.6 Use Standards

KIN-S4.6.1 Discretionary uses

This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards, Village Zone – clause 12.3 Use Standards, Port and Marine Zone – clause 25.3 Use Standards, and Community Purpose Zone – clause 27. 3 Use Standards.

Objective:	That Discretionary uses are compatible with the character, services and infrastructure capacity of the area.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the character, services and infrastructure capacity of the area, having regard to the local area objectives for the relevant precinct.	

KIN-S4.6.2 Waste water management

This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards and Village Zone – clause 12.3 Use Standards.

Objective:	That waste water management is provided for residential and non-residential uses.	
Acceptable Solutions	Performance Criteria	
A1 (a) No new use or expansion or intensification of an existing use on the site; or (b) the site has connection or is capable of being connected to a reticulated sewerage system.	P1 A new use or expansion or intensification of an existing use on the site must demonstrate that there is sufficient suitable land available for on-site wastewater treatment, having regard to: (a) the extent and nature of the land available on the property to accommodate an on-site waste water management system (including the land application area) for the proposed development; (b) the setback of the land application area being a sufficient distance from watercourses, property boundaries and groundwater; (c) the ability to retain native vegetation within the Kingborough Coastal Settlement Mapped Vegetation Areas, including individual trees with a diameter of more than 25cm; and (d) any relevant local area objectives.	

KIN-S4.7 Development Standards for Buildings and Works

KIN-S4.7.1 Residential density for multiple dwellings in the Low Density Residential Zone

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

Objective:	That Multiple Dwellings are provided with an appropriate level of infrastructure.	
Acceptable Solutions	Performance Criteria	

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<p>A1</p> <p>Multiple dwellings must:</p> <ul style="list-style-type: none"> (a) have a site area per dwelling of not less than 2,500m²; (b) meet the on-site waste water management provisions in KIN-S4.7.5 A1 or are capable of being connected to a reticulated sewerage system; (c) meet the stormwater management provisions in KIN-S4.7.6 A1 or be capable of being connected to a public stormwater system; and (d) be located outside the Kingborough Coastal Settlement Mapped Vegetation Areas. 	<p>P1</p> <p>Multiple dwellings must be provided with an appropriate level of infrastructure, having regard to:</p> <ul style="list-style-type: none"> (a) the consistency of the proposed setback and scale with the character and pattern of development in the area; (b) the provision of on-site waste water management in accordance with KIN-S4.6.1 A1 or P2; (c) the provision of stormwater management in accordance with KIN-S4.7.6 A1 or P2; and (d) the capacity to design and locate development in a manner that maximises retention of native vegetation within the Kingborough Coastal Settlement Mapped Vegetation Areas in accordance with KIN-S4.7.7; <p>and must have a site area per dwelling not less than 2,400m².</p>
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KIN-S4.7.2 Visual impact

This clause is in addition to Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works.

Objective:	That the design of development complements the existing built and landscape character of the land with the Kingborough Coastal Settlement Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Exterior building finishes must:</p> <ul style="list-style-type: none"> (a) be of materials and colours with a light reflectance value not greater than 40%; and (b) not in bold or bright colours. 	<p>P1</p> <p>Exterior building surfaces must not cause significant adverse impact on the visual amenity of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the level of reflectance when viewed from roads, public places and nearby waters; and (b) dominant colours and character of the area.

KIN-S4.7.3 Building height in coastal proximity

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and clause 10.5.1 Non-dwelling development A1 and P1, Village Zone – clause 12.4.2 Building height and Port and Marine Zone – clause 25.4.1 Building height.

Objective:	To encourage building and structure height that does not adversely impact on the visual landscape qualities or extensive loss of views.
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>In the Lower Snug, Coningham, Woodbridge, Middleton and Gordon Precincts, buildings in coastal proximity must have a building height of not more than 5m.</p>	<p>P1</p> <p>In the Lower Snug, Coningham, Woodbridge, Middleton and Gordon Precincts, building height must not cause a significant adverse impact on the landscape qualities of the area and backdrop setting, having regard to:</p> <ul style="list-style-type: none"> (a) the apparent height when viewed from the adjoining road, public places and nearby waters; (b) the particular shape, contours or slope of the subject land, or of adjoining land; (c) the height of adjoining development; and (d) any local area objectives relevant to the precinct.
<p>A2</p> <p>In the Kettering Precinct, in the Port and Marine Zone, building height and structures such as towers, poles, gantries, cranes or similar, must have a height not more than 9m.</p>	<p>P2</p> <p>In the Kettering Precinct, structures in the Port and Marine Zone such as towers, poles, gantries, cranes or similar, must be compatible with the existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the apparent height when viewed from the adjoining road, public places and nearby waters; (b) the particular shape, contours or slope of the subject land, or of adjoining land; (c) the height of adjoining development; and (d) requirements for the functional operation of the marina; (e) any local area objectives relevant to the precinct.

