

Kingborough Local Provisions Schedule

KIN-Local Provisions Schedule Title

KIN-1.1 This Local Provisions Schedule is called the Kingborough Local Provisions Schedule and comprises all the land within the municipal area.

KIN Effective Date

KIN-1.2 The effective date for this Local Provisions Schedule is <insert date>.

KIN-Local Area Objectives

KIN-16.0 Central Business Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIN-16.1	Kingston Activity Centre, shown on an overlay map as KIN-16.1	<ul style="list-style-type: none"> (a) To encourage uses and development that contribute to the activation of the Kingston Activity Centre. (b) To increase the number and diversity of retail operators, job opportunities, social and other supporting services in the Kingston Activity Centre. (c) To facilitate a mix use type development that includes housing close to job opportunities, local and public services, including public transport options.

KIN-27.0 Community Purpose Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIN-27.1	41, 47, and part 31 Nubeena Crescent, Taroona, shown on an overlay map as KIN-27.1	<ul style="list-style-type: none"> (a) That the land is used and developed for education and research that is compatible with surrounding residential and recreation uses; and (b) That use is to: <ul style="list-style-type: none"> (i) recognise the existing use of the land as a tertiary education and research facility; (ii) facilitate the integration of uses reliant on the coastal location; (iii) recognise and provide for emerging use and development associated with research undertaken in the area; and (iv) protect neighbouring land from unreasonable loss of residential and recreational amenity.

KIN-P1.0 Particular Purpose Zone – Future Road Corridor

KIN-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor is:

- KIN-P1.1.1 To identify land that may be required for a road corridor in the future.
- KIN-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- KIN-P1.1.3 That a future corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

KIN-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

KIN-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

KIN-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Permitted	
Passive recreation	
Resource development	If for agricultural use except if for controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities or road infrastructure.
Discretionary	
Resource development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

KIN-P1.5 Use Standards

This sub-clause is not used in this particular purpose zone.

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KIN-P1.6 Development Standards for Buildings and Works

KIN-P1.6.1 Building and Works

Objective:	That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Buildings or works are for the development of a road by, or under the direction of, the road authority.	P1 Buildings or works must not preclude the future use and development of land for road infrastructure.	
A2 Buildings and other permanent improvements must comply with the consent of the Minister according to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a State highway or subsidiary road.	P2 No Performance Criterion.	

KIN-P1.7 Development Standards for Subdivision

KIN-P1.7.1 Subdivision

Objective:	That the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the road authority.	P1 No Performance Criterion.	
A1 Subdivision must comply with the consent of the Minister according to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a State highway or subsidiary road.	P2 No Performance Criterion.	

KIN-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

KIN-S1.0 Kingston Southern Gateway Specific Area Plan

KIN-S1.1 Plan Purpose

The purpose of the Kingston Southern Gateway Specific Area Plan is:

- KIN-S1.1.1 To provide for a range of uses and developments that service Kingston and surrounds and provide a gateway to the Kingston Activity Centre.
- KIN-S1.1.2 To increase the flexibility and development potential of the remaining parts of the Kingston Green Estate next to Channel Highway.
- KIN-S1.1.3 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.
- KIN-S1.1.4 To provide for development that minimises the collision risk to threatened bird species.

KIN-S1.2 Application of this Plan

- KIN-S1.2.1 The specific area plan applies to the area of land designated as KIN-S1.0 Kingston Southern Gateway Specific Area Plan on the overlay maps and in Figure KIN-S1.1.
- KIN-S1.2.2 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) Inner Residential Zone,
 - (b) Urban Mixed Use Zone,
 - (c) Commercial Zone,
 - (d) Environmental Management Zone; and
 - (e) Utilities Zone,as specified in the relevant provision.
- KIN-S1.2.3 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 Landscaping Plan prepared by a suitably qualified landscape architect for buildings or works with frontage onto Channel Highway and Spring Farm Road to demonstrate that landscaping responds positively to the desired streetscape character and positively contributes to the gateway of the Kingston Activity Centre;
 - (b) a Vegetation Assessment of native vegetation prepared by a suitably qualified person for buildings and works or subdivision within the Kingston Southern Gateway Vegetation Linkage to quantify the impacts of a development and identify management and protection mechanisms that ensure the protection, conservation, and management of threatened native vegetation communities and threatened species habitat;
 - (c) an Arboriculture Assessment prepared by a suitably qualified arborist (Level V or equivalent and qualified in tree risk assessment) for buildings or works within the tree protection zones of prominent trees;
 - (d) a collision risk assessment prepared by a suitably qualified person to ascertain the potential collision risk to birds of buildings and structures, and identify appropriate mitigation measures, including design measures; and
 - (e) a Bushfire Attack Level (BAL) Assessment and accompanying Bushfire Hazard Management Plan prepared by an accredited bushfire practitioner.

KIN-S1.3 Local Area Objectives

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KIN-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
KIN-S1.3.1.1	Kingston Southern Gateway, shown on an overlay map as KIN-S1.3.1.1.	<p>The local area objectives for the Kingston Southern Gateway are:</p> <ul style="list-style-type: none"> (a) to encourage a range of use and development that services Kingston and surrounds and that is compatible with the emerging character of the gateway to the Kingston Activity Centre; (b) to facilitate use and development that supports the operation of the Australian Antarctic Division; and (c) to facilitate use and development consistent with the underlying zone while providing for the protection, conservation, and management of the Kingston Southern Gateway Vegetation Linkage, including threatened native vegetation communities and threatened species habitat.

KIN-S1.4 Definition of Terms

KIN-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
environmental values	means attributes that require protection mechanisms to ensure the protection, conservation and management of threatened native vegetation communities and threatened species habitat.
Kingston Southern Gateway Vegetation Linkage	means areas of land covered by native vegetation that contain environmental values and contribute to the visual amenity and character of land within the Kingston Southern Gateway Specific Area Plan as shown on an overlay map and in Figure KIN-S1.2.
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.
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 that contributes to the visual amenity and character of the Kingston Southern Gateway Specific Area Plan. Prominent trees are not mapped but may be located within or outside the Kingston Southern Gateway Vegetation Linkage.
tree protection zone	means the combined root area and crown area of a tree 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-S1.5 Use Table

KIN-S1.5.1 Use Table for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.2 Use Table.

Use Class	Qualification
No Permit Required	

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Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Utilities	If for minor utilities.
Discretionary	
Research and Development	If: (a) located within folio of the Register 135843/2; (b) integral to research and development activities undertaken by the Australian Antarctic Division; (c) compatible with the retention and management of prominent trees; and (d) compatible with the protection, conservation, and management of the Kingston Southern Gateway Vegetation Linkage.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

KIN-S1.6 Use Standards

KIN-S1.6.1 Use Standards for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.3.1 Discretionary uses.

Objective:	That Discretionary Uses respond to and maintain the environmental values of the Kingston Southern Gateway Vegetation Linkage and scientific, cultural and scenic values of the land.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values in the Kingston Southern Gateway Vegetation Linkage, having regard to: (a) the significance of the environmental, scientific, cultural or scenic values; (b) the specific operational requirements of the use; (c) the location, intensity, type and scale of the use; (d) traffic and parking generation; (e) any emissions and waste produced by the use; (f) the proposed measures to minimise, mitigate or offset impacts; (g) the proposed storage and handling of goods, materials and waste; and (h) any relevant local area objectives.	

KIN-S1.7 Development Standards for Buildings and Works

KIN-S1.7.1 Building height

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.1 Building height.

Objective:	That building height:	
	<ul style="list-style-type: none"> (a) optimises the use of the land; (b) is compatible with the existing character of the southern gateway to the Kingston Activity Centre; and (c) does not cause an unreasonable loss of amenity to adjoining residential zones. 	
Acceptable Solutions		Performance Criteria
A1	Building height must be not more than 20m.	P1 Building height must be compatible with the character of the southern gateway to the Kingston Activity Centre and the character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the distribution and bulk of proposed buildings across the site; (d) the apparent height when viewed from adjoining roads and public places; and (e) any overshadowing of public places.
A2	Building height must be: <ul style="list-style-type: none"> (a) not more than 10m within 10m of an Inner Residential Zone; (b) not more than 15m within 20m of an Inner Residential Zone; (c) not more than 10m within 5m of Channel Highway; and (d) not more than 15m within 10m of Channel Highway. 	P2 Building height must not cause an unreasonable loss of amenity to adjoining residential zones, having regard to: <ul style="list-style-type: none"> (a) ensuring an appropriate transition in height graduating up from the boundaries of the site (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings in the adjoining Inner Residential Zone; (c) overlooking and reduction of privacy in the adjoining Inner Residential Zone (refer to KIN-S1.7.2); and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining Inner Residential Zone and Channel Highway.

KIN-S1.7.2 Visual privacy

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works.

Objective:	That buildings are designed:	
	<ul style="list-style-type: none"> (a) to provide reasonable levels of visual privacy externally and internally during the day and night; and (b) to maximise outlook and view from habitable rooms and private open space without compromising visual privacy. 	
Acceptable Solutions		Performance Criteria
A1		P1

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<p>Balconies and terraces with direct views to windows of a habitable room, balcony, terrace or a private open space of an existing dwelling in the adjoining Inner Residential Zone, or another dwelling in the Urban Mixed Use Zone, must be screened from floor level to a height of 1.7m above floor level with a uniform transparency of not more than 25%.</p>	<p>Development must be designed to minimise direct overlooking between buildings through appropriate:</p> <ul style="list-style-type: none"> (a) building layout; and (b) location and screening of balconies and terraces.
<p>A2</p> <p>A window or glazed door that has a floor level more than 1m above existing ground level must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door to a habitable room of an existing dwelling in the adjoining Inner Residential Zone or another dwelling in the Urban Mixed Use Zone; and (b) a balcony, terrace or a private open space of an existing dwelling in the adjoining Inner Residential Zone or another dwelling in the Urban Mixed Use Zone. 	<p>P2</p> <p>Development must be designed to minimise direct overlooking between buildings, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate building layout and (b) the location of windows or the screening of windows.

KIN-S1.7.3 Solar access for multiple dwellings

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That multiple dwellings are designed so that habitable rooms and private open spaces achieve sufficient solar access for the enjoyment of residents.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Habitable rooms and private open spaces of not less than 70% of dwellings receive not less than 3 hours direct sunlight within the hours of 9:00am to 3:00pm on 21st June.</p>	<p>P1</p> <p>Multiple dwellings are designed so that habitable rooms and private open spaces achieve sufficient solar access for the enjoyment of residents, having regard to:</p> <ul style="list-style-type: none"> (a) optimising the number of dwellings receiving sunlight to habitable rooms and private open space on 21st June; and (b) a maximum of 15% of dwellings receiving no direct sunlight within the hours of 9:00am and 3:00pm on 21st June.

KIN-S1.7.4 Landscaping in the Inner Residential Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings.

<p>Objective:</p>	<p>That landscaping enhances the liveability of the residential environment.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Landscaping must be provided between a building and the frontage of a site:</p> <ul style="list-style-type: none"> (a) to the depth of the setback; (b) that provides a range of plant height and forms; (c) that allows for views and passive surveillance; and 	<p>P1</p> <p>Landscaping treatment must be provided between a building and the frontage of a site, having regard to:</p> <ul style="list-style-type: none"> (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) the opportunities to incorporate and provide for the retention and management of prominent trees;

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<p>(d) that incorporates and provides for the retention and management of prominent trees.</p>	<p>(e) the location, type and growth habit of proposed vegetation;</p> <p>(f) potential for passive surveillance;</p> <p>(g) the character of the streetscape and surrounding area;</p> <p>(h) impact on adjoining land; and</p> <p>(i) any relevant local area objectives.</p>
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KIN-S1.7.5 Landscaping in the Commercial Zone, Urban Mixed Use Zone and Utilities Zone

This clause is in substitution for Commercial Zone - clause 17.4.6 Landscaping and in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That landscaping improves the visual amenity of the southern gateway to the Kingston Activity Centre.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping treatment must be provided to a site with a frontage on Channel Highway and Spring Farm Road:</p> <p>(a) if in the Commercial Zone, to a depth of not less than 5.5m; or</p> <p>(b) if in the Urban Mixed Use Zone, to a depth of 3m; or</p> <p>(c) not less than the frontage of an existing building, if it is a lesser distance;</p> <p>(d) that provides a range of plant height and forms;</p> <p>(e) that allows for views and passive surveillance; and</p> <p>(f) that incorporates and provides for the retention and management of prominent trees.</p>	<p>P1</p> <p>Landscaping treatment must be provided along Channel Highway and Spring Farm Road having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) the opportunities to incorporate and provide for the retention and management of prominent trees;</p> <p>(e) the location, type and growth habit of proposed vegetation;</p> <p>(f) the character of the streetscape and surrounding area;</p> <p>(g) mitigating the bulk and scale of development and integrating development into the surrounding streetscape;</p> <p>(h) the potential impact on adjoining land;</p> <p>(i) the incorporation of design elements that respond to the public domain in a complementary manner; and</p> <p>(j) any relevant local area objectives.</p>

KIN-S1.7.6 Prominent trees in the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone and Utilities Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings, Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works, Commercial Zone - clause 17.4 Development Standards for Buildings, and Works and Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That the siting of development protects prominent trees and visual amenity and character of the southern approach to the Kingston Activity Centre.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p>	<p>P1</p>

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<p>Buildings and works must be located outside the tree protection zone of a prominent tree.</p>	<p>Buildings and works must be designed and located to minimise impacts on, and provide for the retention and management of, prominent trees to the extent practicable, having regard to:</p> <ul style="list-style-type: none"> (a) the potential impact on the life of the prominent tree; (b) the maturity and conservation significance of the prominent tree; (c) the health and long term viability, and or likely future need to remove the prominent tree; (d) the suitability of alternative locations of development to avoid impacts on prominent trees; (e) the physical characteristics and constraints of the site; and (f) the requirements for any hazard management.
<p>A2</p> <p>Building and works must not result in the removal or destruction of prominent trees.</p>	<p>P2</p> <p>Removal or destruction of prominent trees must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) the impact on skylines, ridgelines and prominent locations; (b) the maturity and conservation significance of the prominent tree; (c) the health and long term viability of the prominent tree; (d) the likely future need to remove the prominent tree; (e) the suitability of alternative locations of development to avoid impacts on prominent trees; (f) the physical characteristics and constraints of the site; (g) the requirements for any hazard management; (h) the reason for removal of prominent trees; (i) the potential to provide replacement vegetation; (j) the ability to offset the loss of the prominent tree; and (k) the need for infrastructure services.

KIN-S1.7.7 Development in the Kingston Southern Gateway Vegetation Linkage and in the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone and Utilities Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings, Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works, Commercial Zone - clause 17.4 Development Standards for Buildings and Works and Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That the impacts of buildings and works in the Kingston Southern Gateway Vegetation Linkage avoids, minimises, mitigates, and offsets any impacts on environmental values within the Kingston Southern Gateway Vegetation Linkage.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

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<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Buildings and works within the Kingston Southern Gateway Vegetation Linkage and located within the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone or Utilities Zone must achieve the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the extent of the environmental values impacted within the linkage of any other zone, through:</p> <ul style="list-style-type: none"> (a) a Part 5 Agreement; or (b) transferral to public ownership requiring the protection and management of the linkage in perpetuity, <p>having regard to the condition, status and extent of the environmental values impacted relative to the condition, status and extent of the environmental values protected and managed.</p>
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KIN-S1.7.8 Development in the Kingston Southern Gateway Vegetation Linkage and in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clauses 23.4.1 Development area, 23.4.2 Building height, setback and siting, and 23.4.4 Vegetation management A1 and P1 .

<p>Objective:</p>	<p>That development in the Kingston Southern Gateway Vegetation Linkage is compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values.</p>
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<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Development must be limited to works only and not include buildings or structures.</p>	<p>P1</p> <p>Development must be compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values in the Kingston Southern Gateway Vegetation Linkage having regard to:</p> <ul style="list-style-type: none"> (a) the maturity, landscape contribution and conservation significance of the environmental values and / or Prominent Trees impacted; (b) requirements for hazard management; (c) the scope, scale and suitability of any proposed remedial, mitigation, revegetation and offset measures; (d) the suitability of alternative locations of development to avoid and minimise impacts on environmental values and / or prominent trees.

KIN-S1.7.9 Collision risk in the Urban Mixed Use Zone, Commercial Zone and Environmental Management Zone

This clause is in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Building and Works, Commercial Zone – clause 17.4 Development Standards for Building and Works, and Environmental Management Zone - clause 23.4 Development Standards for Building and Works.

<p>Objective:</p>	<p>That the design of buildings and structures minimises collision risk for threatened bird species.</p>
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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-S1.8 Development Standards for Subdivision

KIN-S1.8.1 Lot design for land in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.6.1 Lot design A1 and P1.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.
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 200m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and (iii) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a prominent tree; (b) be required for public use by the Crown, a council or a State authority; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (i) requirements for adequate hazard management; (ii) the management, landscaping and treatment of the site; (iii) the relevant requirements for development of buildings on the lots; (iv) the intended location of buildings on the lots; (v) the topography of the site; (vi) the need for infrastructure services; (vii) adequate provision of private open space; (viii) the maturity, landscape contribution and conservation significance of environmental values in the Kingston Green Vegetation Linkage; (ix) the retention and management of

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<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>prominent trees; and</p> <p>(x) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Inner Residential Zone as a result of the subdivision (including subdivision works and future development of the lots), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity, having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.2 Lot design for land in the Urban Mixed Use Zone

This clause is in substitution for Urban Mixed Use Zone – clause 13.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone;</p> <p>(b) is provided with appropriate access to a road; and</p> <p>(c) contains areas that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 300m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m clear of:</p> <p>a. all setbacks required by clause 13.4.2 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 13.4.2 A1 and A2; and</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(i) requirements for adequate hazard management;</p> <p>(ii) the management, landscaping and treatment of the site;</p> <p>(iii) the relevant requirements for development of buildings on the lots;</p> <p>(iv) the intended location of buildings on the lots;</p> <p>(v) the topography of the site;</p> <p>(vi) the need for infrastructure services;</p>

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<p>(iii) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a Prominent Tree;</p> <p>(b) be required for public use by the Crown, a council or a 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>(vii) adequate provision of private open space;</p> <p>(viii) the retention and management of prominent trees; and</p> <p>(ix) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Urban Mixed Use Zone as a result of the subdivision (including subdivision works and future development of the lots), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity,</p> <p>having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.3 Lot design for land in the Commercial Zone

This clause is in substitution for Commercial Zone – clause 17.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone;</p> <p>(b) is provided with appropriate access to a road; and</p> <p>(c) contains areas that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.</p>
<p>Acceptable Solutions</p> <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(e) have an area of not less than 1000m² and:</p> <p>(i) be able to contain a minimum area of 15m x 20m clear of:</p> <p>a. all setbacks required by clause 17.4.2 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 17.4.2 A1 and</p>	<p>Performance Criteria</p> <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(i) requirements for adequate hazard management;</p> <p>(ii) the management, landscaping and treatment of the site;</p> <p>(iii) the relevant requirements for development of buildings on the lots;</p> <p>(iv) the intended location of buildings on the lots;</p> <p>(v) the topography of the site;</p>

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<p>A2; and</p> <p>(iv) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a prominent tree;</p> <p>(f) be required for public use by the Crown, a council or a State authority;</p> <p>(g) be required for the provision of Utilities; or</p> <p>(h) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(vi) the need for infrastructure services;</p> <p>(vii) adequate provision of private open space;</p> <p>(viii) the retention and management of prominent trees; and</p> <p>(ix) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Commercial Zone as a result of the subdivision (including subdivision works), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity,</p> <p>having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.4 Lot design for land in the Utilities Zone

This clause is in substitution for Utilities Zone – clause 26.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone; and</p> <p>(b) is provided with appropriate frontage to a road.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a council or a State authority;</p> <p>(b) be required for the provision of Utilities;</p> <p>(c) not impact on a prominent tree; or</p> <p>(d) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<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> <p>(a) requirements for adequate hazard management;</p> <p>(b) the management, landscaping and treatment of the site;</p> <p>(c) the relevant requirements for development of buildings on the lots;</p> <p>(d) the intended location of buildings on the lots;</p> <p>(e) the topography of the site;</p> <p>(f) the need for infrastructure services;</p> <p>(g) adequate provision of private open space;</p> <p>(h) the retention and management of prominent</p>

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	trees; and the ability to offset the loss of any prominent trees.
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KIN-S1.8.5 Lot design for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.5.1 Lot design A1 and P1.

