

KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill Specific Area Plan

KIN-S7.1 Plan Purpose

The purpose of Blackmans Bay Bluff and Bonnet Hill Specific Area Plan is:

- KIN-S7.1.1 To maintain the visual amenity that Blackmans Bay Bluff Precinct provides to Blackmans Bay Beach.
- KIN-S7.1.2 To maintain the visual amenity that Bonnet Hill Precinct provides to Kingston and Kingston Beach.
- KIN-S7.1.3 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.
- KIN-S7.1.4 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.
- KIN-S7.1.5 To minimise the collision risk to threatened bird species through the appropriate design of new development.
- KIN-S7.1.6 To ensure that, where on-site waste water management is required, lots have sufficient land available for on-site waste water management.

KIN-S7.2 Application of this Plan

- KIN-S7.2.1 The Specific Area Plan applies to the area of land designated as KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill Specific Area Plan on the overlay map and in Figures KIN-S7.1 and KIN-S7.2.
- KIN-S7.2.2 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:
 - (a) General Residential Zone; and
 - (b) Low Density Residential Zone,
 as specified in the relevant provision.

KIN-S7.3 Local Area Objectives

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

KIN-S7.4 Definition of Terms

KIN-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Blackmans Bay Bluff and Bonnet Hill 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-S7.3.and KIN-S7.4.
Blackmans Bay Bluff Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.1.
Bonnet Hill Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.2.
coastal proximity	means where a lot: <ul style="list-style-type: none"> (a) has direct frontage to high or low water mark; (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.
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.

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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 (on-site 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-S7.5 Use Table

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

KIN-S7.6 Use Standards

KIN-S7.6.1 Discretionary uses

This clause is in addition to General Residential Zone – clause 8.3.1 Discretionary uses and Low Density Residential Zone – clause 10.3.1 Discretionary uses.

Objective:	That Discretionary uses are compatible with the low density residential character, nestled within a mix of native and non-native vegetation species, of the Blackmans Bay Bluff and Bonnet Hill Precincts.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the low density residential and vegetated character of the relevant precinct, having regard to: (a) the suitability of the site to accommodate the use; (b) the topography of the site; (c) the area to be occupied by the use; (d) impacts on existing vegetation on the site; and (e) impacts on the amenity of adjoining properties.	

KIN-S7.7 Development Standards for Dwellings

KIN-S7.7.1 Setbacks and building height in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelopes for all buildings.

Objective:	That the siting of buildings: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria	

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<p>A1</p> <p>Buildings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 6m.</p>	<p>P1</p> <p>A building must have a setback from a frontage that is compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.
<p>A2</p> <p>Buildings and protrusions that extend not more than 0.9m horizontally from the building, must have a setback of not less than 3m from side boundary and 5m from the rear boundary.</p>	<p>P2</p> <p>The siting of a building must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
<p>A3</p> <p>A building must have a building height not more than 8.5m.</p>	<p>P3</p> <p>The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjacent properties and height of buildings on land in the relevant SAP precinct; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) any overshadowing of adjoining properties.

KIN-S7.7.2 Building height in the Low Density Residential Zone

This clause is in substitution for Low Density Residential Zone – clauses 10.4.2 Building height and 10.5.1 Non-dwelling development A1 and P1.

<p>Objective:</p>	<p>That the height of buildings:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts. (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

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<p>A1</p> <p>A building must have a height not more than 8.5m.</p>	<p>P1</p> <p>The height of buildings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none">(a) the topography of the site;(b) the height of buildings on the site, adjacent properties, and height of buildings on land in the relevant precinct;(c) the bulk and form of existing and proposed buildings;(d) sunlight to habitable rooms and private open space of dwellings; and(e) any overshadowing of adjoining properties.
<p>A2</p> <p>A building in coastal proximity must have a building height not more than 5m.</p>	<p>P2</p> <p>The height of buildings in coastal proximity must not cause a significant adverse impact on vistas to the precinct, having regard to:</p> <ul style="list-style-type: none">(a) the topography of the site;(b) the height of buildings on the site and adjacent properties;(c) the apparent height when viewed from the adjoining road and public places, including waters of the River Derwent;(d) the bulk and form of existing and proposed buildings;(e) sunlight to habitable rooms and private open space of dwellings; and(f) any overshadowing of adjoining properties.