KIN-S4.7.4 Site excavation and fill

This clause is in addition to Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (a) the extent of alterations to the existing land form are minimised; (b) the visual prominence of buildings and structures is reduced; (c) building design responds to the particular shape, contours and slope of the land; and (d) design minimises disturbance to landform.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

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<p>A1</p> <p>Buildings and works must not include cut and fill more than 1m above or below existing ground level.</p>	<p>P1</p> <p>Buildings and works must be located to minimise alteration to existing ground level, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) any constraints imposed by existing development; (d) location of buildings or works; (e) the extent of any required cut or fill; (f) degree of disturbance to landform; (g) visibility of cut and fill from when viewed from roads, public places and nearby waters; (h) privacy of residents on adjoining lots; (i) land stability; and (j) impact of visibility of location of driveways and access tracks.
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KIN-S4.7.5 On-site waste water management

This clause is in addition to Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That, where on-site waste water management is required, the site is suitable and able to accommodate an on-site waste management system.</p>
<p>Acceptable Solutions</p> <p>A1</p> <p>Where on-site waste water management is required, it must:</p> <ul style="list-style-type: none"> (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as within: <ul style="list-style-type: none"> (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located outside the Kingborough Coastal Settlement Mapped Vegetation Areas; (d) be located on a site with a soil depth of at least 1.5m; (e) be located on a site where the average gradient of the land does not exceed 10%; and (f) in the case of habitable building, provide 65m² of land for wastewater land application area per bedroom which is located not less than 1.5m from an upslope or side slope boundary and 5m from a downslope boundary. 	<p>Performance Criteria</p> <p>P1</p> <p>The site must provide sufficient area for management of on-site waste water, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system; and (j) the retention of vegetation within the Kingborough Coastal Settlement Mapped Vegetation Areas in accordance with KIN-S4.7.7.
<p>A2</p>	<p>P2</p>

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An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite waste water management system.
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KIN-S4.7.6 Stormwater Management

This clause is in addition to Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works.

Objective:	That development provides for adequate on-site stormwater management.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) development must be capable of connecting by gravity to a public stormwater system; or</p> <p>(b) there is no increase to impervious surfaces.</p>	<p>P1</p> <p>Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:</p> <p>(a) topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings and any constraints imposed by existing development on the site;</p> <p>(e) any area of the site covered by impervious surfaces;</p> <p>(f) any watercourses on the land;</p> <p>(g) stormwater quality and quantity management targets identified in the <i>State Stormwater Strategy 2010</i>; and</p> <p>(h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.</p>

KIN-S4.7.7 Vegetation Management

This clause is in addition to the Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works and Port and Marine Zone – clause 25.4 Development Standards for Buildings and Works.

Objective:	That the siting of buildings and works maximise the retention of native vegetation that contributes to the local character of the land in the Kingborough Coastal Settlement Specific Area Plan.
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>The location of buildings and works within the Kingborough Coastal Settlement Mapped Vegetation Areas 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 tree protection zone of an individual native tree with a diameter more than 25cm; and (c) not require the clearing of native vegetation. 	<p>P1</p> <p>Buildings and works must be located and designed to maximise the retention of native vegetation, including individual trees, having regard to:</p> <ul style="list-style-type: none"> (a) the extent of vegetation to be impacted, removed and retained; (b) the maturity, landscape contribution and conservation significance of the vegetation; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation, offsets or revegetation measures; (e) the management and treatment of native vegetation on the balance of the site; and (f) the practical alternatives with respect to the location or design of the development.
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KIN-S4.7.8 Collision Risk

This clause is in addition to the Low Density Residential Zone – clause 10.4.2 Development Standards for Dwellings and clause 10.5.1 Development Standards for Non-dwellings, Village Zone – clause 12.4.2 Development Standards for Buildings and Works.