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate frontage to a road; and (c) contains areas that are suitable for development appropriate to the zone purpose while ensuring the retention and appropriate management of prominent trees and the protection, conservation, and management of environmental values.
Acceptable Solutions	Performance Criteria
A1 Each lot, or lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; (c) not impact on a prominent tree or environmental values within the Kingston Southern Gateway Vegetation Linkage; (d) be for the consolidation of a lot with another lot provided both lots are within the same zone; or (e) contain the entire portion of the land in this zone. 	P1 No Performance Criterion.

KIN-S1.9 Tables

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

Figure KIN-S1.1 – Kingston Southern Gateway Specific Area Plan

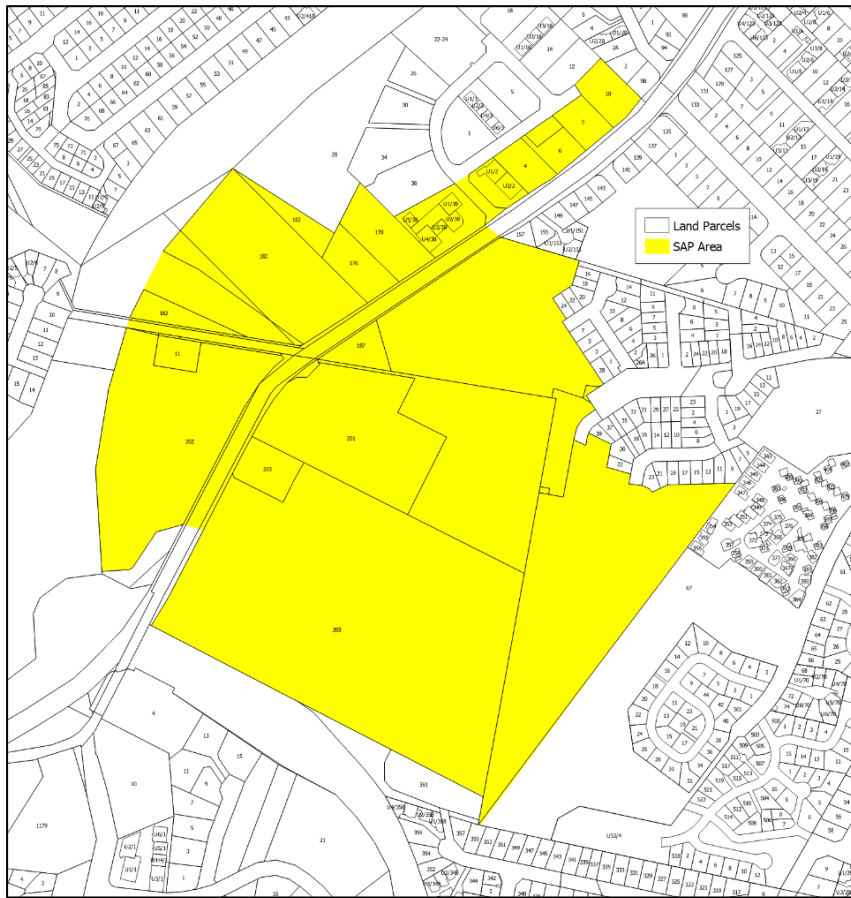
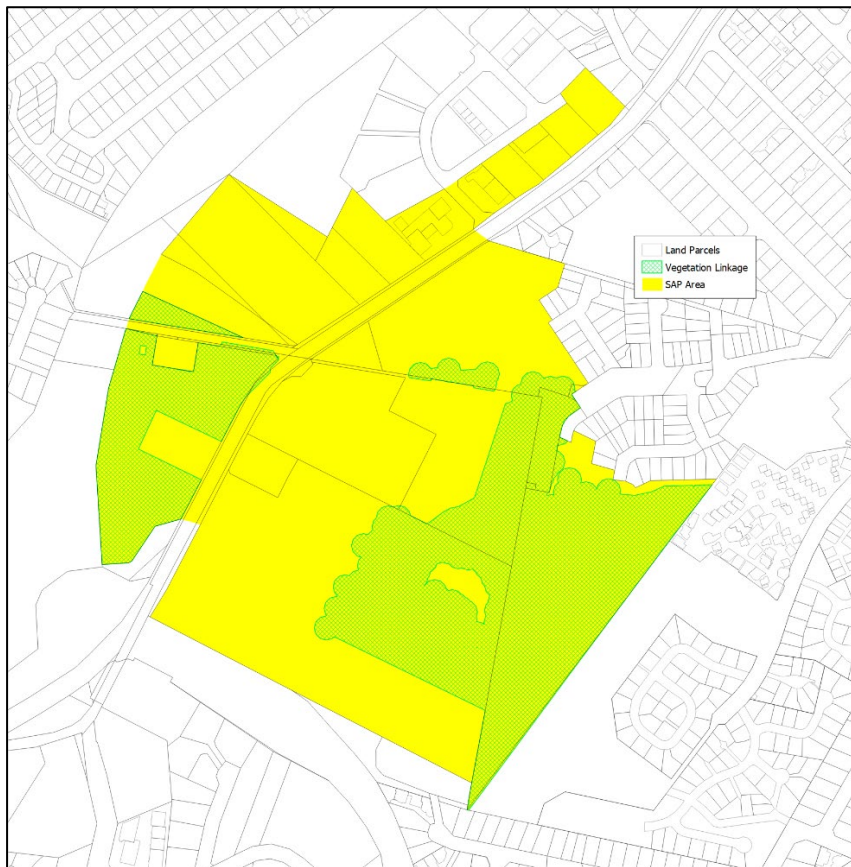


Figure KIN-S1.2 – Kingston Southern Gateway Vegetation Linkage



KIN-S2.0 Margate Marina Specific Area Plan

KIN-S2.1 Plan Purpose

The purpose of the Margate Marina Specific Area Plan is:

- KIN-S2.1.1 That development results in an integrated mixed use comprising:
- Marina oriented commercial uses;
 - An Australian International Marine Technology Park & associated accommodation facilities;
 - Convention/conference/reception/restaurant facilities;
 - Serviced and residential apartments;
 - Small scale waterfront boardwalk with commercial shopfronts.
- KIN-S2.1.2 That new development is limited to 2-3 storey building heights, steps back from the water frontage and demonstrates gradual transition and change to maintain visual links with the water frontage.
- KIN-S2.1.3 That public recreation areas are provided and focussed around the wharf, the bay and central residential area.
- KIN-S2.1.4 That waterfront public places are created that provide a focal point for community activity which connects the residential, business and commercial areas.
- KIN-S2.1.5 That pedestrian amenity is protected through urban design principles that encourage and facilitate pedestrian movement.
- KIN-S2.1.6 That the landscape is respectful and complementary to the existing natural landscape.

KIN-S2.2 Application of this Plan

- KIN-S2.2.1 The specific area plan applies to the area of land designated as KIN-S2.0 Margate Marina Specific Area Plan on the overlay maps and in Figure KIN-S2.1.
- KIN-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to, the provisions of:
- (a) Local Business Zone;
 - (b) Environmental Management Zone; and
 - (c) Signs Code,
- as specified in the relevant provision.
- KIN-S2.2.3 The Land Based Precinct applies to the area of land shown in Figure KIN-S2.1 as Land Based precinct and on the overlay maps as KIN-S2.2.3.
- KIN-S2.2.4 The Water Based Precinct applies to the area of land shown in Figure KIN-S2.1 as Water Based Precinct and on the overlay maps as KIN-S2.2.4.

KIN-S2.3 Local Area Objectives

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

KIN-S2.4 Definition of Terms

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KIN-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Land Based Precinct	means the area shown on an overlay map and in Figure KIN-S2.1 as Land Based Precinct.
Water Based Precinct	means the area shown on an overlay map and in Figure KIN-S2.1 as Water Based Precinct.

KIN-S2.5 Use Table

KIN-S2.5.1 Use Table - Land Based Precinct

This clause is in substitution for Local Business Zone – clause 14.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for servicing the mixed use of the land within the Margate Marina Specific Area Plan.
Community Meeting and Entertainment	If for a convention or art and craft centre.
Food Services	If not for a take away food premises with a drive through facility.
Natural and Cultural Values Management	
Residential	If located above ground floor level.
Discretionary	
Educational and Occasional Care	If for educational purposes associated with the marina or marine technology use.
General Retail and Hire	If: <ul style="list-style-type: none"> (a) not displacing an existing residential use; (b) associated with the marina, or predominantly servicing the needs of the land within the Margate Marina Specific Area Plan; (c) not for a supermarket; or (d) not for an adult sex product shop.
Hotel Industry	If not for an adult entertainment venue.
Passive Recreation	
Pleasure Boat Facility	

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Residential	If not listed as Permitted.
Research and Development	If associated with the marina and marine technology uses.
Storage	If for boat storage within the Marine Works area shown in Figure KIN-S2.2.
Tourist Operation	If for a visitor centre for the marina.
Utilities	If not listed as No Permit Required.
Vehicle Parking	If associated with the marina, or predominantly servicing the needs of the land within the Margate Marina Specific Area Plan.
Visitor Accommodation	If not for camping and caravan park or overnight camping areas.
Prohibited	
All other uses	

KIN-S2.5.2 Use Table - Water Based Precinct

This clause is in substitution for Environmental Management Zone – clause 23.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Passive Recreation	
Discretionary	
Food Services	If provided from a docked boat.
Pleasure Boat Facility	
Port and Shipping	If associated with an existing facility.
Research and Development	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

KIN-S2.6 Use Standards

KIN-S2.6.1 Location of use

This clause is in addition to Local Business Zone – clause 14.3 Use Standards and Environmental Management Zone – clause 23.3 Use Standards.

Objective:	That use on land within the area to which the Margate Marina Specific Area Plan applies is consistent with the <i>Margate Marina Masterplan</i> .
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Use must be in accordance with Figure KIN-S2.2.</p>	<p>P1</p> <p>Applications for use may be approved if it is demonstrated that the development principles and design strategies outlined in Section 3 and 4 of the <i>Margate Marina Master Plan</i> are achieved.</p>

KIN-S2.7 Development Standards for Buildings and Works

KIN-S2.7.1 Location of development

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works and Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works.

Objective:	That development on land within the area to which the Margate Marina Specific Area Plan applies is consistent with the <i>Margate Marina Masterplan</i> .
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be in accordance with Figure KIN-S2.2.</p>	<p>P1</p> <p>Applications for development may be approved if it is demonstrated that the development principles and design strategies outlined in Section 3 and 4 of the <i>Margate Marina Master Plan</i> are achieved.</p>

KIN-S2.7.2 Building height

This clause is in substitution for Local Business Zone – clause 14.4.1 Building height.

Objective:	That building height contributes positively to the land within the Margate Marina Specific Area Plan and does not result in an unreasonable impact on residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 10m.</p>	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be consistent with the principles and design strategies outlined in Section 3 and 4 of the <i>Margate Marina Master Plan</i>; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate; and (e) be not more than 12m.

KIN-S2.7.3 Residential amenity

A1 and P1, A2 and P2 are in addition to Local Business Zone – clause 14.4.6 Dwellings.

A3 and P3 are in substitution for Local Business Zone – clause 14.4.6 Dwellings A1 and P1.

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Objective:	That buildings for residential use provide reasonable levels of residential amenity and safety.	
Acceptable Solutions	Performance Criteria	
A1 A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.	P1 A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).	
A2 The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised by: (a) a setback from a side boundary of not less than 3m; (b) an offset of not less than 1.5m from the windows of a habitable room on adjacent lots where on the same horizontal plane; or (c) a window sill height of not less than 1.5m.	P2 The potential for direct overlooking from windows of a habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots, must be avoided or minimised through their separation and offset by use of solid or translucent screening.	
A3 A dwelling must have private open space that has: (a) an area of not less than 10m ² ; (b) a width of not less than 2m.	P3 A dwelling must be provided with private open space with dimensions sufficient for the projected requirements of the occupants.	

KIN-S2.7.4 Visual impact

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works.

Objective:	That development on land within the area to which the Margate Marina Specific Area Plan applies is consistent with the design principles set out in the <i>Margate Marina Master Plan</i> .	
Acceptable Solutions	Performance Criteria	
A1 Exterior building surfaces must be coloured using subtle colour strategies with a light reflectance value not greater than 40%.	P1 Exterior building surfaces must: (a) avoid adverse impacts on the visual amenity of neighbouring land; and (b) not detract from the contribution the site makes to the landscape, views and vistas.	

KIN-S2.7.5 Landscaping and open space

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works.

Objective:	That: (a) native vegetation is retained where possible; and
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	(b) the site is landscaped with appropriate public access in accordance with the recommendations of the <i>Margate Marina Master Plan</i> .
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A landscape plan must be prepared by a suitably qualified person and submitted for each stage of development in accordance with the landscaping options set out in the <i>Margate Marina Master Plan</i> and must demonstrate as a minimum:</p> <ul style="list-style-type: none"> (a) the extent of native vegetation to be retained; (b) the screening of buildings and works; and (c) details of plantings with locally occurring species. 	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Areas to facilitate public access and open space must be provided in each stage of the development in accordance with Figure KIN-S2.2.</p>	<p>P2</p> <p>Alternative public access and open space locations may be considered if consistent with clause KIN-S2.7.1 P1 provided the extent of the public access and open space area is relatively consistent with the area required by Figure KIN-S2.2.</p>

KIN-S2.7.6 Illuminated signs

This clause is in substitution for Signs Code – clause C1.6.2 Illuminated signs.

Objective:	That signage does not detract from the foreshore locality within the area to which the Margate Marina Specific Area Plan applies.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Signage must not be illuminated.</p>	<p>P1</p> <p>A sign may be illuminated if it:</p> <ul style="list-style-type: none"> (a) is demonstrated to be consistent with the scale of development; (b) minimises visual impact when viewed from the water; and (c) does not result in detrimental impact or loss of amenity to adjoining development.

KIN-S2.8 Development Standards for Subdivision

KIN-S2.8.1 Lot design

This clause is in addition to Local Business Zone – clause 14.5.1 Lot design and Environmental Management Zone – clause 23.5.1 Lot design.

Objective:	That subdivision results in lots being created that are capable of being developed consistent with the <i>Margate Marina Master Plan</i> .
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Subdivision must demonstrate that each lot is capable of being developed in accordance with clause KIN-S2.7.1 A1.</p>	<p>P1</p> <p>Subdivision may be approved if it is demonstrated that each lot is capable of being developed in accordance with clause KIN-S2.7.1 P1.</p>
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KIN-S2.9 Tables

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

Figure S2.1 – Precincts - Margate Marina Specific Area Plan



Figure S2.2 – Master Plan – Margate Marina Specific Area Plan



KIN-S3.0 Kingston Park Specific Area Plan

KIN-S3.1 Plan Purpose

The purpose of the Kingston Park Specific Area Plan is:

- KIN-S3.1.1 To ensure that the use and development of the Kingston Park area takes advantage of its strategic location within central Kingston.
- KIN-S3.1.2 To create a dynamic and high-quality built environment that meets the long term needs of the community by:
- (a) allowing for commercial activity supporting the growth of the Kingston Activity Centre;
 - (b) establishing a hub for community-based facilities and services that will meet the long term needs of the community; and
 - (c) providing opportunities for different forms of medium to high density residential use; and development, broadening housing types available within the Kingston area.
- KIN-S3.1.3 To encourage activities that will stimulate more private investment throughout central Kingston.
- KIN-S3.1.4 To encourage high levels of connectivity with the established road network and surrounding open spaces network through new development that creates local roads, laneways, shared ways, through site links and walkways.
- KIN-S3.1.5 To promote public spaces that support vibrant and strong street life, high levels of walkability as well as high quality landscaping through water sensitive urban design measures.
- KIN-S3.1.6 To achieve a diverse and high-quality built form which is consistent with good design principles, including but not limited to:
- (a) character – respond to and enhances the distinctive characteristics of the precinct contributing to visual interest and a sense of place;
 - (b) landscape quality – landscape and buildings operate as an integrated and sustainable system;
 - (c) functionality and build quality – meet the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit;
 - (d) legibility - provides clear connections and easily identifiable elements to help people find their way around the precinct;
 - (e) sustainability – optimises the sustainability of the built environment; and
 - (f) safety – optimise safety and security, minimising the risk of personal harm and supporting safe behaviour and use.
- KIN-S3.1.7 To encourage passive surveillance and is consistent with crime prevention through environmental design principles.
- KIN-S3.1.8 Within the areas zoned Central Business, Urban Mixed Use and Community Purpose:
- (a) to provide high levels of visual interest and to reduce wind tunnelling through façade articulation;
 - (b) to encourage active uses and active frontages at ground level; and
 - (c) to establish and reinforce a well-defined built edge to roads and public spaces.
- KIN-S3.1.9 Within the areas zoned Inner Residential, to promote the creation of a medium density community with:
- (a) a lot layout that encourages single dwellings on small lots with narrow frontages and access via rear laneways;
 - (b) a compact and visually interesting streetscape with articulation incorporated into front elevations and consistent frontage setbacks defining a strong building line along the road that provides ample room for larger canopy street trees;

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- (c) lots that have ample private open space at the rear or front of buildings with minimal side separation; and
- (d) easy accessibility for pedestrians, a well landscaped streetscape and convenient public open spaces.

KIN-S3.2 Application of this Plan

KIN-S3.2.1 The specific area plan applies to the area of land designated as KIN-S3.0 Kingston Park Specific Area Plan on the overlay maps and in Figure KIN-S3.1.

KIN-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in modification of, in substitution for, and in addition to the provisions of:

- (a) Central Business Zone;
- (b) Urban Mixed Use Zone;
- (c) Community Purpose Zone;
- (d) Open Space Zone;
- (e) Inner Residential Zone; and
- (f) Parking and Sustainable Transport Code,

as specified in the relevant provision.

KIN-S3.2.3 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 in order to determine compliance with the development standards:

- (a) a site context and analysis plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the character values of the wider area, including visual impact of the proposed development on views of kunanyi / Mt Wellington and the surrounding vegetated hillsides from the Kingston central area;
- (c) a landscaping plan;
- (d) the nature and the types of activities that will be carried out;
- (e) the likely impacts, if any, on adjoining land, including noise levels, traffic, hours of delivery and despatch of goods and materials and hours of operation;
- (f) demonstrated compliance with good urban design principles;
- (g) information detailing how the development will contribute to the provision of public infrastructure on the site;
- (h) information detailing how the development will minimise a building's environmental impact; and
- (i) applications for new developments containing office premises in the Urban Mixed Use Zone and Central Business Zone with a net lettable area of 1,000m² or more should be submitted with documentation confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 4.5 stars, or an equivalent rating using another building performance tool.