KIN-S7.7.3 Setbacks in the Low Density Residential Zone

This clause is in substitution for Low Density Residential Zone – clauses 10.4.3 Setback A1 and P1 and 10.5.1 Non-dwelling development A2 and P2.

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Objective:	That the siting of a building: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.	P1 The siting of a building must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.

KIN-S7.7.4 Multiple dwelling design

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for all Dwellings and Low Density Residential Zone – clause 10.4 Development Standards for all Dwellings.

Objective:	The design of multiple dwellings should respond sensitively to the interface between buildings and have consideration of neighbouring properties.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 The design of multiple dwellings should respond sensitively to the interface between dwellings and have consideration of neighbouring properties, having regard to: (a) continuing the rhythm and pattern of existing development in the area; (b) delivering quality and visually interesting features through the use of building elements; (c) providing privacy within new development and avoiding potential impacts to existing properties by offsetting windows, balconies and private open space areas between adjoining dwellings. (d) alternate design elements, including (but not limited to) opaque screens of appropriate dimensions, translucent or highlight windows to improve privacy; (e) providing adequate building separation within the development and from neighbouring buildings/adjacent land uses, to maintain the character, provide privacy and landscaping (f) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas. P1.2 In the General Residential Zone, upper levels of multiple dwellings must be modest in size and be in recessive colours to help minimise building bulk.

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KIN-S7.7.5 Landscaping

This clause is in addition to General Residential Zone – clauses 8.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective:	That site layouts provide space around buildings that allows for appropriately designed landscaping.	
Acceptable Solutions		Performance Criteria
A1	<p>Landscaping must ensure the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas and:</p> <p>(a) if in the General Residential Zone, be provided to a depth of 6m from a frontage, 3m from a side boundary and 5m from a rear boundary; or</p> <p>(b) if in the Low Density Residential Zone, be provided to a depth of 10m from a frontage, 5m from a side boundary and 5m from a rear boundary.</p>	<p>P1</p> <p>Landscaping must be provided, having regard to:</p> <p>(a) the width of the setbacks;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas;</p> <p>(e) other established vegetation on the site;</p> <p>(f) the location, type and growth of the proposed vegetation;</p> <p>(g) the character of the streetscape and surrounding area; and</p> <p>(h) impact on adjoining land.</p>
A2	No Acceptable Solution.	<p>P2</p> <p>The design of landscaping around buildings must have regard to:</p> <p>(a) including a range of plant height and forms to create diversity, interest and amenity;</p> <p>(b) mitigating the bulk and scale of the development</p> <p>(c) integrating the development into the surrounding area;</p> <p>(d) landscaping along driveways to soften the driveway appearance;</p> <p>(e) screening of boundary fencing; and and</p> <p>(f) where practical, incorporating established vegetation.</p>

KIN-S7.7.6 On-site waste water treatment

This clause is in addition to the Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.1 Development Standards for Non-dwellings.

Objective:	<p>That where on-site waste water management is required:</p> <p>(a) the site is capable of accommodating an on-site waste water management system adequate for future use and development of the land; and</p> <p>(b) there is no unreasonable impact on vegetation within the Blackmans Bay and Bonnet Hill Mapped Vegetation Areas.</p>	
Acceptable Solutions		Performance Criteria
A1	<p>On-site wastewater management must:</p> <p>(a) not cover more than 20% of the site;</p>	<p>P1</p> <p>The site must provide sufficient area for management of on-site wastewater, having regard to:</p> <p>(a) the topography of the site;</p>

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<p>(b) not be located on land shown on an overlay map as within:</p> <ul style="list-style-type: none"> (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a waterway and coastal protection area; or <p>(c) be located outside the Bonnet Hill Mapped Vegetation Areas (Figure KIN-S7.4);</p> <p>(d) be located on a site with a soil depth of at least 1.5m;</p> <p>(e) be located on a site where the average gradient of the land does not exceed 10%; and</p> <p>(f) in the case of a habitable building, provide 65m² of land for waste water land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.</p>	<p>(b) the capacity of the site to absorb wastewater;</p> <p>(c) the size and shape of the site;</p> <p>(d) the existing buildings and any constraints imposed by existing development;</p> <p>(e) the area of the site to be covered by the proposed development;</p> <p>(f) the provision for landscaping, vehicle parking, driveways and private open space;</p> <p>(g) any adverse impacts on the quality of ground, surface and coastal waters;</p> <p>(h) any adverse environmental impact on surrounding properties and the locality;</p> <p>(i) any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site waste water management system; and</p> <p>(j) the retention of vegetation within the Blackmans Bay and Bonnet Hill Mapped Vegetation Areas.</p>
<p>A2</p> <p>An outbuilding, driveway or parking area, or addition or alteration to a building must not encroach onto an existing land application area.</p>	<p>P2</p> <p>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.</p>