Objective:	That the design of buildings and structures minimises collision risk for threatened bird species.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The design of buildings and structures must:</p> <ul style="list-style-type: none"> (a) not include mesh fences more than 1.2m in height from natural ground level; (b) not include corner windows or the creation of sightlines through glazed surfaces; and (c) use glazing that: <ul style="list-style-type: none"> (i) has a total surface area of less than 2m²; (ii) uses low-reflectivity glass (0-10%); or (iii) is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground. 	<p>P1</p> <p>Building and structure design must minimise the collision risk for threatened birds, having regard to:</p> <ul style="list-style-type: none"> (a) any likely particular impacts on the swift parrot; (b) any impacts on other threatened bird species; and (c) the advice of a suitably qualified person.

KIN-S4.8 Development Standards for Subdivision

KIN-S4.8.1 Lot design in the Low Density Residential Zone

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

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development within low density residential areas; and (b) is provided with an appropriate level of infrastructure.
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 2,500m², <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; c. land shown on an overlay map, as within: <ul style="list-style-type: none"> i. a flood-prone hazard area; ii. a landslip hazard area; iii. a coastal erosion hazard area; iv. a waterway and coastal protection area; v. a future coastal refugia area; and vi. a coastal inundation hazard area; (ii) existing buildings are consistent with the setback required by the Low Density Zone – clause 10.4.3 Setback A1 and A2; (iii) not impact an individual tree with a diameter more than 25cm or require the removal of native vegetation within the Kingborough Coastal Settlement Mapped Vegetation Areas; (b) be required for public use by the Crown, a council or State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<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 access arrangements, bushfire protection and on-site wastewater; (d) the management, landscaping and treatment of the site; (e) minimising , mitigating and offsetting adverse impacts on native vegetation; (f) the relevant requirements for development of buildings on the lots; (g) the intended location of buildings on the lots; (h) the topography of the site; (i) adequate provision of private open space; (j) adequate provision of drainage and waste water disposal; (k) any constraints to development; (l) the pattern of development existing on established properties in the area; and (m) increasing the long-term security, maintenance and management of native vegetation outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures through mechanisms on the title; <p>and must have an area not less than 2,400m².</p>
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KIN-S4.9 Tables