KIN-S3.3 Local Area Objectives

KIN-S3.3.1 Local Area Objectives – Inner Residential Zone

Sub-clause	Area Description	Local Area Objectives
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KIN-S3.3.1.1	Land in the Inner Residential Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.1.1.	<p>The local area objectives for land in the Inner Residential Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) Medium to high density residential development is to occur within this site. (b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped. (c) Promote development which provides small lots suitable for a range of housing types (such as town housing, low rise apartments, aged unit accommodation and home offices) within a pedestrian-friendly neighbourhood. (d) Development should be designed so that it supports neighbourhood interaction, passive recreation an easy access for pedestrians. The incorporation of larger canopy trees and other appropriate vegetation is to be encouraged. (e) Provide an active and engaging interface to public areas through building orientation, and differing dwelling façades. (f) Optimise the benefits provided by public open space and available views of kunanyi / Mt Wellington and the surrounding vegetated hillsides.
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KIN-S3.3.2 Local Area Objectives – Urban Mixed Use Zone

Sub-clause	Area Description	Local Area Objectives
KIN-S3.3.2.1	Land in the Urban Mixed Use Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.2.1.	<p>The local area objectives for land in the Urban Mixed Use Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) Medium to high density residential development should occur within these precincts, especially above the ground level floor, together with a mix of other potential commercial uses, such as retail, small office and visitor accommodation. (b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped. (c) Optimize the benefits provided by public open space and available views. (d) Development should be designed so that it supports neighbourhood interaction, passive recreation and easy access for pedestrians. The incorporation of larger canopy trees and other appropriate vegetation is to be encouraged. (e) Provide an active and engaging interface to public open space areas through building orientation, as well as activated ground level frontages to buildings. (f) Building design should seek to minimise a building's environmental impact. (g) Management of stormwater will further the <i>State Stormwater Strategy 2010</i> and will have regard to: <ul style="list-style-type: none"> (i) any adopted plan or strategy of the Council; (ii) potential harvesting and re-use of runoff; and (iii) potential on-site infiltration, detention and treatment.

KIN-S3.3.3 Local Area Objectives – Central Business Zone

Sub-clause	Area Description	Local Area Objectives
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KIN-S3.3.3.1	Land in the Central Business Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.3.1.	<p>The local area objectives for land in the Central Business Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) A high degree of ground level activity and integration should occur between land uses and pedestrian environments and this should be supported by attractive public spaces. (b) Building design should be interesting and attractive and promote an active and engaging interface with the adjoining street or pedestrian promenade. (c) Commercial and retail development should promote a strong integration with existing uses in central Kingston particularly those between the site and John Street. (d) Design features should enhance the visual appeal of proposed developments. This could include iconic gateway developments on corners and a continuous 2-3 storey built form at the street level in between, with upper levels setback to reduce visual impact. (e) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks. (f) Building design should seek to minimise a building's environmental impact. (g) Management of stormwater will further the <i>State Stormwater Strategy 2010</i> and will have regard to: <ul style="list-style-type: none"> (i) any adopted plan or strategy of the Council; (ii) potential harvesting and re-use of runoff; and (iii) potential on-site infiltration, detention and treatment.
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KIN-S3.3.4 Local Area Objectives – Community Purpose Zone

Sub-clause	Area Description	Local Area Objectives
KIN-S3.3.4.1	Land in the Community Purpose Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.4.1.	<p>The local area objectives for land in the Community Purpose Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) Provide for a range of complementary services and public facilities that meet the needs of the Kingborough community in relation to health, education, recreation, arts, culture and social inclusion. (b) Use and development should integrate closely with the streetscape and provide interesting, attractive and vibrant public spaces. (c) Provide a safe public environment that encourages pedestrian activity, passive surveillance, family activities and a high quality of public amenity. (d) Encourage the use and development of land so that these services and facilities are provided and that built structures and landscaping is designed to a high standard and is easily accessible. (e) Building and public space design should provide for articulated setbacks, activated ground floor frontages, street furniture and artistic features, views and orientation to capture solar benefits. (f) Promote a mix of uses and development forms that provide interest, fun and enjoyment, and enable high levels of activity to occur during the day and evening.

KIN-S3.3.5 Local Area Objectives – Open Space Zone

Sub-clause	Area Description	Local Area Objectives
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KIN-S3.3.5.1	Land in the Open Space Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.5.1.	<p>The local area objectives for land in the Open Space Zone land in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) Future use and development should maximise the opportunities for the community to enjoy the public open space within this site. (b) The public open space will provide for a diverse range of passive and active recreational experiences, as well as functional event or performance areas able to be used for public entertainment. (c) The public open space will constitute the municipality's premier urban park and will provide complementary functions that encourage the continued development of the Kingston Activity Centre. (d) The public open space precinct is to be developed so that a variety of interconnected, aesthetically pleasing and exciting landscaped spaces create a diverse public realm that will meet the needs of a variety of users and age groups. (e) The area is to feature a range of natural features, assist with stormwater management, contain landscaped walkways and amphitheatres that respond to topographic features of the site, as well as featuring children's play and other activity spaces. (f) Kingston's further development opportunities will be enhanced as a result of space being available for public events, children's playgrounds, places to relax, park and ride, markets, opportunities to exercise, meet people and carry out other activities.
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KIN-S3.4 Definition of Terms

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

KIN-S3.5 Use Table

KIN-S3.5.1 Use Table – Land in the Inner Residential Zone

This clause is in substitution for Open Space Zone – clause 9.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Natural and Cultural Values Management	
Passive Recreation	
Residential	If: <ul style="list-style-type: none"> (a) for a single dwelling; or (b) for a home-based business with not more than 1 non-resident worker/employee, not more than 1 commercial vehicle and a floor area not more than 30m².
Utilities	If for minor utilities.
Permitted	

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Residential	If not listed as No Permit Required.
Discretionary	
Education and Occasional Care	If: (a) not for a child care centre, day respite facility, employment training centre or kindergarten; or (b) not listed as No Permit Required.
Emergency Services	
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

KIN-S3.5.2 Use Table – Land in the Urban Mixed Use Zone

This clause is in substitution for Urban Mixed Use Zone – clause 13.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	If for a public hall or neighbourhood centre.
Food Services	
General Retail and Hire	If not for an adult sex product shop.
Residential	If: (a) for a home-based business; (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; (c) for assisted housing, respite centre or retirement village.
Transport Depot and Distribution	If for public transport facilities.
Visitor Accommodation	If located above ground floor level (excluding pedestrian or vehicular access).

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Discretionary	
Community Meeting and entertainment	If not listed as Permitted.
Educational and Occasional Care	
Emergency Services	
Hotel Industry	If not for an adult entertainment venue.
Residential	If not listed as Permitted.
Resource Processing	If for food and beverage production.
Service Industry	If for a laundromat.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted.
Prohibited	
All other uses	

KIN-S3.5.3 Use Table – Land in the Central Business Zone

This clause is in substitution for Central Business Zone – clause 16.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If not for an adult sex product shop or a supermarket.
Hotel Industry	If not for an adult entertainment venue.
Passive Recreation	
Vehicle Parking	
Visitor Accommodation	If not a camping and caravan park or overnight camping area.

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Discretionary	
Educational and Occasional Care	
Residential	If located above ground floor level (excluding pedestrian or vehicular access).
Research and Development	
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

KIN-S3.5.4 Use Table – Land in the Community Purpose Zone

This clause is in substitution for Community Purpose Zone – clause 27.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If: (a) for minor utilities; and (b) located underground.
Permitted	
Business and Professional Services	If for: (a) medical centre; (b) a community-based organisation; or (c) government offices.
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
General Retail and Hire	If for a community market.

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Hospital Services	
Sports and Recreation	
Tourist Operation	If for a visitor centre.
Utilities	If not listed as No Permit Required.
Discretionary	
Business and Professional Services	If not listed as Permitted.
General Retail and Hire	If: (a) not for an adult sex product shop; or (b) not listed as Permitted.
Residential	If for residential aged care, respite centre or assisted housing.
Tourist Operation	If not listed as Permitted.
Transport Depot and Distribution	If for public transport facilities.
Vehicle Parking	
Prohibited	
All other uses	

KIN-S3.5.5 Use Table – Land in the Open Space Zone
This clause is in substitution for Open Space Zone – clause 29.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values management	
Passive recreation	
Utilities	If: (a) for minor utilities; and (b) located underground.
Permitted	
Community meeting and entertainment	
General retail and hire	If for a community market.
Utilities	If not listed as No Permit Required.
Discretionary	
Food Services	If: (a) with a floor area no greater than 60m ² ; and (b) related or complementary to a community meeting or entertainment facility.

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General Retail and Hire	If: (a) related to a public activity within the open space; and (b) not listed as Permitted.
Sports and Recreation	
Vehicle Parking	If: (a) associated with an open space use; or (b) as part of a developed park and ride facility.
Prohibited	
All other uses	

KIN-S3.6 Use Standards

KIN-S3.6.1 Use standards for land in the Urban Mixed Use Zone and the Central Business Zone

KIN-S3.6.1.1 Retail impact

This clause is in substitution for Urban Mixed Use Zone – clause 13.3.3 Retail impact and in addition to Central Business Zone – clause 16.3 Use Standards.

Objective:	That General Retail and Hire uses do not compromise or distort the functionality of the activity centre.	
Acceptable Solutions	Performance Criteria	
A1 The gross floor area for General Retail and Hire uses must be not more than 350m ² per tenancy.	P1 General Retail and Hire uses must be not more than 500m ² per tenancy and not compromise or distort the functionality of the activity centre, having regard to: (a) the degree to which the proposed use improves and broadens the commercial or retail choice within the activity centre; and (b) any relevant Local Area Objectives.	

KIN-S3.6.1.2 Hours of operation

This clause is in substitution for Urban Mixed Use Zone – clause 13.3.1 All uses A1 and P1 and Central Business Zone – clause 16.3.1 All uses A1 and P1.

Objective:	That non-residential uses do not cause unreasonable loss of amenity.	
Acceptable Solutions	Performance Criteria	
A1 Hours of operation of a non-residential use, excluding office and administrative tasks: (a) if with a frontage to Goshawk Way or Pardalote Parade, must be within the hours of: (i) 6.00am to 11.59pm Monday to Saturday; and (ii) 8.00am to 10.00pm Sunday and public holidays; or (b) must be within the hours of:	P1 Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity to the surrounding area, through commercial or retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	

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<p>(i) 6.00am to 9.00pm Monday to Saturday; and</p> <p>(ii) 9.00am to 7.00pm Sunday and public holidays.</p>	
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KIN-S3.6.2 Use Standards for land in the Open Space Zone

KIN-S3.6.2.1 Amenity impacts

This clause is in substitution for Open Space Zone – clause 29.3.1 Discretionary uses.

Objective:	That non-residential uses:	
	<p>(a) avoid the commercialisation and privatisation of open space intended for public use; and</p> <p>(b) do not cause an unreasonable loss of adjacent residential amenity.</p>	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Food Services and General Retail and Hire uses must complement and enhance the use of the land for open space by providing for facilities and services that primarily serve the needs of open space users.</p>	
<p>A2</p> <p>Hours of operation of a use on a site within 50m of an Urban Mixed Use Zone or Inner Residential Zone must be within the hours of:</p> <p>(a) 6.00am to 10.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P2</p> <p>Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity of land in the Urban Mixed Use Zone or Inner Residential Zone through commercial or retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>	
<p>A3</p> <p>Noise emissions measured at the boundary of the nearest residential use within an Urban Mixed Use Zone or Inner Residential Zone must not exceed:</p> <p>(a) 55 dB(A) (LAeq) within the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, within the hours of 7.00 pm and 7.00 am; excluding if otherwise permitted; or</p> <p>(c) 65dB(A) (LAMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the <i>Tasmanian Noise Measurement Procedures Manual, second edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P3</p> <p>Noise emissions measured at the boundary of an Urban Mixed Use Zone or Inner Residential Zone must not cause an unreasonable loss of residential amenity within the Urban Mixed Use Zone or Inner Residential Zone.</p>	
<p>A4</p>	<p>P4</p>	

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Lighting must not subject nearby residential lots to obtrusive light, as defined in <i>Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting</i> .	No Performance Criterion.
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KIN-S3.7 Development Standards

KIN-S3.7.1 Development Standards for land in the Inner Residential Zone

KIN-S3.7.1.1 Building height and setback

This clause is in substitution for Inner Residential Zone – clause 9.4.2 Setback and building envelopes for all dwellings.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A dwelling must have a setback:</p> <ul style="list-style-type: none"> (a) from the primary frontage of not less than 1.8m, or (b) if located on Goshawk Way or Pardalote Parade, from the primary frontage of not more than 3m; and (c) that provides an articulation zone that allows up to 50% of the frontage to be set forward by up to 1.5m from the primary frontage. 	<p>P1</p> <p>A dwelling must have a setback from a frontage of not more than 3.5m and that is compatible with the area, having regard to:</p> <ul style="list-style-type: none"> (a) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and (b) the provision of measures to ensure that noise generated by traffic will not adversely impact on residential amenity.
<p>A2</p> <p>All other buildings, other than dwellings, must have a setback:</p> <ul style="list-style-type: none"> (a) from a frontage of 0m; and (b) that provides an articulation zone that allows up to 50% of the frontage to be set back by up to 1.5m. 	<p>P2</p> <p>All other buildings, other than dwellings, must have a setback:</p> <ul style="list-style-type: none"> (a) compatible with the relationship of existing buildings to the road or in response to topography or other physical constraints of the site; and (b) that demonstrates consistency with good urban design qualities and any relevant Local Area Objectives.
<p>A3</p> <p>A building for a sensitive use must have a setback from a frontage to the Southern Outlet of not less than 50m.</p>	<p>P3</p> <p>A building for a sensitive use must have a setback from the Southern Outlet that is compatible with the streetscape and protects the amenity of residents, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height bulk and form of existing and proposed buildings on the site and adjacent properties; (c) mitigation measures to reduce traffic noise impacts; (d) any recommendations from an acoustics engineer or other suitably qualified person;

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	<p>(e) any written advice received from the road authority; and</p> <p>(f) demonstrated good urban design qualities as per the purpose statement of the Specific Area Plan and any relevant Local Area Objectives.</p>
<p>A4</p> <p>Building height must be not more than 10m.</p>	<p>P4</p> <p>Building height must be consistent with the streetscape, urban form and character, having regard to:</p> <p>(a) demonstrated good urban design qualities;</p> <p>(b) the topography of the site;</p> <p>(c) the bulk and form of the proposed buildings;</p> <p>(d) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides;</p> <p>(e) overshadowing of adjoining dwellings and private open space; and</p> <p>(f) the purpose of the specific area plan; and</p> <p>(g) any relevant Local Area Objectives.</p>

KIN-S3.7.1.2 Site coverage and private open space

This clause is in substitution for Inner Residential Zone – clause 9.4.3 Site coverage and private open space for all dwellings.

Objective:	To provide for sites with appropriate area and dimensions to accommodate development consistent with the zone purpose.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 45m² associated with each dwelling.</p>	<p>P1</p> <p>Private open space for dwellings must:</p> <p>(a) include an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; and</p> <p>(b) be located to take advantage of direct sunlight.</p>
<p>A2</p> <p>Single and multiple dwellings must have an area of private open space that:</p> <p>(a) is in one location and is not less than 20m²;</p> <p>(b) has a minimum horizontal dimension of 3m;</p> <p>(c) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</p> <p>(d) has a gradient not steeper than 1 in 10; and</p>	<p>P2</p> <p>Private open space for single and multiple dwellings must:</p> <p>(a) include an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; and</p> <p>(b) be located to take advantage of direct sunlight.</p>

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(e) is not used for vehicle access or parking.	
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KIN-S3.7.1.3 Passive surveillance

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for Dwellings.

Objective:	That building design contributes positively to public amenity and safety.	
Acceptable Solutions	Performance Criteria	
A1 Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by: (a) locating windows to overlook the street and other public spaces; (b) designing and locating main entrances to provide high visibility for users; (c) providing clear sight lines between a building and adjacent properties and public land; (d) locating external lighting to illuminate otherwise shaded or dark locations; and (e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces.	P1 No Performance Criterion.	

KIN-S3.7.1.4 Vehicular access and driveways

This clause is in addition to Inner Residential Zone – clause 9.6 Development Standards for Subdivision and in substitution for Parking and Sustainable Transport Code – clauses C2.6.2 Design and layout of parking areas A1.1, C2.6.3 Number of accesses for vehicles, C2.6.5 Pedestrian access, and C2.6.8 Siting of parking and turning areas.

Objective:	That road accesses and communal driveways: (a) provide safe and efficient access for all users; and (b) do not unreasonably detract from the amenity of adjacent dwellings or streetscape.	
Acceptable Solutions	Performance Criteria	
A1 Accesses must comply with the following: (a) lots abutting a rear laneway must be accessed via the rear laneway with a width of not less than 6m (refer to Figure KIN-S3.2); and (b) lots with a frontage more than 8m but less than 15m must locate their road access adjacent to the adjoining lot, to allow for a double crossover shared by two properties.	P1 Accesses must be located and designed to: (a) comply with Figure KIN-S3.2 if for a lot abutting a rear laneway; and (b) not have an unreasonable impact on the streetscape or amenity of adjoining land.	
A2 Communal driveways for villa units and townhouses must include a passing bay that:	P2 An assessment prepared by a suitably qualified person must be provided that confirms that a	

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<p>(a) is not less than 6m long and 5.5m wide from the edge of the pavement if the communal driveway is a single lane, and:</p> <ul style="list-style-type: none"> (i) serves more than 5 car parking spaces; (ii) is more than 30m long; or (iii) meets a road designed to carry more than 600 vehicles per day; and <p>(b) tapers to the width of the remaining communal driveway; and</p> <p>(c) is provided at intervals not more than 30m.</p>	<p>communal driveway for multiple dwellings is safe, efficient and convenient by:</p> <ul style="list-style-type: none"> (a) avoiding conflicts between users including vehicles, cyclists and pedestrians; (b) being suitable for the type and volume of traffic likely to be generated; and (c) providing ease of access for all regular users.
<p>A3</p> <p>Dwellings with vehicular access via a communal driveway must be provided with on-site turning to enable vehicles to enter and exit a site in a forward direction.</p>	<p>P3</p> <p>An assessment prepared by a suitably qualified person must be provided that demonstrates vehicular access to and from villa units and townhouses via a communal driveway is safe, efficient and convenient by:</p> <ul style="list-style-type: none"> (a) avoiding potential conflicts between users including vehicles, cyclists and pedestrians; (b) avoiding unreasonable interference with the flow of traffic on adjoining roads; (c) being suitable for the type and volume of traffic likely to be generated; and (d) providing ease of access for all regular users.
<p>A4</p> <p>Communal driveways that serve 10 or more dwellings must have a separate pedestrian path with a minimum width of 1.2m.</p>	<p>P4</p> <p>For multiple dwellings, an assessment prepared by a suitably qualified person must confirm that pedestrian access between roads and individual dwellings is safe and avoids potential conflicts between pedestrians and vehicles.</p>

KIN-S3.7.1.5 Frontage fences

This clause is in substitution for Inner Residential Zone – clause 9.4.7 Front fences for all dwellings.

<p>Objective:</p>	<p>That the height and design of frontage fences enhance the streetscape and provides adequate privacy for residents, and allows the potential for mutual passive surveillance between the road and the dwelling.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>No Acceptable Solution.¹</p>	<p>P1</p> <p>Fences must be designed to:</p>

¹ An exemption applies for fences in this zone – see Table 4.6.

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	<ul style="list-style-type: none"> (a) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (b) have regard to the prevailing height, design and character of neighbouring fences; and (c) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic, and (d) demonstrate good urban design qualities.
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KIN-S3.7.1.6 Siting and width of garages and carports for dwellings

Clause 9.4.5 is modified by adding the words 'excluding multiple dwellings' after 'dwelling' in A1 and P1. This clause is in addition to Inner Residential Zone – clause 9.4.5 Width of openings for garages and carports for all dwellings.