KIN-S7.7.7Vegetation management

This clause is in addition to General Residential Zone – clauses 8.4 Development Standards for Dwellings, 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non Dwellings.

<p>Objective:</p>	<p>That the siting of buildings and works maximises the retention of native vegetation that contributes to the local character of land in the Blackmans Bay Bluff and Bonnet Hill Precincts.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The location of buildings and works within the Blackmans Bay Bluff and Bonnet Hill 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 within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas 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 native vegetation to be impacted, removed and retained; (b) the maturity, landscape contribution and conservation significance of the vegetation; (c) any proposed remedial, mitigation, offset or revegetation measures; (d) the management and treatment of native vegetation on the balance of the site; and (e) the practical alternatives with respect to the location or design of the development.

KIN-S7.7.8 Collision risk

This clause is in addition to the General Residential Zone – clauses 8.4. Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

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Objective:	That the design of buildings and structures minimises collision risk for threatened bird species.	
Acceptable Solutions	Performance Criteria	
A1 The design of buildings and structures must: (a) not include mesh fences greater than 1.2m in height from natural ground level; (b) not include corner windows and sightlines through glazed surfaces; (c) use glazing that: (i) has a total surface area of less than 2m ² , or (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.	P1 Building design must minimise the collision risk for threatened birds, having regard to: (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-S7.8 Development Standards for Subdivision

KIN-S7.8.1 Bonnet Hill lot design in coastal proximity

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

Objective:	That each lot in coastal proximity has an area and dimensions appropriate for use and development within low density residential areas.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed on a plan of subdivision within an area of coastal proximity in Bonnet Hill, must: (a) have an area of not less than 5,000m ² (i) able to contain a minimum area of 20m x 15m with a gradient not steeper than 1 in 5, clear of; a. all setbacks required by clause 10.4.3 A1 and A1 and A2; b. easements or other title restrictions that limit or restrict development; c. land shown on an overlay map, as within: (i) a flood-prone hazard area; (ii) a landslip hazard area; and (iii) a waterway and coastal protection area; and (ii) existing buildings are consistent with the setback required by the Low Density Zone – clause 10.4.3 Setback	P1 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: (a) the maturity, landscape contribution and conservation significance of any 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 waste water; (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;	

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<p>A1 and A2;</p> <p>(iii) not impact an individual tree with a diameter more than 25cm or require the removal of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas;</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>(l) the pattern of development existing on established properties in the area;</p> <p>(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; and</p> <p>(n) the purpose of the underlying zone, and must have an area not less than 4,500m².</p>
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KIN-S7.9 Tables