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

Figure KIN-S4.1 – Kingborough Coastal Settlement Specific Area Plan

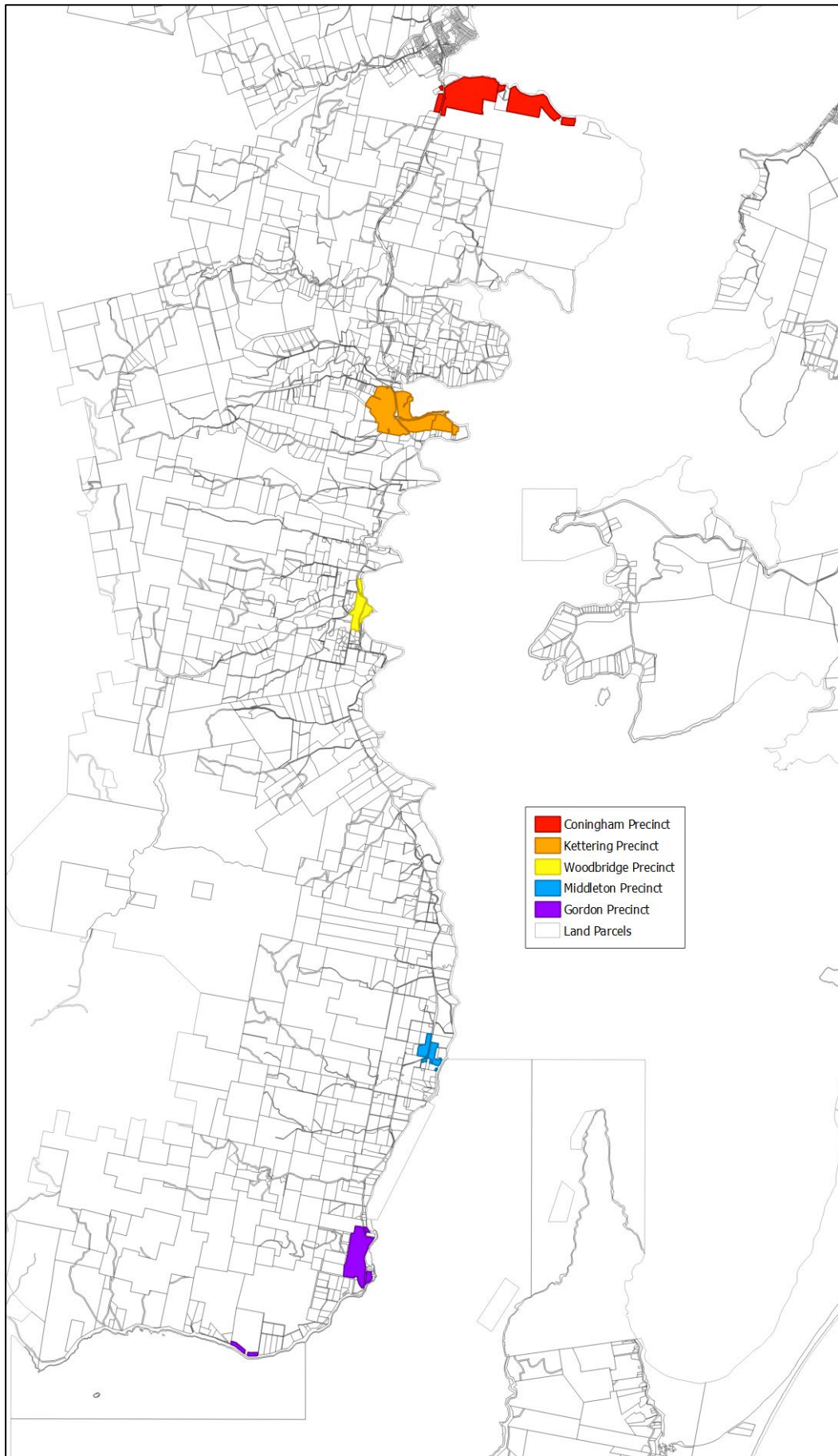