Objective:	That the location and size of garages or carports for dwellings: <ul style="list-style-type: none"> (a) do not dominate the façade of the dwelling or the streetscape; (b) do not restrict mutual passive surveillance of the road and dwelling; and (c) provide for safe vehicular access to and from the site.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Multiple dwellings with a frontage of 8m or more must have a maximum total width of garage or carport openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p> <p>A1.2</p> <p>For multiple dwellings with a frontage width of less than 8m, no road access or garage facing the primary road frontage is permitted.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>The siting and design of garages and carports for single and multiple dwellings must:</p> <ul style="list-style-type: none"> (a) not dominate the frontage of the site through location and visual bulk; (b) allow potential for mutual passive surveillance between the dwelling and road; (c) provide for safe vehicular movements between the road and site; and (d) demonstrate good urban design qualities. 	<p>P2</p> <p>No Performance Criterion.</p>

KIN-S3.7.1.7 Residential density for multiple dwellings

This clause is in substitution for Inner Residential Zone – clause 9.4.1 Residential density for multiple dwellings.

Objective:	To provide for inner urban densities that increase the density of dwellings and encourage the efficient use of residential land and services in an inner urban area that is consistent with the purpose of this specific area plan.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwelling development must have a density of not more than 1 dwelling per 120m².</p>	<p>P1</p> <p>Dwelling density can be increased if:</p> <ul style="list-style-type: none"> (a) it can be demonstrated that the development can accommodate the required amount of private open space per dwelling; (b) there is a demonstrated ability to meet car parking requirements; and (c) there is negligible impact through overlooking or overshadowing both within and to adjacent sites.

KIN-S3.7.2 Development Standards for land in the Urban Mixed Use Zone

KIN-S3.7.2.1 Building height and setback

This clause is in substitution for Urban Mixed Use Zone – clauses 13.4.1 Height and 13.4.2 Setback.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback:</p> <ul style="list-style-type: none"> (a) from a frontage to Goshawk Way of not more than 3m; (b) from the frontage to Pardalote Parade of 1m; and (c) from any connecting road from Goshawk Way of 2m. 	<p>P1</p> <p>Buildings must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and:</p> <ul style="list-style-type: none"> (a) maintain visual sight lines for safe pedestrian and traffic movement; (b) have sufficient site area and dimensions to accommodate development; (c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; (d) minimise overshadowing effects of new buildings on publicly accessible open space, including streets and areas for footway trading, between the hours of 9.00am to 3.00pm on 21 June; (e) demonstrate consistency with good urban design qualities as per the purpose statement of this specific area plan and any relevant Local Area Objectives; and (f) be not more than 3m from a road.
<p>A2</p> <p>Building height must be not more than 18m.</p>	<p>P2</p> <p>Building height must be compatible with the desired streetscape, urban form and character as described</p>

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	<p>in the purpose of this specific area plan, having regard to:</p> <ul style="list-style-type: none"> (a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity; (b) demonstrated good urban design qualities and any relevant Local Area Objectives; (c) the topography of the site; (d) the bulk and form of the proposed buildings; (e) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides; and (f) the purpose of the specific area plan.
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KIN-S3.7.2.2 Passive surveillance

This clause is in addition to Urban Mixed Use Zone – clause 13.4.3 Design.

Objective:	That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>New buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by:</p> <ul style="list-style-type: none"> (a) locating windows to overlook the street and other public spaces; (b) designing and locating main entrances to provide high visibility for users; (c) providing clear sight lines between a building and adjacent properties and public land; (d) locating external lighting to illuminate otherwise shaded or dark locations; (e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (f) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and (g) providing well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance. 	<p>P1</p> <p>No Performance Criterion.</p>	

KIN-S3.7.2.3 Frontage fences

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This clause is in substitution for Urban Mixed Use Zone – clause 13.4.4 Fencing A1 and P1.

Objective:	That the height and design of frontage fences: (a) enhances the streetscape; (b) provides adequate privacy for residents; and (c) allows the potential for mutual passive surveillance between the road and the dwelling.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution. ²	P1 Fences must be designed to: (a) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (b) take account of the prevailing height, design and character of neighbouring fences; (c) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic for lots that have frontage to the Southern Outlet; and (d) demonstrate good urban design qualities as per purpose statement of this specific area plan.

KIN-S3.7.2.4 Private open space for multiple dwellings

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.6 Dwellings A1 and P1.

Objective:	That multiple dwellings are provided with adequate private open space for the residents which is easily accessible from living areas of the dwelling and has access to direct sunlight.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings and townhouses located at ground level or on a podium or similar structure must provide private open space instead of a balcony that: (a) has an area of not less than 15m ² ; (b) has a minimum horizontal dimension of not less than 3m; (c) is directly accessible from and adjacent to, a habitable room (other than a bedroom); (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	P1 Private open space for multiple dwellings and townhouses at the ground floor must: (a) include an area that is capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children's play; and (b) be located to take advantage of direct sunlight.
A2	P2 Private open space for multiple dwellings wholly above ground floor level must:

² An exemption applies for fences in this zone – see Table 4.6.

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<p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <ul style="list-style-type: none"> (a) includes one area as per the dimensions in Table KIN-S3.9.1; (b) is directly accessible from and adjacent to, a habitable room (other than a bedroom); (c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking. 	<ul style="list-style-type: none"> (a) be of a size and dimensions to accommodate outdoor recreational space and the operational needs, such as clothes drying and storage, to meet the projected requirements of the occupants of the dwelling having regard to: <ul style="list-style-type: none"> (i) the useability and accessibility of the private open space; (ii) the availability and accessibility of public open space or communal open space; (iii) the orientation of the lot to the street; and (iv) the size and type of dwelling; and (b) includes an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children's play; (c) be located to take advantage of direct sunlight; and (d) be clearly defined for private use.
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KIN-S3.7.3 Development Standards for land in the Central Business Zone

KIN-S3.7.3.1 Building height and setback

This clause is in substitution for Central Business Zone – clauses 16.4.1 Height and 16.4.2 Setback A1 and P1, A2 and P2.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback:</p> <ul style="list-style-type: none"> (a) from a frontage to Goshawk Way of not more than 3m; (b) from the frontage to Pardalote Parade of 1m; and (c) from any connecting road from John Street of 2m. 	<p>P1</p> <p>Buildings must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and:</p> <ul style="list-style-type: none"> (a) maintain visual sight lines for safe pedestrian and traffic movement; (b) have sufficient site area and dimensions to accommodate development; (c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; (d) minimise overshadowing effects of new or majorly refurbished buildings on publicly accessible open space, including streets and areas for footway trading, between the hours of 9.00am to 3.00pm on 21st June; (e) demonstrate consistency with good urban design qualities as per the purpose statement of

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	<p>this specific area plan and any relevant Local Area Objectives; and</p> <p>(f) be not more than 3m from a road.</p>
<p>A2</p> <p>Building height must be no more than 20 metres.</p>	<p>P2</p> <p>Building height must be compatible with the desired streetscape, urban form and character as described in the purpose of this specific area plan, having regard to:</p> <p>(a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity;</p> <p>(b) demonstrated good urban design qualities and any relevant Local Area Objectives;</p> <p>(c) the topography of the site;</p> <p>(d) the bulk and form of the proposed buildings; and</p> <p>(e) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides; and</p> <p>(f) the purpose of the specific area plan.</p>

KIN-S3.7.3.2 Passive surveillance

This clause is in addition to Central Business Zone – clause 16.4.3 Design.

Objective:	That building design contributes positively to public amenity and safety.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by:</p> <p>(a) locating windows to overlook the street and other public spaces;</p> <p>(b) designing and locating main entrances to provide high visibility for users;</p> <p>(c) providing clear sight lines between a building and adjacent properties and public land;</p> <p>(d) locating external lighting to illuminate otherwise shaded or dark locations;</p> <p>(e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(f) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and</p> <p>(g) providing well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance.</p>	<p>P1</p> <p>No Performance Criterion.</p>	

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KIN-S3.7.3.3 Private open space for multiple dwellings

This clause is in substitution for Central Business Zone – clause 16.4.6 Dwellings A1 and P1.

Objective:	That multiple dwellings provide adequate private open space which is easily accessible from living areas of the dwelling and has access to direct sunlight.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <ul style="list-style-type: none"> (a) includes one area as per the dimensions in Table KIN-S3.9.1: (b) is directly accessible from and adjacent to a habitable room (other than a bedroom); (c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking. 	<p>P1</p> <p>Private open space for multiple dwellings wholly above ground floor level must:</p> <ul style="list-style-type: none"> (a) be of a size and dimensions to accommodate outdoor recreational space and the operational needs, such as clothes drying and storage, to meet the projected requirements of the occupants of the dwelling having regard to: <ul style="list-style-type: none"> (i) the useability and accessibility of the private open space; (ii) the availability and accessibility of public open space or communal open space; (iii) the orientation of the lot to the street; and (iv) the size and type of dwelling; and (b) includes an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; (c) be located to take advantage of direct sunlight; and (d) be clearly defined for private use. 	

KIN-S3.7.4 Development Standards for land in the Community Purpose Zone

KIN-S3.7.4.1 Building height and setback

This clause is in substitution for Community Purpose Zone – clauses 27.4.1 Building height A1 and P1 and 27.4.2 Setback.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must have a setback from a frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping and vehicle access and have regard to:</p> <ul style="list-style-type: none"> (a) actively promoting integration with the adjacent pedestrian town promenade; (b) maintaining visual sight lines for safe traffic and pedestrian movement; (c) must be predominantly glazed and avoid blank walls; (d) the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; 	<p>P1</p> <p>No Performance Criterion.</p>	

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<p>(e) ensure residential uses at ground level do not face the frontage; and</p> <p>(f) be consistent with good urban design principles.</p>	
<p>A2</p> <p>Building height must be not more than 10m.</p>	<p>P2</p> <p>Building height must:</p> <p>(a) minimise impacts upon the amenity of adjacent properties through overshadowing and reflectivity; and</p> <p>(b) be consistent with good urban design principles and any relevant Local Area Objectives.</p>

KIN-S3.7.4.2 Passive surveillance

This clause is in addition to Community Purpose Zone – clause 27.4 Development Standards for Dwellings.

Objective:	That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by:</p> <p>(a) locating windows to overlook the street and other public spaces;</p> <p>(b) designing and locating main entrances to provide high visibility for users;</p> <p>(c) providing clear sight lines between a building and adjacent properties and public land;</p> <p>(d) locating external lighting to illuminate otherwise shaded or dark locations;</p> <p>(e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(f) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and</p> <p>(g) providing well lit car parking areas designed to make use of sight lines to benefit from passive surveillance.</p>	<p>P1</p> <p>No Performance Criterion.</p>	

KIN-S3.7.5 Development Standards for Open Space Zoned Land

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting.

Objective:	That building location and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria	
A1	P1	

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<p>Buildings must have a setback:</p> <p>(a) from the frontage with Goshawk Way and Huon Highway of not less than 20m, and</p> <p>(b) from the frontage with any other road, excluding for land used for car parking, of not less than 5m.</p>	<p>Buildings must have a setback from a frontage that is sufficient to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping, having regard to:</p> <p>(a) the site's area and dimensions;</p> <p>(b) the characteristics of the site, adjoining lots and the locality; and</p> <p>(c) demonstrated good urban design qualities as per the purpose statement of this Specific Area Plan and any relevant Local Area Objectives.</p>
<p>A2</p> <p>Building height must be not more than 5m.</p>	<p>P2</p> <p>Building height must:</p> <p>(a) contribute positively to the visual amenity of the area;</p> <p>(b) be compatible with the scale of nearby buildings or vegetation;</p> <p>(c) demonstrate good urban design qualities as per the purpose statement of this Specific Area Plan; and</p> <p>(d) be not more than 10m.</p>

KIN-S3.8 Development Standards for Subdivision

KIN-S3.8.1 Subdivision standards for land in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.6.1 Lot design A1 and P1, A2 and P2.

Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m².</p>	<p>P1</p> <p>No Performance Criterion.</p>	
<p>A2</p> <p>Each lot, or a lot proposed on a plan of subdivision, must have a frontage not less than 6.5m.</p>	<p>P2</p> <p>Each lot, or a lot proposed on a plan of subdivision, must be provided with a frontage that is sufficient to accommodate development consistent with the zone purpose, having regard to:</p> <p>(a) good urban design principles; and</p> <p>(b) any relevant Local Area Objectives.</p>	

KIN-S3.8.2 Subdivision standards for land in the Central Business Zone and Urban Mixed Use Zone

This clause is in substitution for Central Business Zone – clause 16.5.1 Lot design A1 and P1, A2 and P2; and Urban Mixed Use Zone – clause 13.5.1 Lot design A1 and P1, A2 and P2.

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Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 500m ² , excluding land to be used for public open space or public utilities then the size of any new lot is to be designed to suit the proposed purpose and site characteristics.	P1 No Performance Criterion.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage of not less than 20m.	P2 No Performance Criterion.	

KIN-S3.8.3 Subdivision standards for land in the Community Purpose Zone

This clause is in substitution for Community Purpose Zone – clause 27.5.1 Lot design A1 and P1, A2 and P2.

Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 120m ² , excluding land to be used for public open space or public utilities then the size of any new lot is to be designed to suit the proposed purpose and site characteristics.	P1 No Performance Criterion.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage of not less than 5m.	P2 No Performance Criterion.	

KIN-S3.9 Tables

KIN-S3.9.1 Private open space for multiple dwellings

Dwelling type	Minimum area	Minimum depth
Studio & 1 bedroom	8m ²	2m
2 bedroom	10m ²	2m
3+ bedroom	12m ²	2.4m

Figure KIN-S3.1 Kingston Park Specific Area Plan

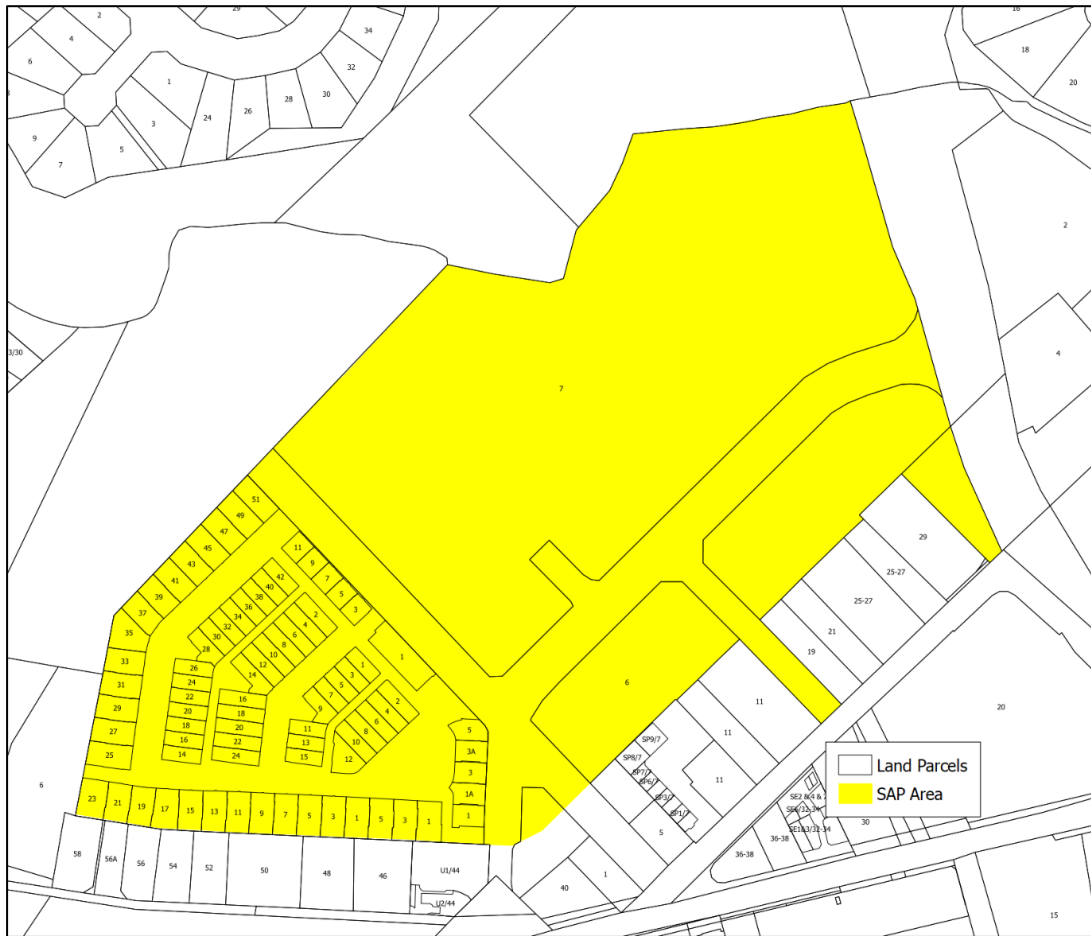
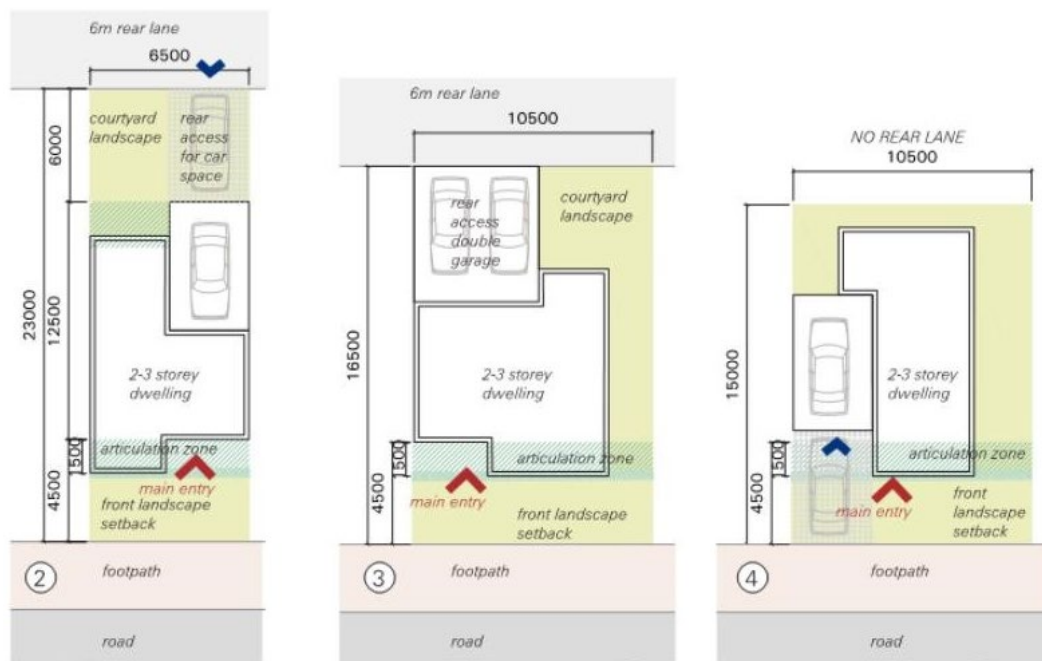


Figure KIN-S3.2 Vehicular access and driveways



Typical medium density housing (frontage: 6.5-8m).

Variant medium density housing (wider frontage: 10-15m).

Variant medium density housing with no rear lane access (wider frontage: 10-15m).