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

Figure KIN-S7.1 Blackmans Bay Bluff Precinct

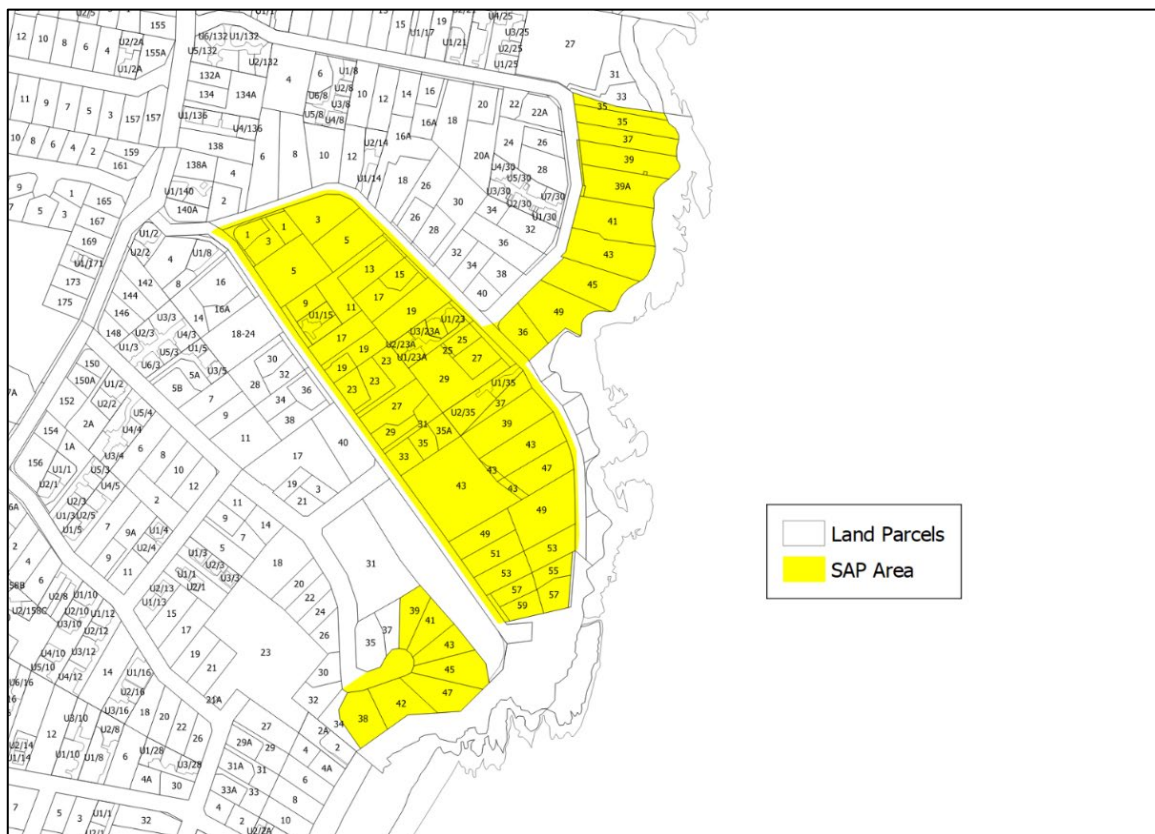


Figure KIN-S7.2 Bonnet Hill Precinct

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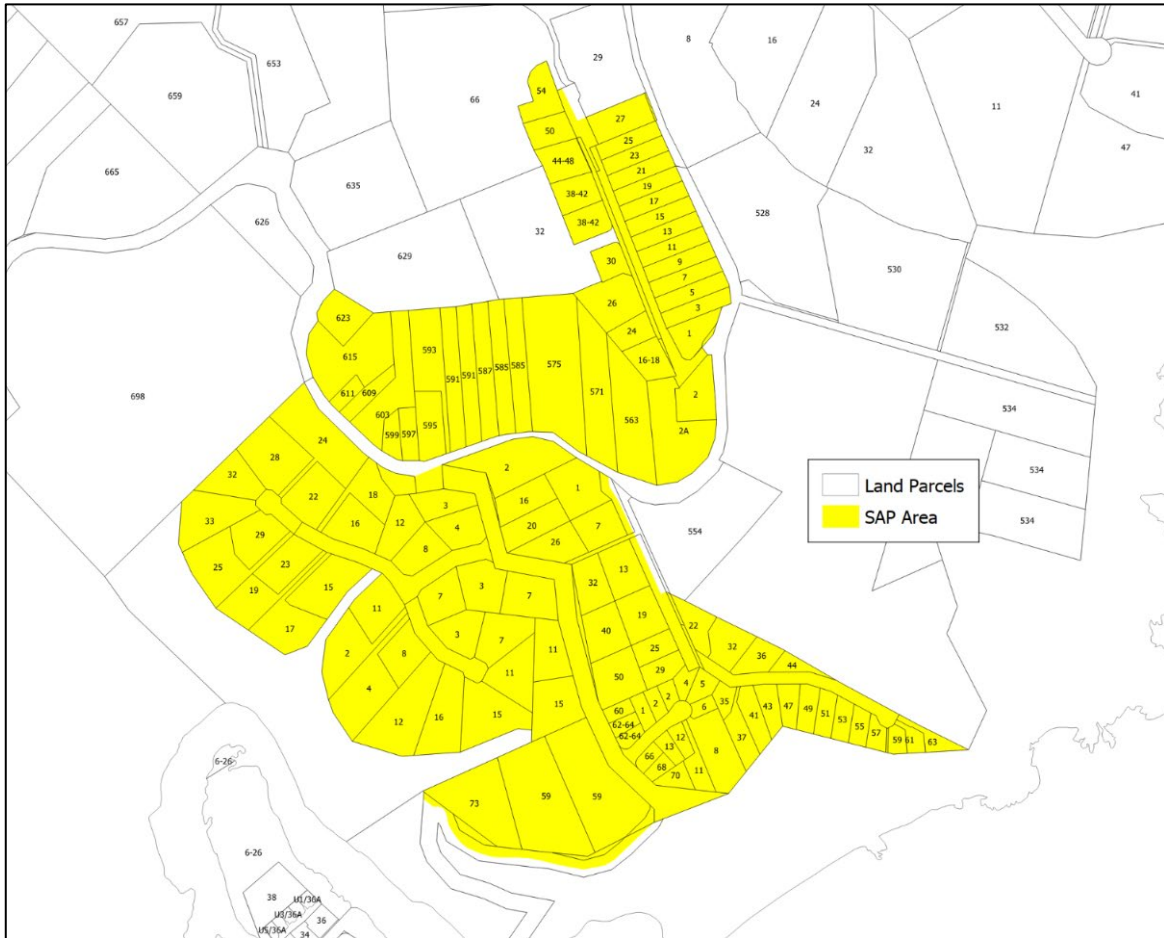