Figure KIN-S4.1.1 - Lower Snug and Conningham Precinct

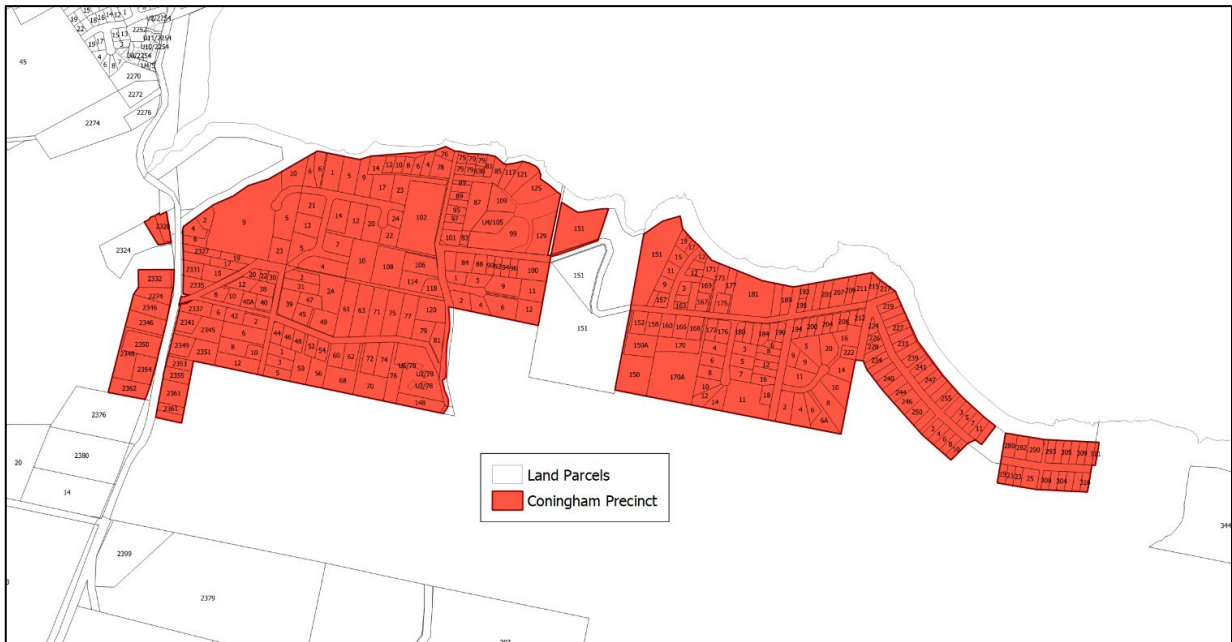


Figure KIN-S4.1.2 - Kettering Precinct

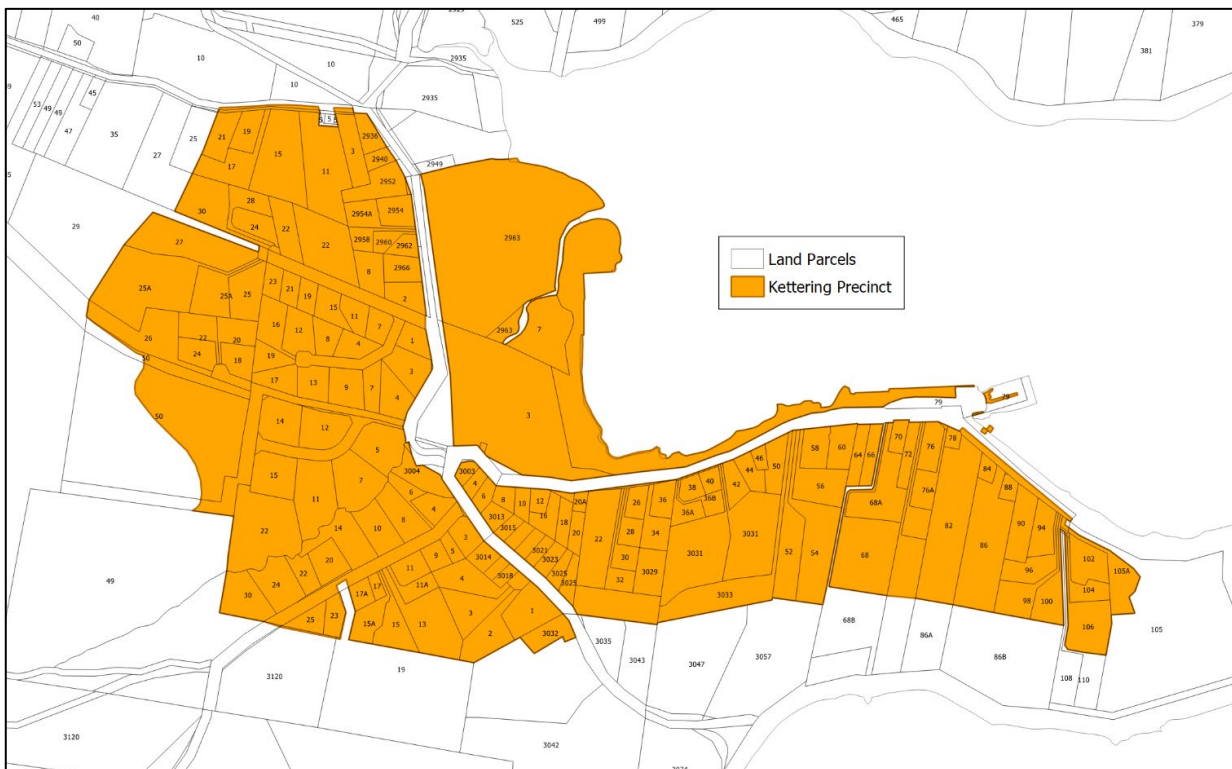