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>Performance Criteria</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>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

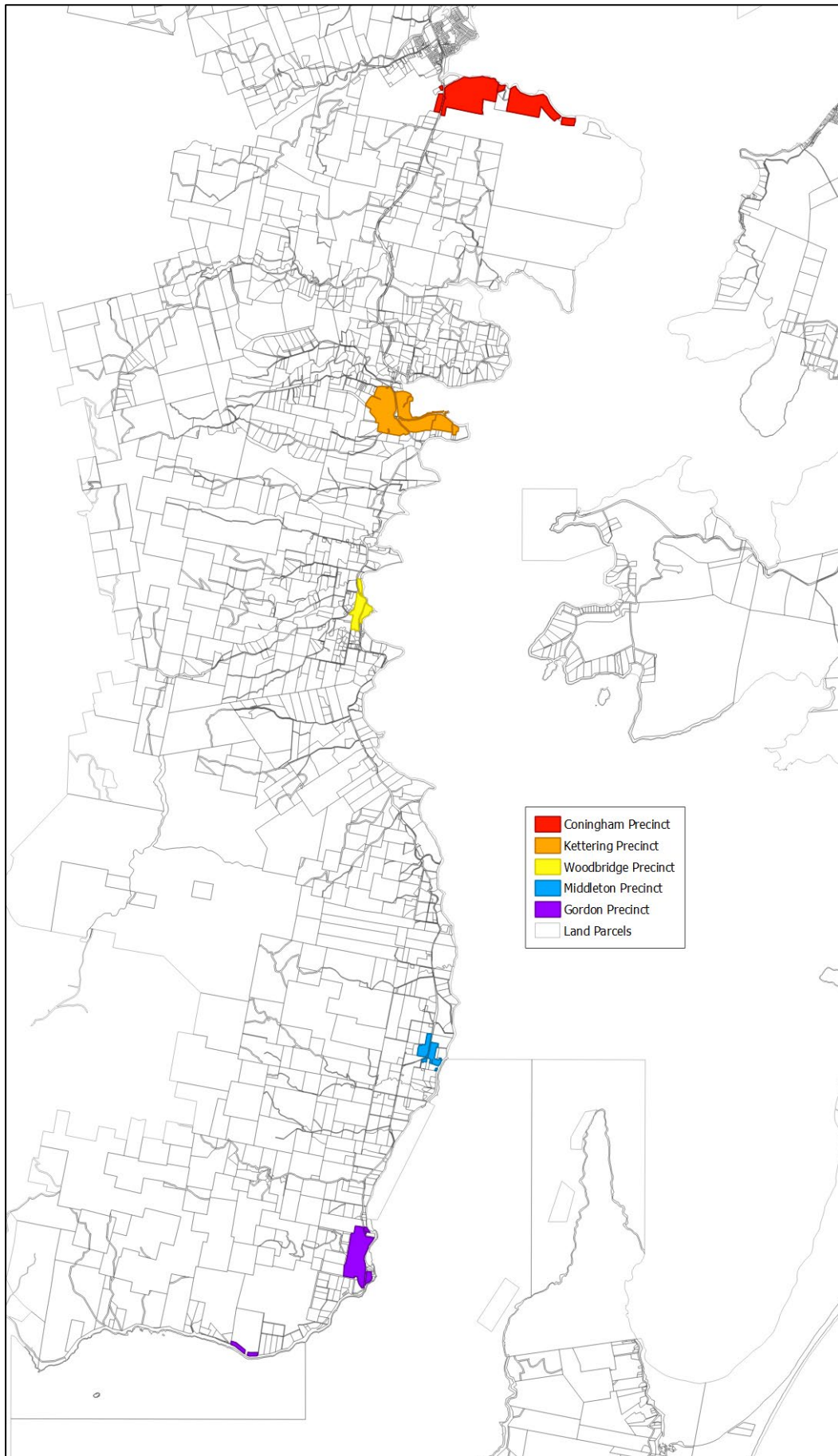


Figure KIN-S4.1.1 - Lower Snug and Conningham Precinct

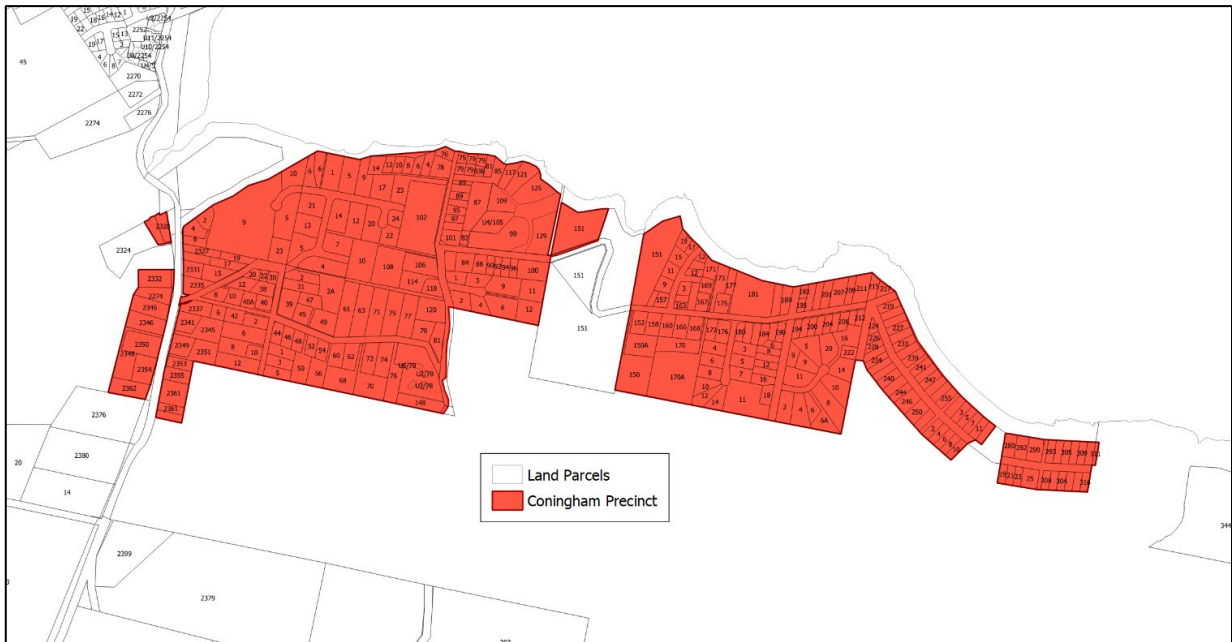


Figure KIN-S4.1.2 - Kettering Precinct

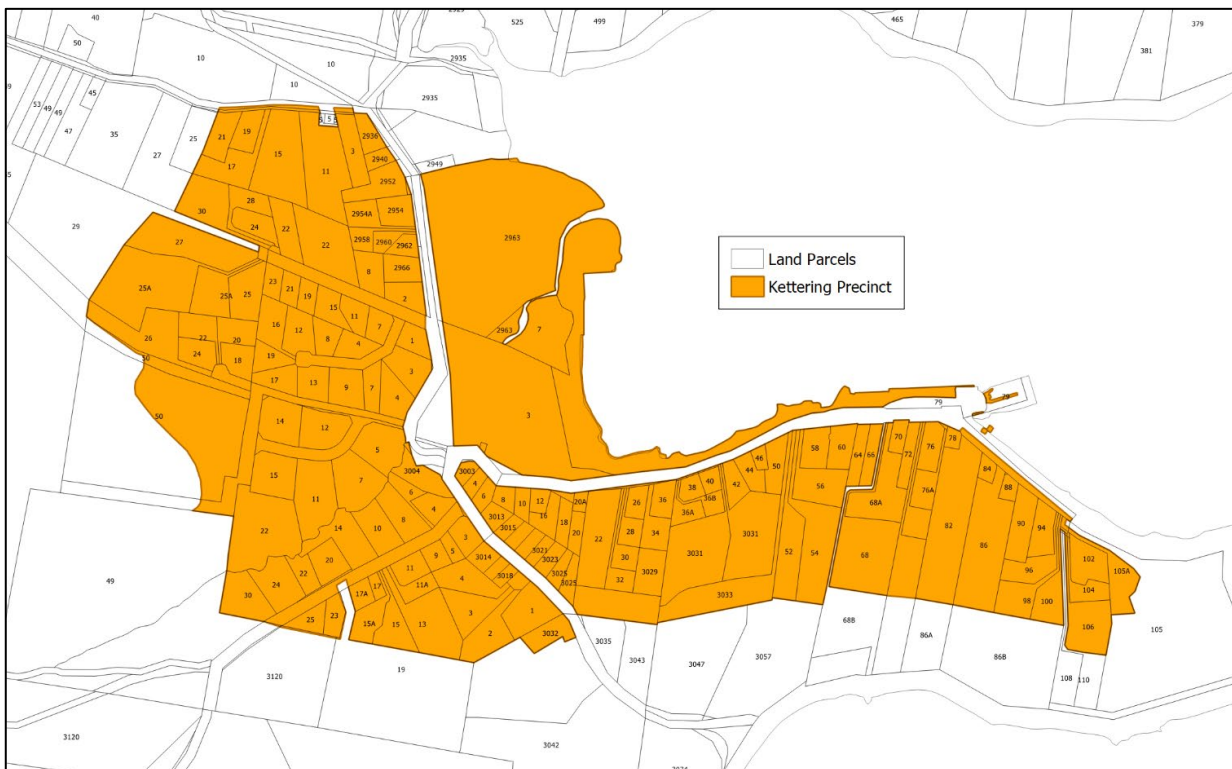


Figure KIN-S4.1.3 – Woodbridge Precinct

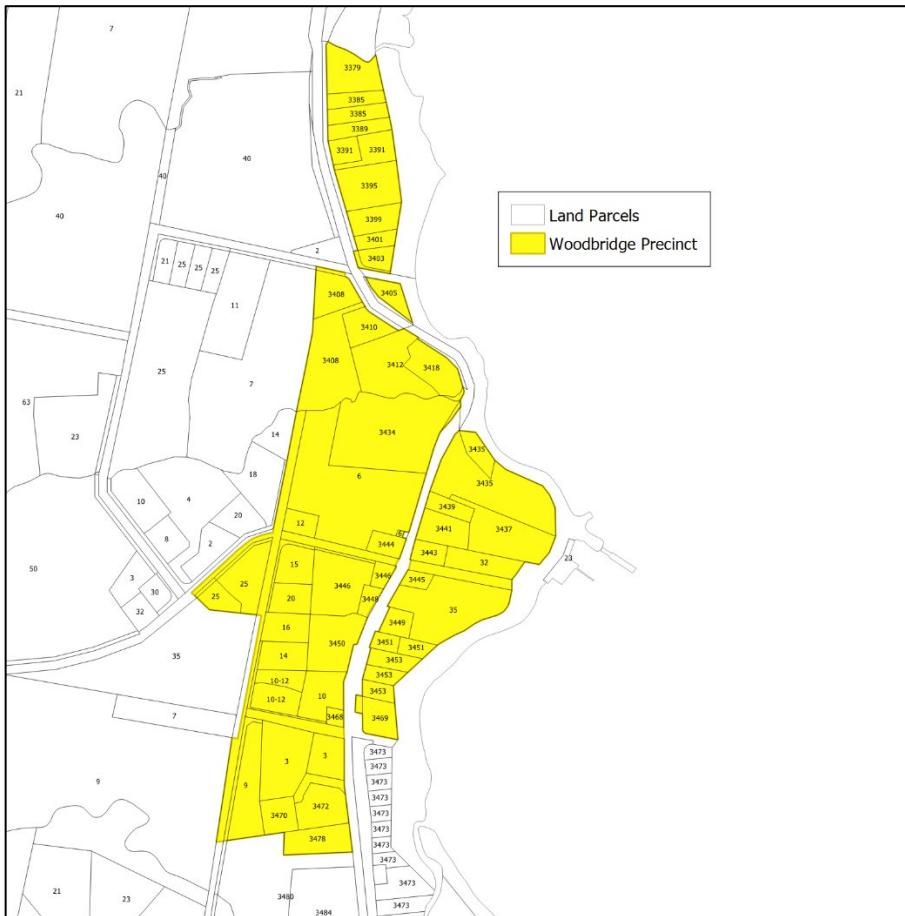


Figure KIN-S4.1.4 - Middleton Precinct



Figure KIN-S4.1.5 - Gordon Precinct

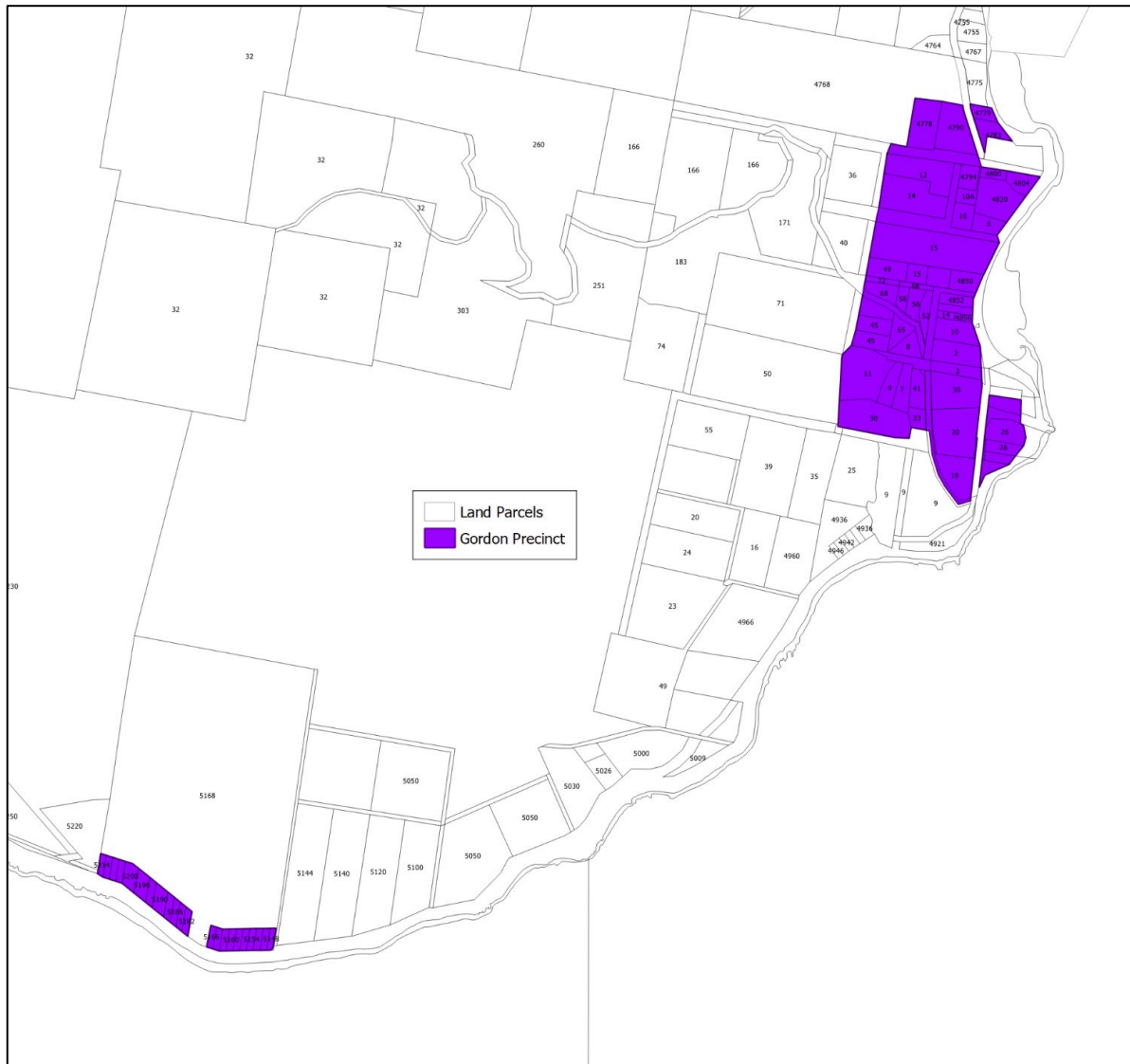


Figure KIN-S4.2.1 - Lower Snug and Conningham Precinct Vegetation Management Areas