Figure KIN-S7.3 Blackmans Bay Bluff Vegetation Areas

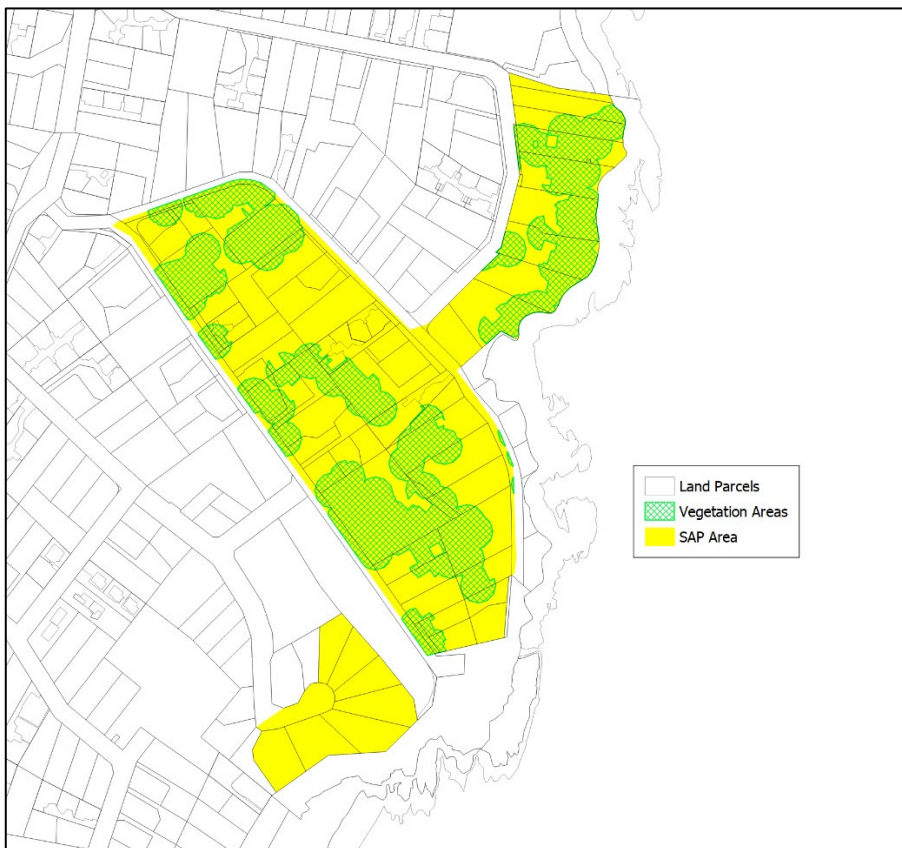


Figure KIN-S7.4 Bonnet Hill Vegetation Areas