Figure KIN-S4.1.5 - Gordon Precinct

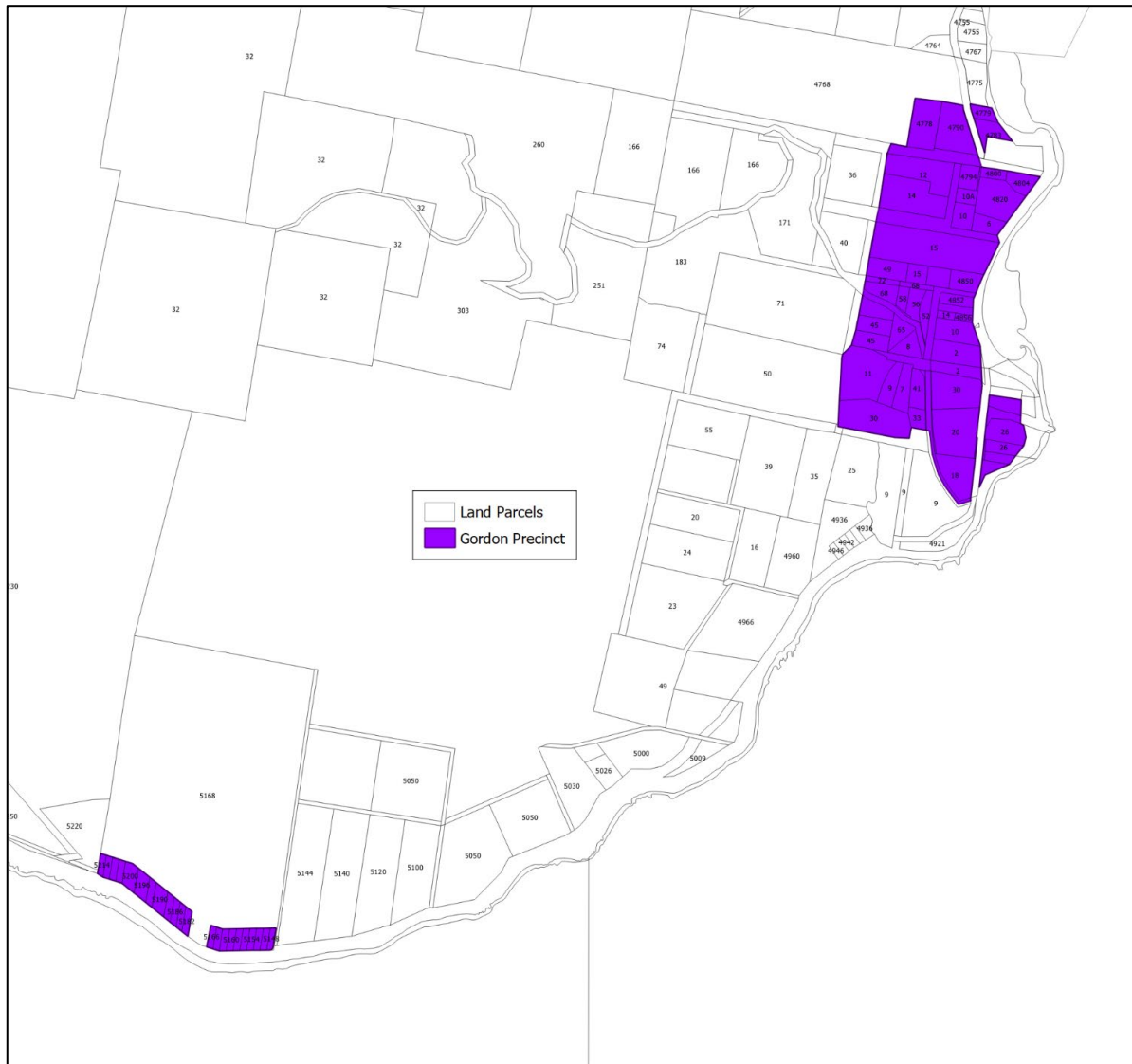


Figure KIN-S4.2.1 - Lower Snug and Conningham Precinct Vegetation Management Areas