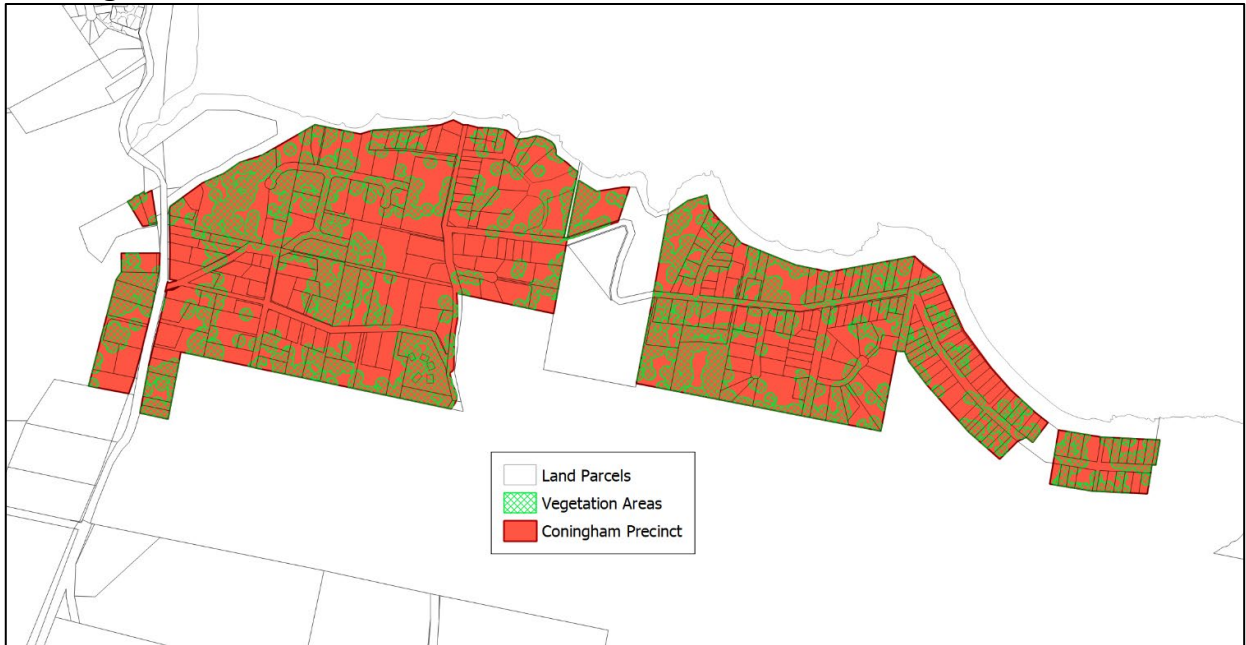


Figure KIN-S4.2.2 – Kettering Precinct Vegetation Management Area

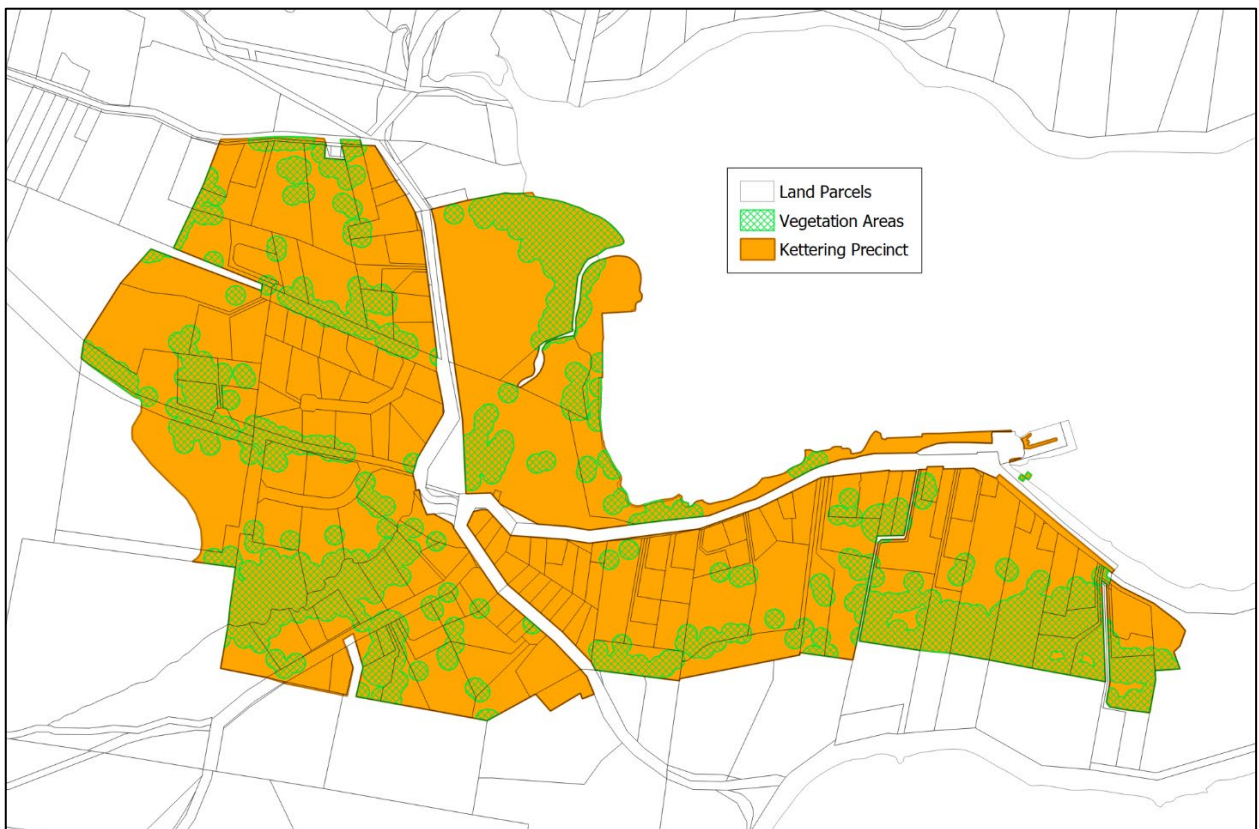


Figure KIN-S4.2.3 – Woodbridge Precinct Vegetation Management Area

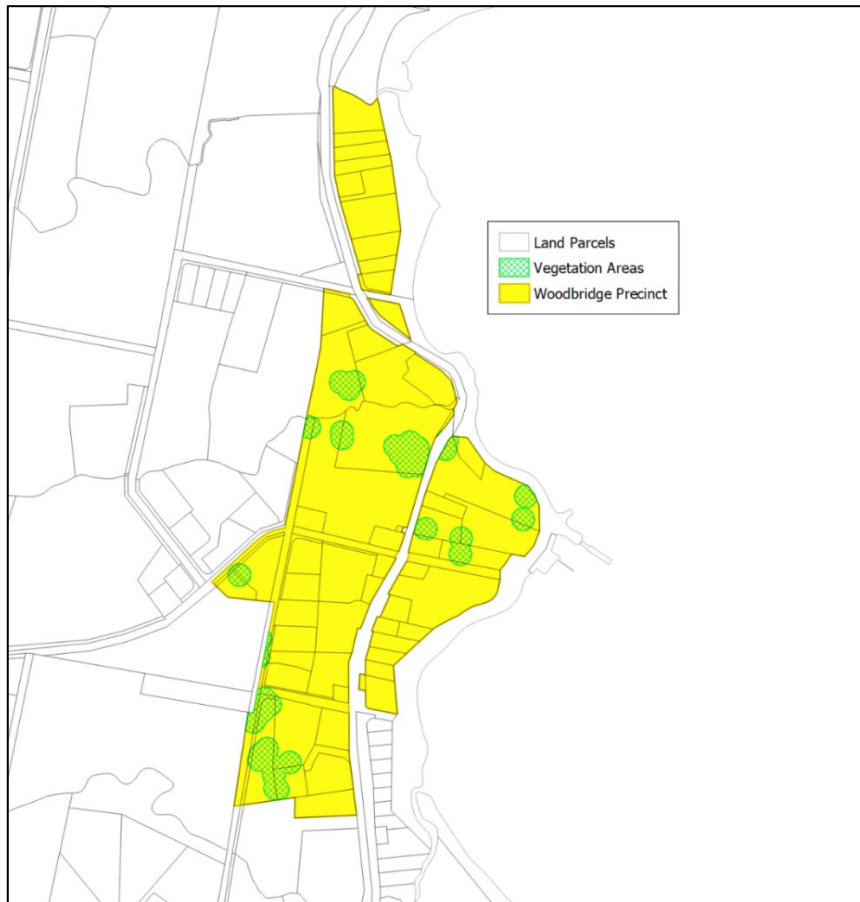
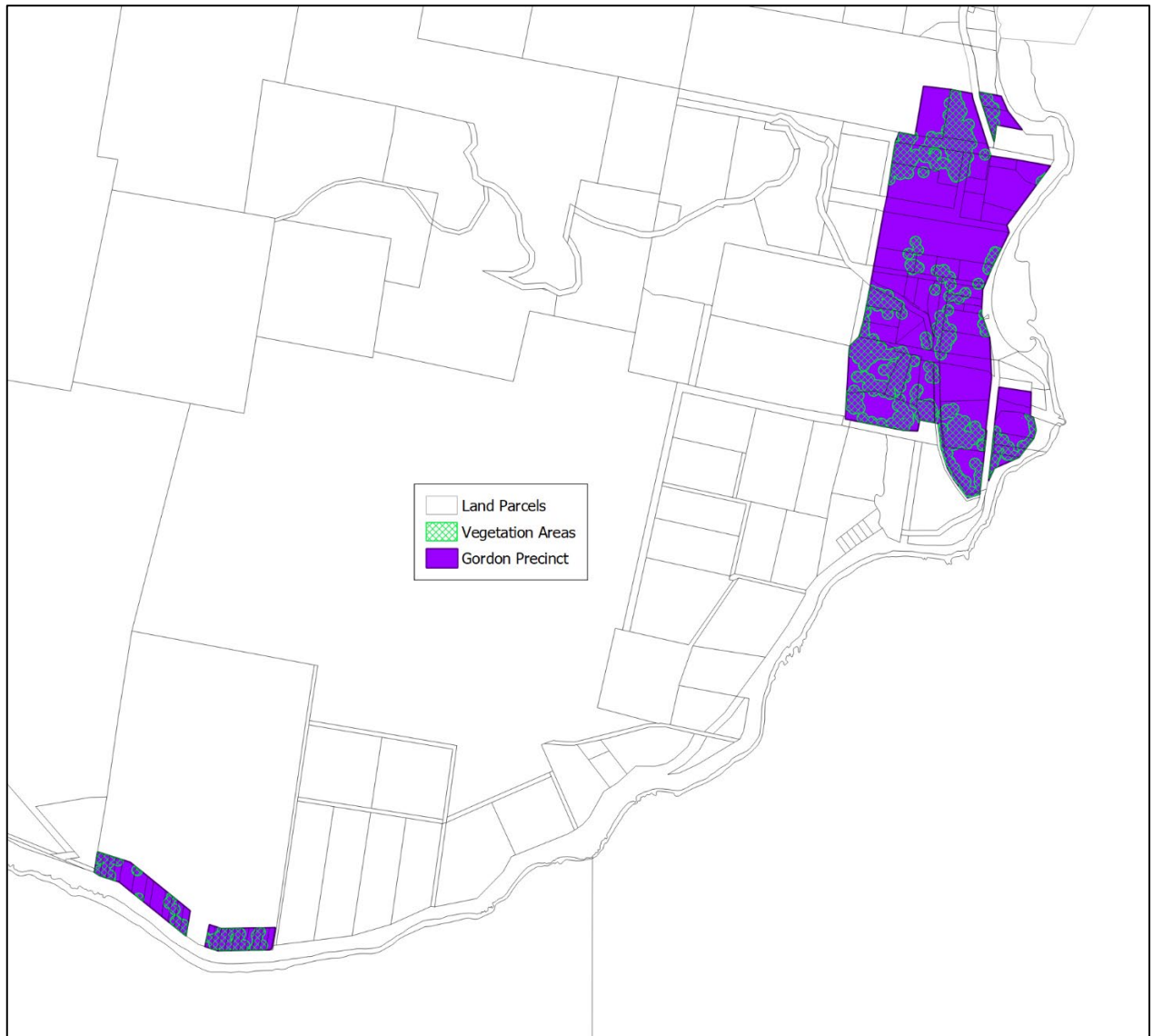


Figure KIN-S4.2.4 – Middleton Precinct Vegetation Management Area



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



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.

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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.
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	

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

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<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>
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KIN-S5.9 Tables

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

Figure KIN-S5.1 – Burwood Drive SAP

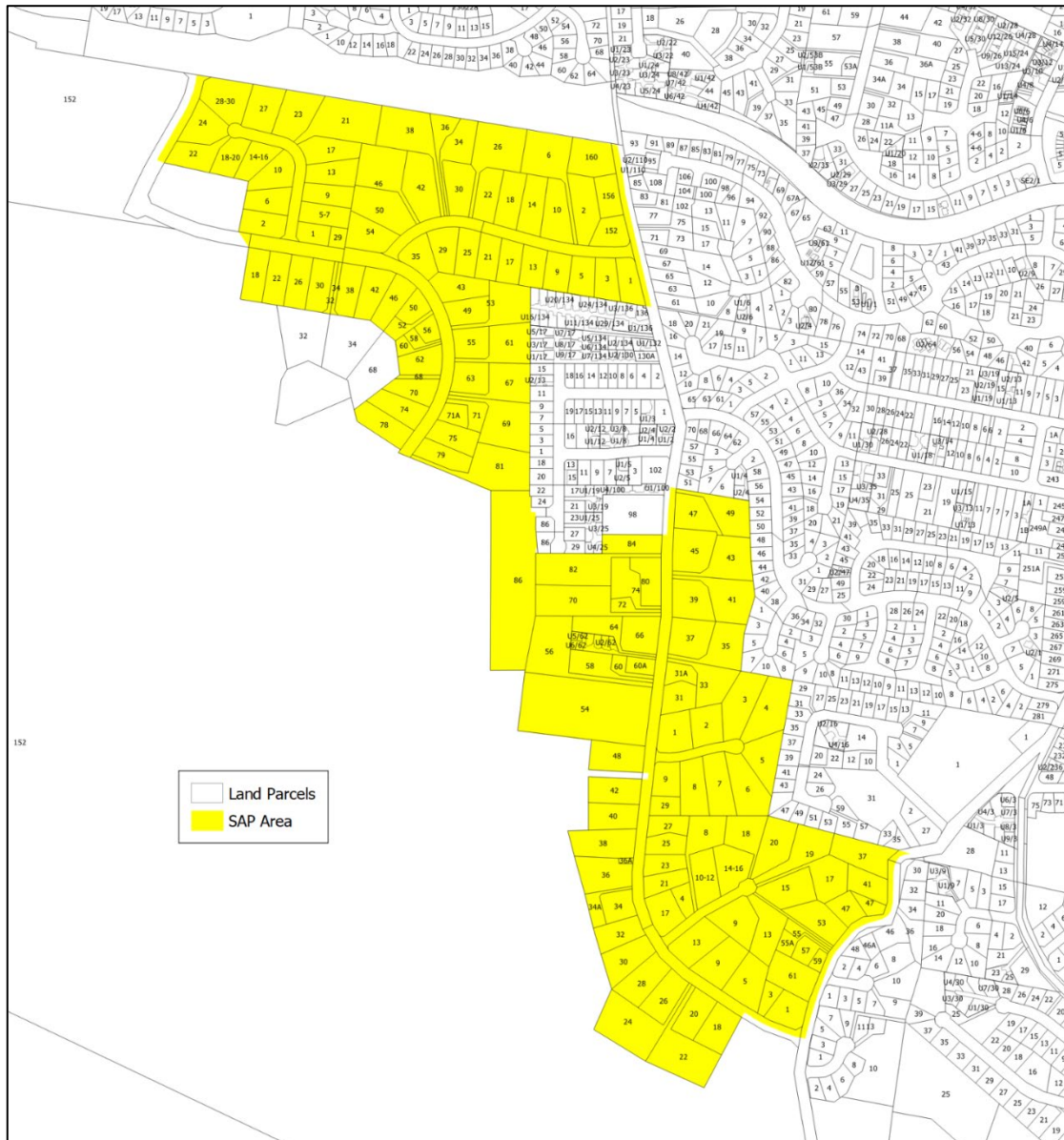


Figure KIN-S5.2 – Burwood Drive SAP Mapped Vegetation Area

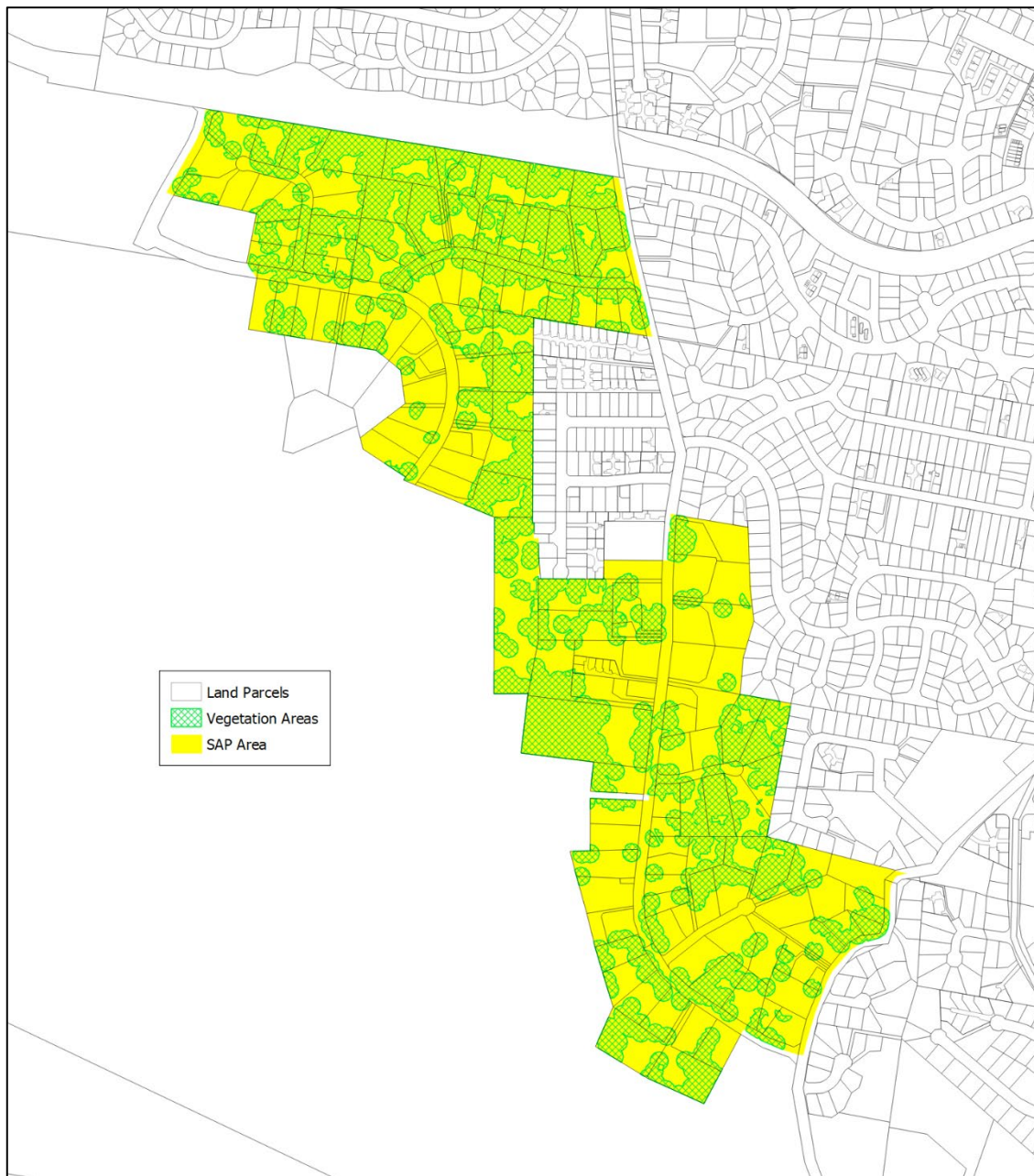
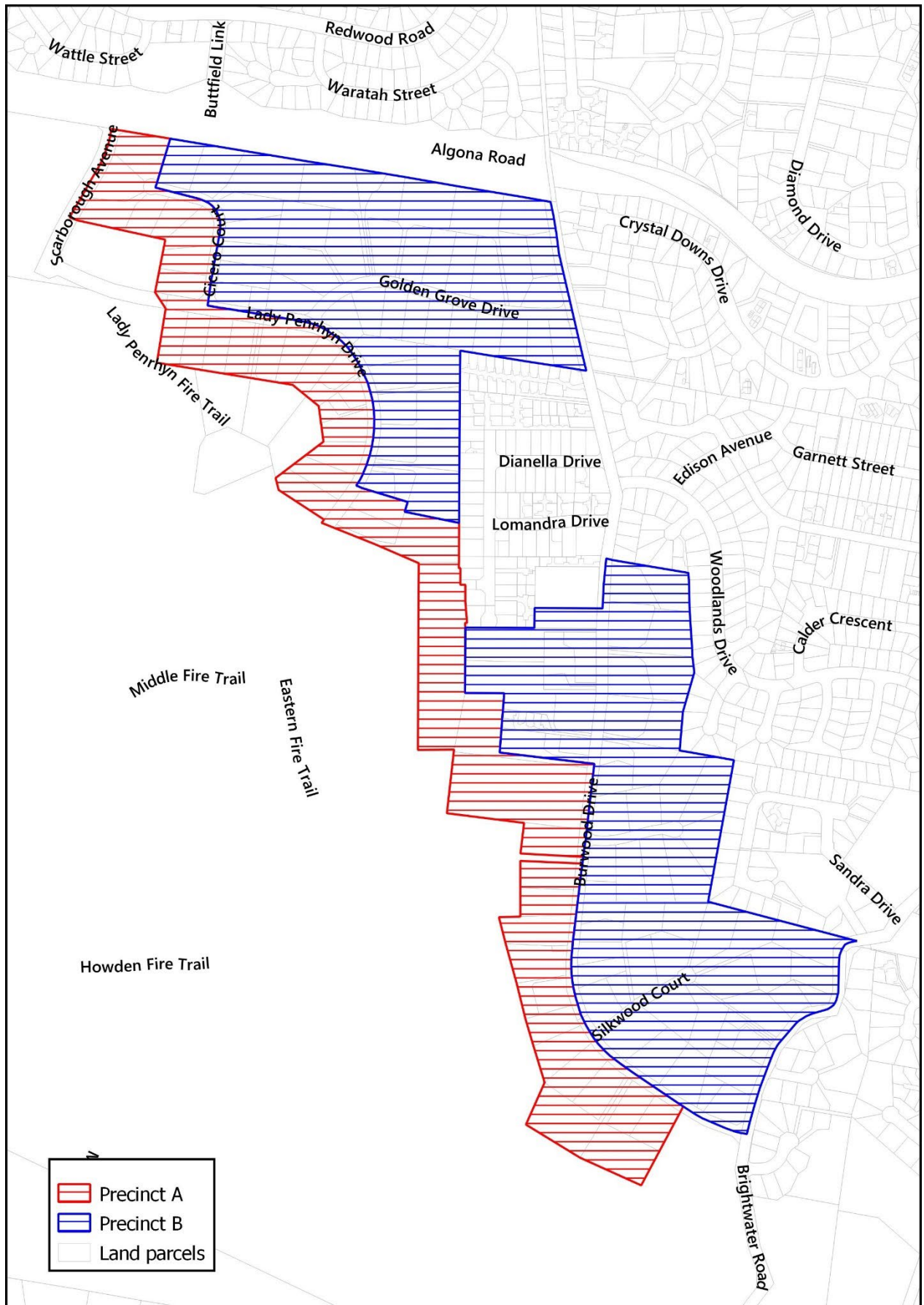


Figure KIN-S5.3 – Precincts A and B



KIN-S6.0 Bruny Island Specific Area Plan

***Note:** An LPS Criteria Outstanding Issues Notice has been issued by the Commission under section 35B(4B) of the *Land Use Planning and Approvals Act 1993*. This notice forms part of the relevant exhibition documents in relation to the draft LPS. A draft KIN-S6.0 Bruny Island Specific Area Plan is attached to the LPS Criteria Outstanding Issues Notice. The overlay maps for the KIN-S6.0 Bruny Island Specific Area Plan is included in the draft LPS, to meet Local Provisions Schedule Requirement LP1.5.4.

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 Landscaping must ensure the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas and: (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 (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.	P1 Landscaping must be provided, having regard to: (a) the width of the setbacks; (b) the width of the frontage; (c) the topography of the site; (d) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas; (e) other established vegetation on the site; (f) the location, type and growth of the proposed vegetation; (g) the character of the streetscape and surrounding area; and (h) impact on adjoining land.	
A2 No Acceptable Solution.	P2 The design of landscaping around buildings must have regard to: (a) including a range of plant height and forms to create diversity, interest and amenity; (b) mitigating the bulk and scale of the development (c) integrating the development into the surrounding area; (d) landscaping along driveways to soften the driveway appearance; (e) screening of boundary fencing; and (f) where practical, incorporating established vegetation.	

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

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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

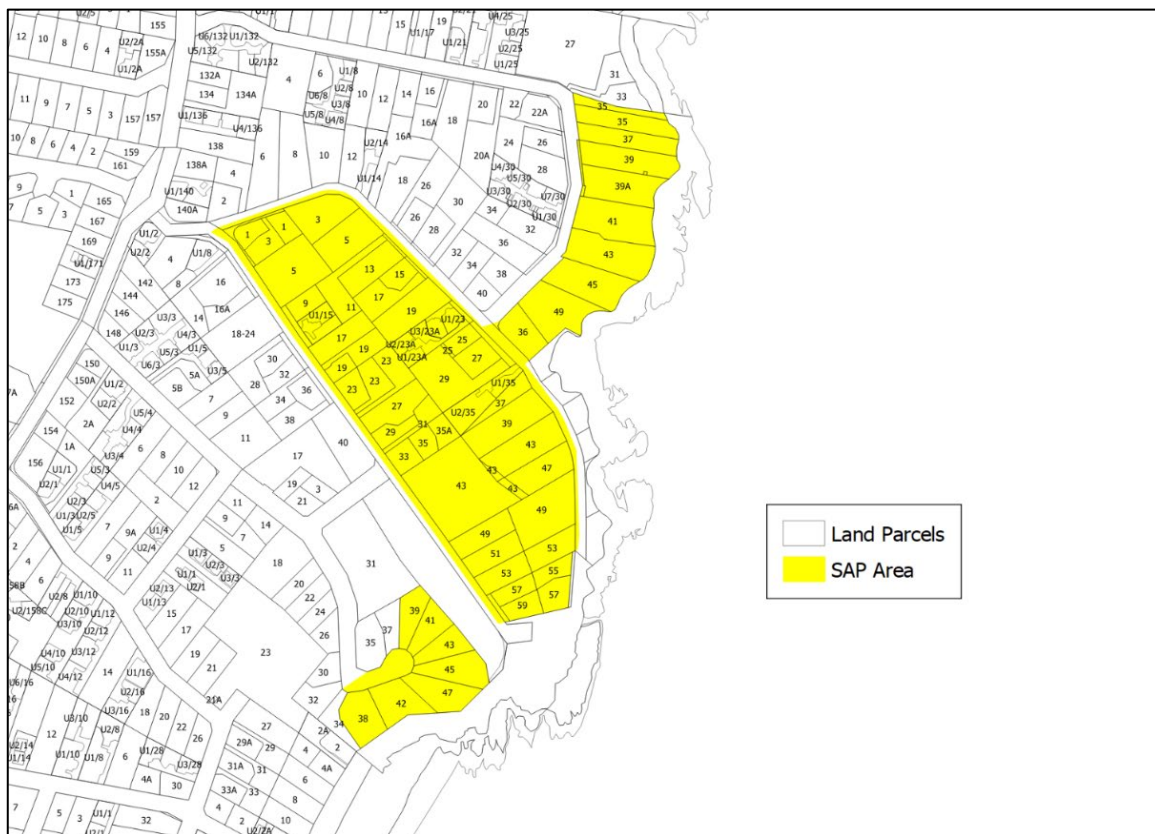


Figure KIN-S7.2 Bonnet Hill Precinct

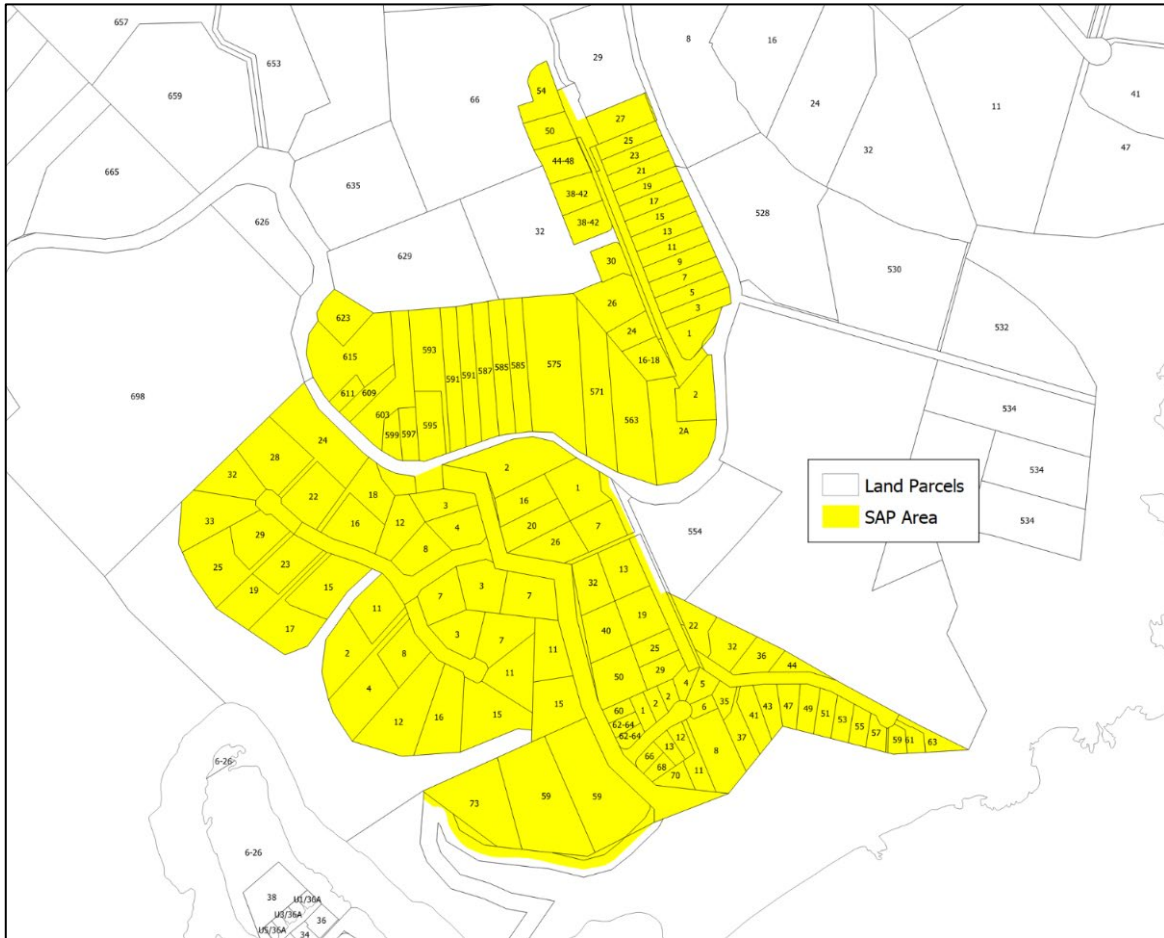


Figure KIN-S7.3 Blackmans Bay Bluff Vegetation Areas

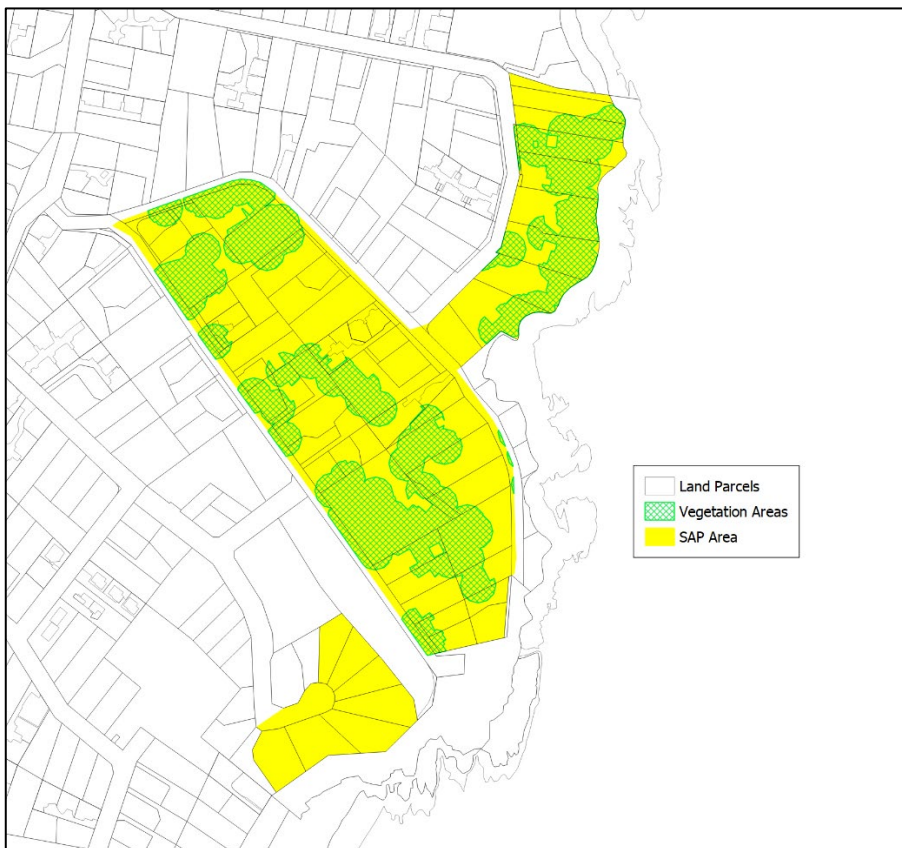
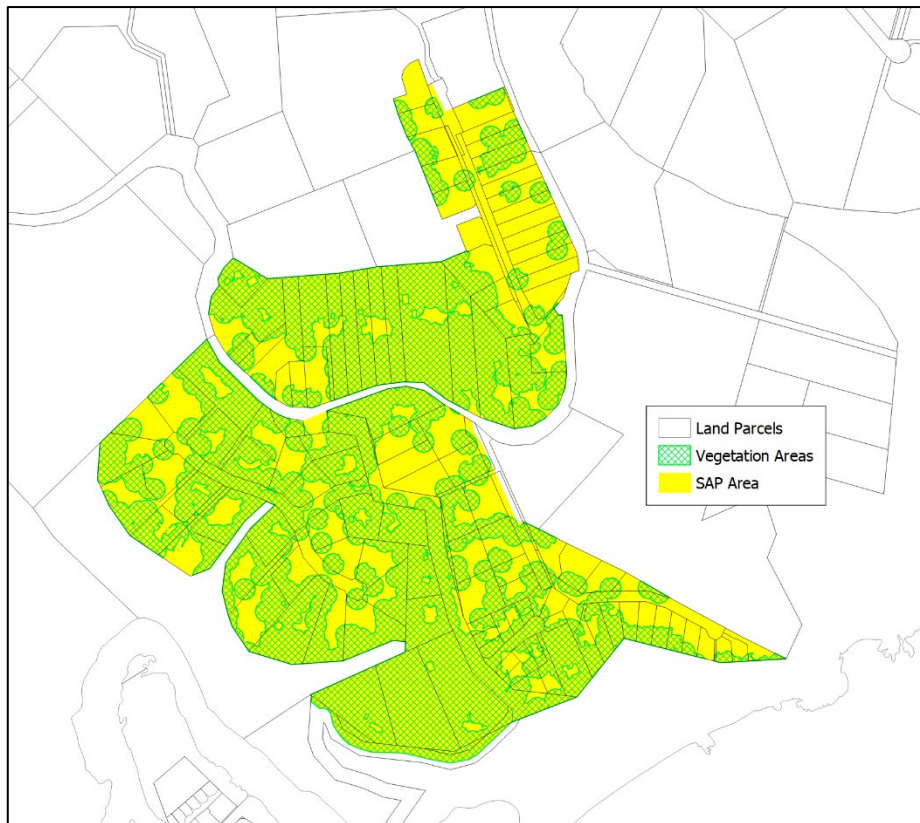


Figure KIN-S7.4 Bonnet Hill Vegetation Areas



KIN-S8.0 Baretta Specific Area Plan

KIN-S8.1 Plan Purpose

The purpose of the Baretta Specific Area Plan is:

- KIN-S8.1.1 To provide for use at a density that can be accommodated by the limited infrastructure and services available in the area.
- KIN-S8.1.2 To provide the ability to subdivide land, but at a density appropriate to the infrastructure and service constraints that exist in the area.
- KIN-S8.1.3 To ensure where on-site waste water management is required, lots have sufficient land available for on-site waste water management.
- KIN-S8.1.4 To manage stormwater quality and quantity to protect natural assets, infrastructure and property.
- KIN-S8.1.5 To encourage the retention of native vegetation as part of landscape design.
- KIN-S8.1.6 To minimise the collision risk to threatened bird species through the appropriate design of new development.

KIN-S8.2 Application of this Plan

- KIN-S8.2.1 The specific area plan applies to the area of land designated as KIN-S8.0 Baretta Specific Area Plan on the overlay maps and in Figure KIN-S8.1.
- KIN-S8.2.2 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, as specified in the relevant provision.

KIN-S8.3 Local Area Objectives

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

KIN-S8.4 Definition of Terms

KIN-S8.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Baretta Mapped Vegetation Areas	means areas of land covered by native vegetation that is of local importance, as shown on an overlay map and in Figure KIN-S8.2.
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.
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.

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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 at 1.4m from natural ground level by 12.
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KIN-S8.5 Use Table

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

KIN-S8.6 Use Standards

KIN-S8.6.1 Waste water management

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

Objective:	That waste water management is provided for residential and non-residential uses.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>(a) No new use or expansion or intensification of an existing use on the site; or</p> <p>(b) the site has connection or is capable of being connected to a reticulated sewerage system.</p>	<p>P1</p> <p>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:</p> <p>(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;</p> <p>(b) the sufficient setback of the land application area from watercourses, property boundaries and groundwater; and</p> <p>(c) the ability to retain native vegetation within the Baretta Mapped Vegetation Areas, including individual trees with a diameter more than 25cm.</p>	

KIN-S8.7 Development Standards for Buildings and Works

KIN-S8.7.1 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	
<p>A1</p> <p>Multiple dwellings must:</p> <p>(a) have a site area per dwelling of not less than 2,500m²;</p> <p>(b) meet the on-site waste water management provisions in KIN-S8.7.2 A1 or capable of being connected to a reticulated sewerage system;</p> <p>(c) meet the stormwater management provisions in KIN-S8.7.3 A1 or be capable of being connected to a public stormwater system or be capable of being connected to a public stormwater system; and</p>	<p>P1</p> <p>Multiple dwellings must be provided with an appropriate level of infrastructure, having regard to:</p> <p>(a) compatibility with the character and pattern of development in the area;</p> <p>(b) the provision of on-site waste water management in accordance with KIN S8.7.2 A1 or P1;</p> <p>(c) the provision of stormwater management in accordance with S8.7.3 A1 or P1;</p>	

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(d) be located outside the Baretta Mapped Vegetation Areas.	(d) the capacity to design and locate development in a manner that will retain vegetation Baretta Mapped Vegetation Areas in accordance with KIN-S8.7.4; and must have a site area per dwelling not less than 2,400m ² .
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KIN-S8.7.2 On-site waste water treatment

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.

Objective:	That where on-site waste water management is required, the site is suitable and able to accommodate an on-site waste management system.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development that is required to have on-site waste water management 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 landslide 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 Baretta 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 a dwelling, provide 65m² of (g) land for wastewater 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>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 wastewater; (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 Baretta Mapped Vegetation Areas.
<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 on-site waste water management system.</p>

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KIN-S8.7.3 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.

Objective:	That development provides for adequate on-site stormwater management.	
Acceptable Solutions	Performance Criteria	
A1	P1	
<p>(a) Development must be capable of connecting by gravity to a public stormwater system; or</p> <p>(b) there is no need for stormwater water management.</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-S8.7.4 Vegetation 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.

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 Baretta Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1	P1	
<p>The location of buildings and works within the Baretta Mapped Vegetation Areas must:</p> <p>(a) be located within a building area, if shown on a sealed plan; or</p> <p>(b) not encroach within the tree protection zone of an individual native tree with a diameter more than 25cm; and</p> <p>(c) not require the clearing of native vegetation.</p>	<p>Buildings and works must be located and designed to maximise on the retention of native vegetation, including individual trees, having regard to:</p> <p>(a) the extent of vegetation to be impacted, removed and retained;</p> <p>(b) the maturity, landscape contribution and conservation significance of the vegetation;</p> <p>(c) requirements for adequate bushfire protection;</p> <p>(d) any proposed remedial, mitigation, offsets or revegetation measures;</p> <p>(e) the management and treatment of native vegetation on the balance of the site; and</p> <p>(f) the practical alternatives with respect to the location or design of the development.</p>	

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KIN-S8.7.5 Collision Risk

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.