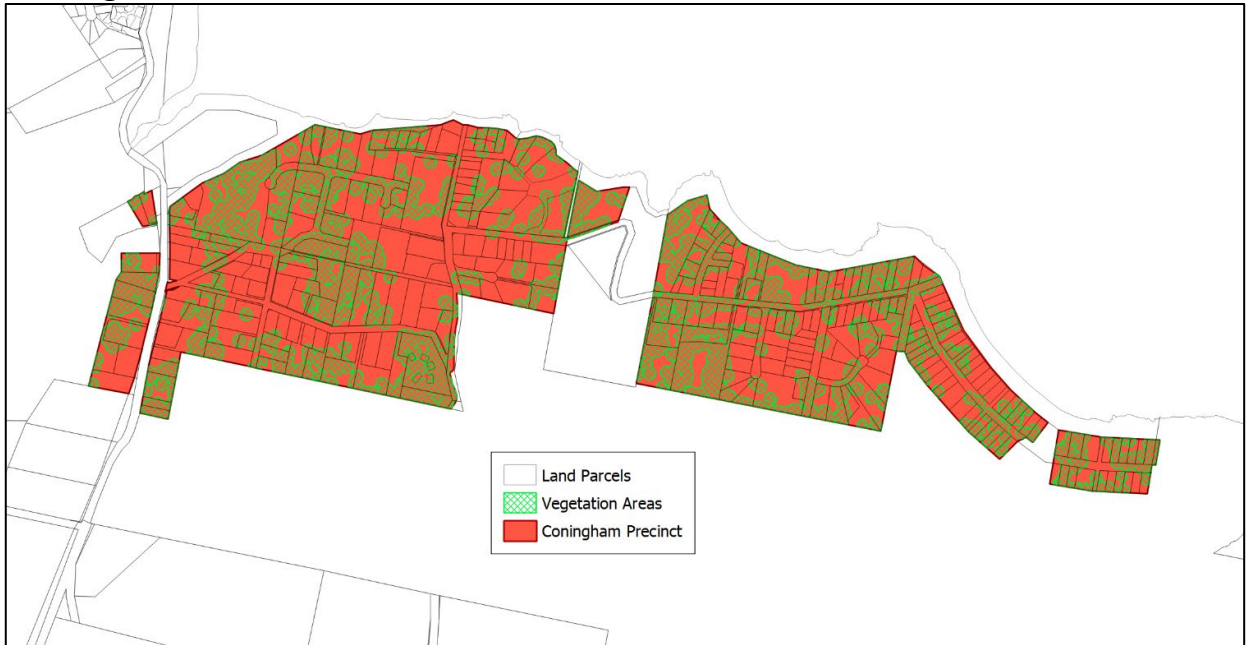


Figure KIN-S4.2.2 – Kettering Precinct Vegetation Management Area

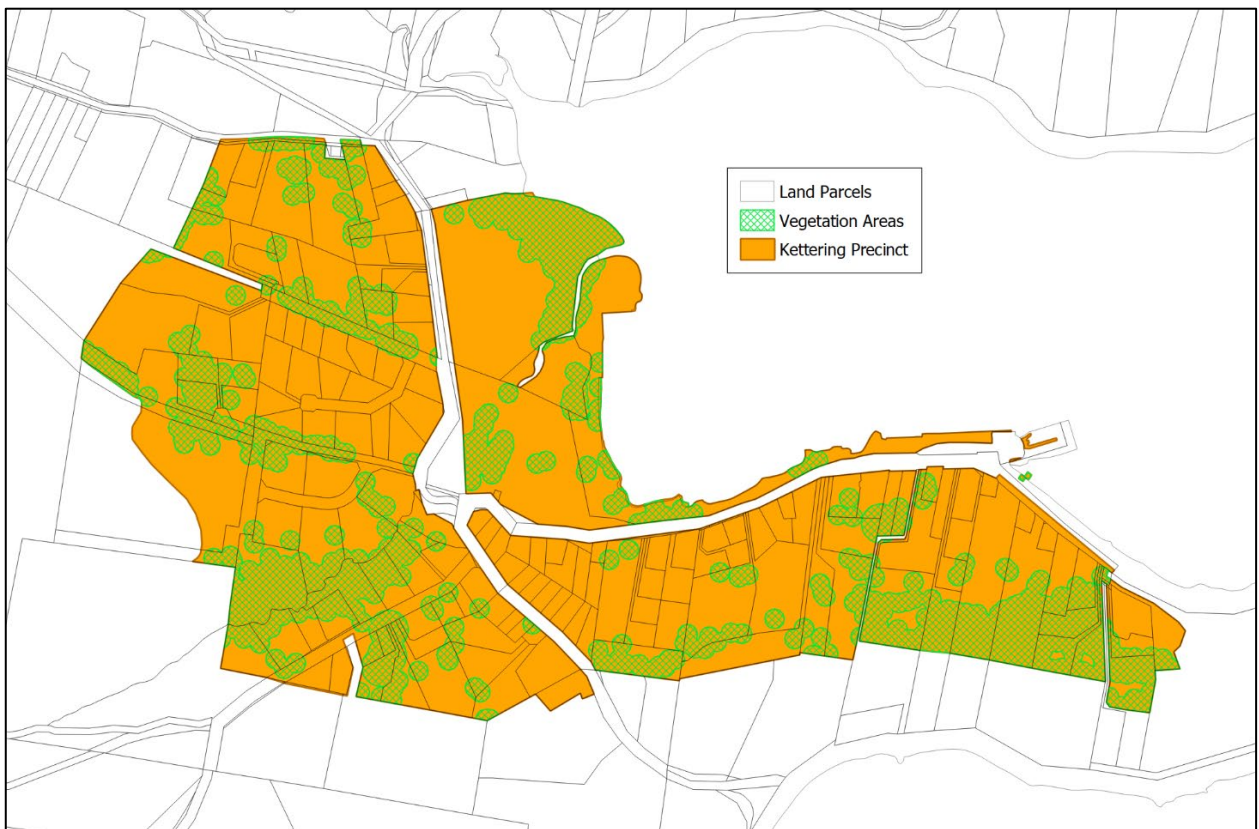


Figure KIN-S4.2.3 – Woodbridge Precinct Vegetation Management Area

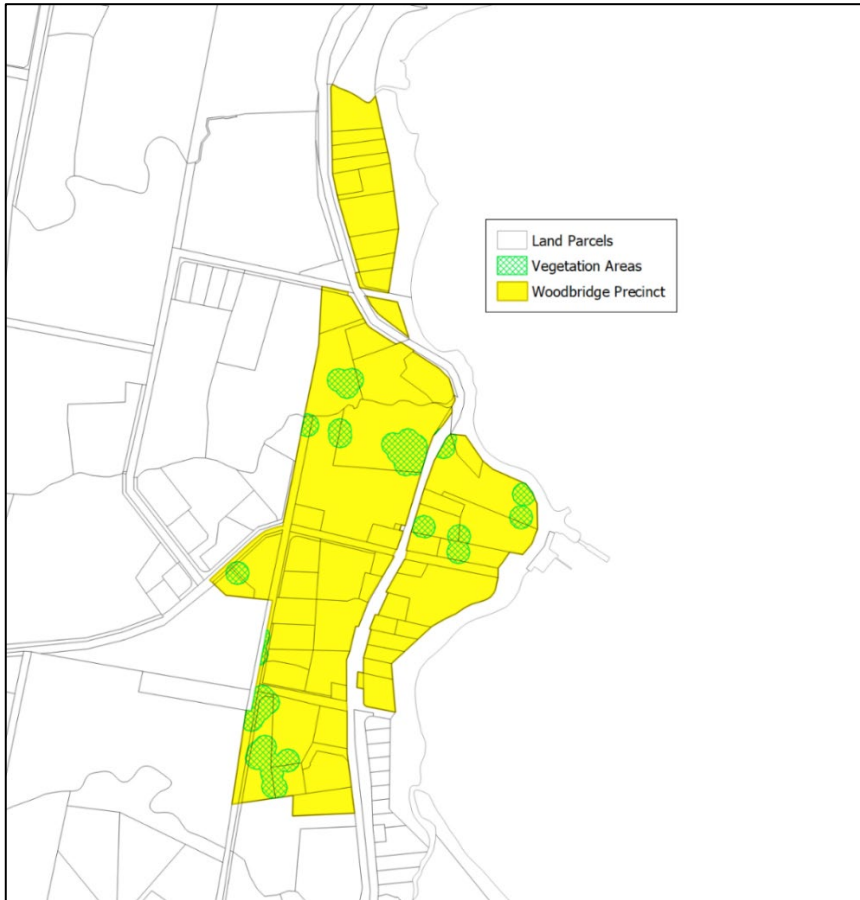


Figure KIN-S4.2.4 – Middleton Precinct Vegetation Management Area



Figure KIN-S4.2.5 – Gordon Precinct Vegetation Management Areas