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-S8.8 Development Standards for Subdivision

KIN-S8.8.1 Lot design in the Low Residential Zone

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

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Objective:	That each lot: (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
<p>A1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must:</p> <p>(a) have an area of not less than 2,500m².</p> <p>(i) able to contain a minimum area of 20m x 15m with a gradient not steeper than 1 in 5, clear of;</p> <p>a. all setbacks required by clause 10.4.3 A1 and A1 and A2;</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>c. land shown on an overlay map, as within:</p> <p>i. a flood-prone hazard area;</p> <p>ii. a landslip hazard area;</p> <p>iii. a coastal erosion hazard area;</p> <p>iv. a waterway and coastal protection area;</p> <p>v. a future coastal refugia area; and</p> <p>vi. a coastal inundation hazard area;</p> <p>(ii) existing buildings are consistent with the setback required by the Low Density Zone – clause 10.4.3 Setback 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 Baretta 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>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> <p>(a) the maturity, landscape contribution and conservation significance of the vegetation;</p> <p>(b) any practical alternatives with respect to the location or design of the subdivision layout and associated works;</p> <p>(c) requirements for adequate access arrangements, bushfire protection and on- site wastewater;</p> <p>(d) the management, landscaping and treatment of the site;</p> <p>(e) minimising, mitigating and offsetting adverse impacts on vegetation;</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; and</p> <p>(l) the pattern of development existing on established properties in the area;</p> <p>and must have an area not less than 2,400m².</p>

KIN-S8.9 Tables

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

Figure KIN-S8.1 – Baretta Specific Area Plan

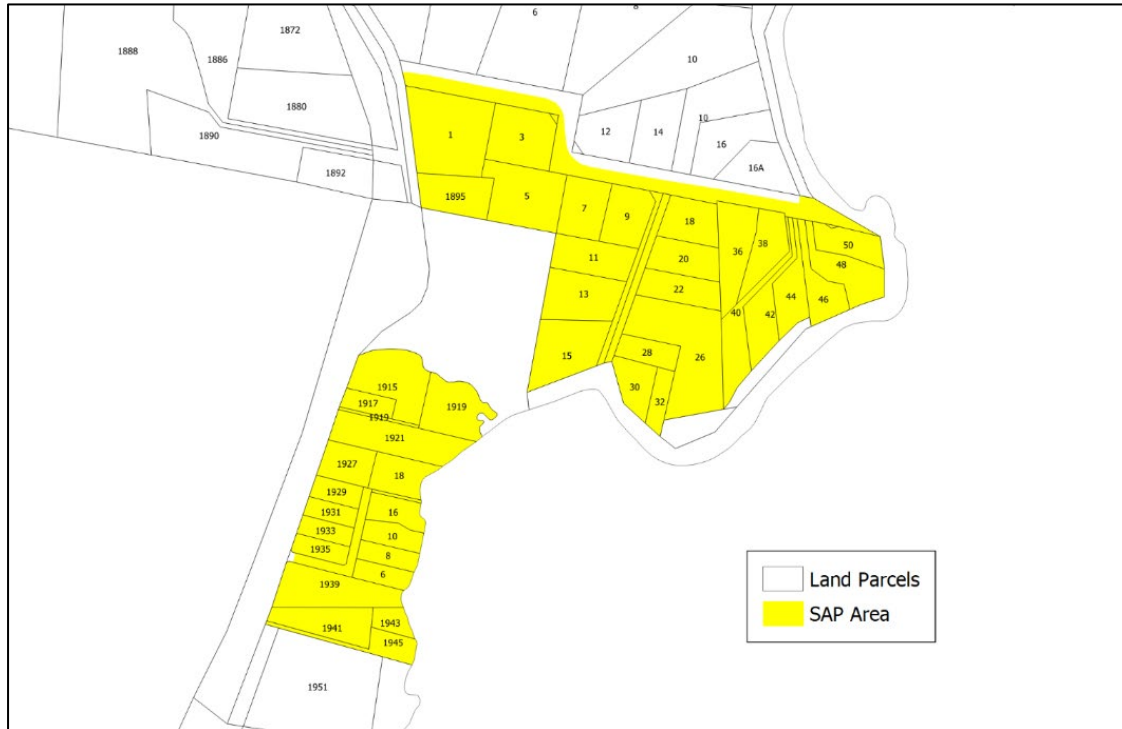
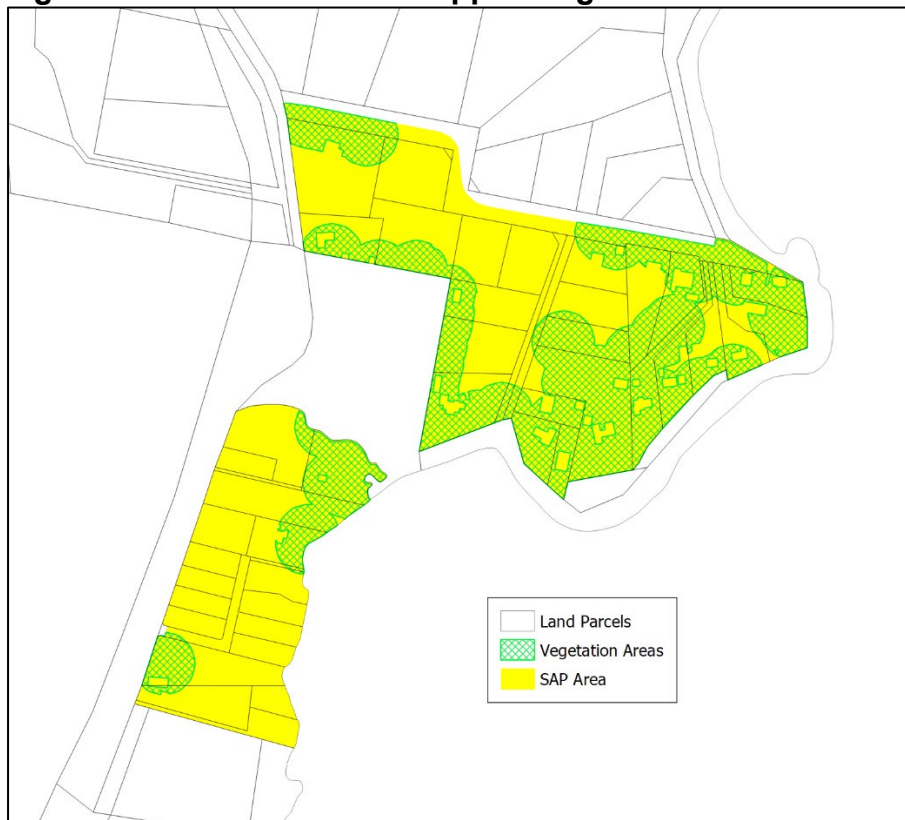


Figure KIN-S8. 2 – Baretta Mapped Vegetation Areas



KIN-S9.0 Huntingfield Housing Land Supply Order Specific Area Plan

KIN-S9.1 Plan Purpose

The purpose of the Huntingfield Housing Land Supply Order Specific Area Plan is:

- KIN-S9.1.1 To provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2019.

KIN-S9.2 Application of this Plan

KIN-S9.2.1 The specific area plan applies to the area of land designated as KIN-S9.0 Huntingfield Housing Land Supply Order Specific Area Plan on the overlay maps and in Figure KIN-S9.1.

KIN-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) General Residential Zone; and
 - (b) Inner Residential Zone,
- as specified in the relevant provision.

KIN-S9.3 Local Area Objectives

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

KIN-S9.4 Definition of Terms

KIN-S9.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
townhouse lot	means a lot with: <ul style="list-style-type: none">(a) an area not more than 199m²; and(b) a frontage width of 6.0m or less and the width of the lot does not exceed the frontage width by more than 10%.

KIN-S9.5 Use Table

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

KIN-S9.6 Use Standards

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

KIN-S9.7 Development Standards for Buildings and Works

KIN-S9.7.1 Setbacks and building envelope for dwellings in the Inner Residential Zone

This clause is in addition to Inner Residential Zone – clause 9.4.2 Setbacks and building envelopes for all dwellings.

Objective:	That the siting and scale of dwellings:
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	<ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings located on a townhouse lot must have a building height of not more than 9.5m, and:</p> <ul style="list-style-type: none"> (a) be built to both side boundaries; and (b) walls of dwellings sited on both side boundaries must: <ul style="list-style-type: none"> (i) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining property to the same or lesser length and height; or (ii) be constructed in accordance with any approved building envelope plan shown on a plan of subdivision. 	<p>P1 The siting and scale of a dwelling on a townhouse lot must:</p> <ul style="list-style-type: none"> (a) maximise the solar access of its private open space and habitable rooms; and (b) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; and (iii) overshadowing of an adjoining vacant property.
<p>A2 A dwelling located on a townhouse lot must only have vehicular access from the rear of the lot.</p>	<p>P2 A dwelling located on a townhouse lot must provide for vehicular access in a manner that meets the needs of the occupants, having regard to:</p> <ul style="list-style-type: none"> (a) traffic flows on the road at the front of the townhouse lot; (b) topography of the townhouse lot; (c) the location of buildings on the townhouse lot to minimise impacts on residential amenity of adjoining properties; and (d) availability of on-street car parking.

KIN-S9.7.2 Site coverage and private open space for dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.4.3 Site coverage and private open space for all dwellings.

Objective:	That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: <ul style="list-style-type: none"> (i) 65%; or (ii) 75% if located on a townhouse lot; and 	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area;

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<p>(b) for multiple dwellings, a total area of private open space of not less than:</p> <ul style="list-style-type: none"> (i) 40m²; or (ii) 30m² if located on a townhouse lot, <p>that is associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).</p>	<p>(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:</p> <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and <p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot; or b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) is in more than one location and is not less than 24m² if a dwelling has 3 or more bedrooms and is located on a townhouse lot;</p> <p>(c) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot; or b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(d) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(e) has a gradient not steeper than 1 in 10.</p>	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>

KIN-S9.7.3 Sunlight to private open space of multiple dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.4.4 Site coverage and private open space for all dwellings.

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria

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<p>A1 A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause KIN-S9.7.2, must satisfy (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) the multiple dwelling is contained within a line projecting (see Figure KIN-S9.2): <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June. (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause KIN-S9.7.2.</p>
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KIN-S9.8 Development Standards for Subdivision

KIN-S9.8.1 Lot design for land in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	That: <ul style="list-style-type: none"> (a) development of the site occurs in a ‘whole of site’ manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections; and (b) each lot: <ul style="list-style-type: none"> (i) has an area and dimensions appropriate for use and development in the zone; (ii) is provided with appropriate access to a road; (iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (iv) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A1 Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2.</p>	<p>P1 Subdivision of land must set out how the subdivision of the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;

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	<ul style="list-style-type: none"> (b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue; (c) the provision of public transport to the site; (d) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage; (e) the provision of open space areas for the whole site with connections to adjacent open space areas; (f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways; (g) the cycle connections for the whole site and cycle connections to existing cycle ways; (h) the provision of open space facilities within the whole site; and (i) stormwater management for the whole site that minimises impacts on downstream waterways, and must be accompanied by a master plan that has been prepared for the whole site.
<p>A2.1 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 275m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and (iii) not be an internal lot; (b) be required for public use by the Crown, a council or a 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>A.2.2 The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m², excluding any lot required for public use by the Crown, a council or a State Authority or a lot required for the provision of utilities.</p>	<p>P2 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 relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, and must not be an internal lot. <p>and must not be an internal lot.</p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or</p>

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	<p>legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the distance between the lot or building area and the carriageway; (e) the ability for emergency services to access the site.
<p>A5</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.

KIN-S9.8.2 Subdivision standards for land in the Inner Residential Zone

KIN-S9.8.2.1 Lot design

This clause is in substitution for Inner Residential Zone – clause 9.6.1 Lot design.

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (a) development of the site occurs in a ‘whole of site’ manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections. (b) each lot: <ul style="list-style-type: none"> (i) has an area and dimensions appropriate for use and development in the zone; (ii) is provided with appropriate access to a road; (iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
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	(iv) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2.</p>	<p>P1</p> <p>Subdivision of land must set out how the subdivision of the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site; (b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue; (c) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage; (d) the provision of public transport to the site; (e) the provision of open space areas for the whole site with connections to adjacent open space areas; (f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways; (g) the cycle connections for the whole site and cycle connections to existing cycle ways; (h) the provision of open space facilities within the whole site; and (i) stormwater management for the whole site that minimises impacts on downstream waterways, and must be accompanied by a master plan that has been prepared for the whole site.
<p>A2.1</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 130m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m, or if a townhouse lot contain a minimum area of 4m x 18m, and in all cases the minimum area has a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 9.5.1 A1 and A2 and clause KIN-S9.7.1 A1; and b. easements or other title restrictions that limit or restrict development; (ii) existing buildings are consistent with the setback required by clause 9.5.1 A1 and A2 and clause KIN-S9.7.1, A2 and A3; and (iii) not be an internal lot; (b) be required for public use by the Crown, a council or a State authority; 	<p>P2</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 relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, <p>and must not be an internal lot.</p>

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<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>A.2.2</p> <p>The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m², excluding any lot required for public use by the Crown, a council or a State Authority, or a lot required for the provision of Utilities.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have:</p> <p>(a) a frontage not less than 3.6m; or</p> <p>(b) if for a townhouse lot, two frontages of not less than 3.6m.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a:</p> <p>(a) vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority; or</p> <p>(b) if for a townhouse lot, vehicular access only at the rear frontage of the lot in accordance with the requirements of the road authority.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic;</p> <p>(d) the anticipated nature of vehicles likely to access the site; and</p> <p>(e) the ability for emergency services to access the site.</p>

KIN-S9.9 Tables

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

Figure KIN-S9.1 Huntingfield Housing Order Specific Area Plan

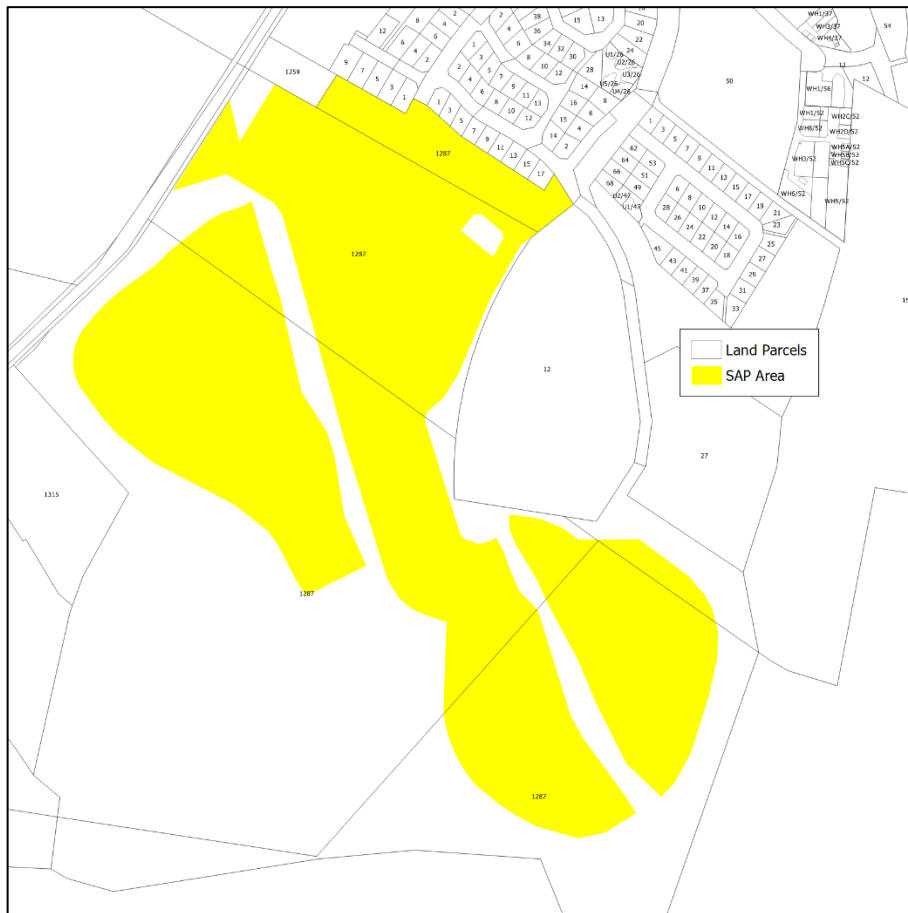
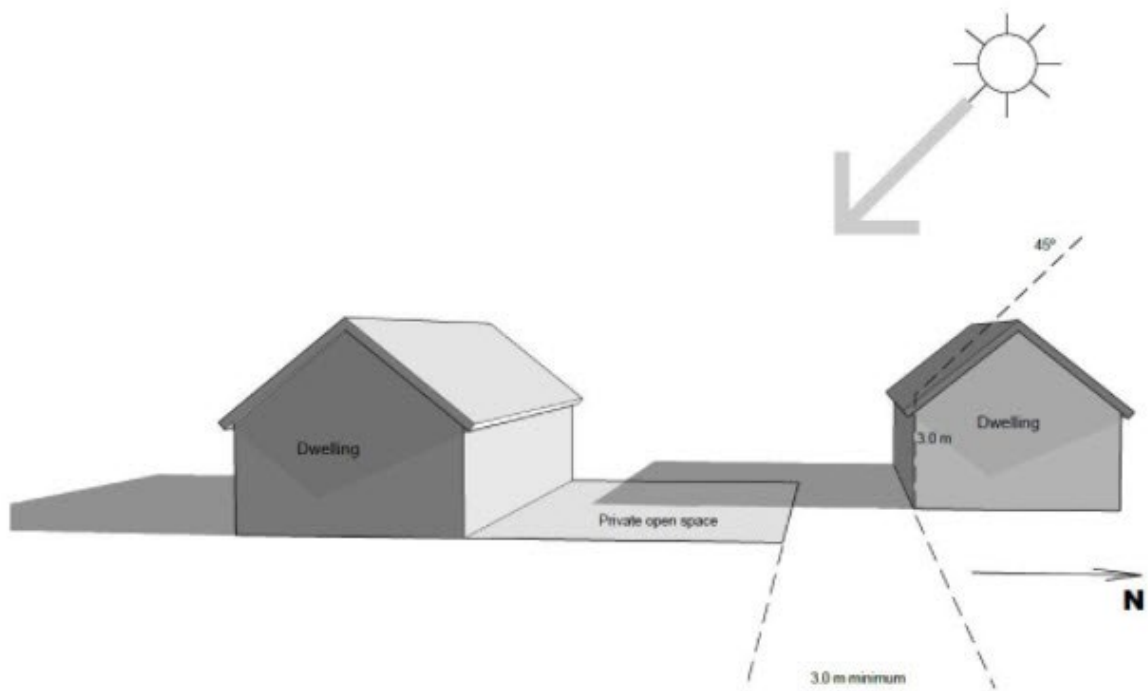


Figure KIN-S9.2 Separation from the private open space of another dwelling on the same site as required by clause KIN-S9.7.3 A1(a)



KIN-Site-specific Qualifications

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Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
KIN-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ³ .	Not applicable	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i> .	Environmental Management Zone – clause 23.0
KIN-23.2	81 Channel Highway, Tarooona	198412/1	An additional Discretionary Use Class for the site is Residential with the qualification: “If not listed as Permitted and if for bushfire hazard management directly associated with and subservient to a Residential use on land known as 83 Channel Highway, Tarooona (folio of the Register 201948/1).”	Environmental Management Zone – clause 23.2 Use Table
KIN-23.3	207 Tinderbox Road, Tinderbox	244683/1	An additional Discretionary Use Class for the site is: Residential with the qualification “If for a single dwelling.”	Environmental Management Zone – clause 23.1 Use Table
KIN-27.2	part 31 Nubeena Crescent, Tarooona	part 171435/2	An additional Discretionary Use Class for this site is: Resource Development with the qualification “If for aquaculture where integral to research and development activities undertaken by the University of Tasmania Institute of Marine and Antarctic Studies, and is for a pilot plant tropical rock lobster hatchery. An additional defined term for the purposes of this use qualification is: pilot plant means a small scale research and development experimental plant in which processes planned for full-scale operation are tested and developed.	Community Purpose Zone – clause 27.2 Use Table

³ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

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Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
KIN-27.3	41, 47, and part 31 Nubeena Crescent, Tarooma	175969/1, 171411A/2, part 171435/2	<p>(a) An additional Discretionary Use Class for this site is: Research and Development.</p> <p>(b) An additional Acceptable Solution and Performance Criterion for this site is:</p> <p>A5 No Acceptable Solution.</p> <p>P5 A use listed as Discretionary must not cause an unreasonable loss of amenity for residential and recreational uses within 300m of the site boundary, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the nature of any emissions from the proposed use; (c) the size and scale of the proposed use; and (d) measures to minimise or mitigate impacts. 	Community Purpose Zone – clause 27.2 Use Table and clause 27.3.1 Non-residential use
KIN-28.1	1393 Channel Highway, Margate	150926/1	<p>An additional qualification for the Discretionary Use Class Visitor Accommodation for this site is:</p> <p>“If located at 1393 Channel Highway, Margate.”</p>	Recreation Zone – clause 28.2 Use Table

KIN-Code Lists

KIN-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

KIN-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.1		Blackmans Bay	Fossil Cove Drive	Blackmans Bay Geoheritage site	50629/2001	
KIN-C6.1.2		Blackmans Bay	Fossil Cove Drive	Blackmans Bay Geological Monument	50629/2001	
KIN-C6.1.3		Coningham	Old Station Road	Coningham Nature Recreation Area	142378/1	
KIN-C6.1.4		Gordon	Next to public jetty	D'Entrecasteaux Monument Historic Site	Not applicable	
KIN-C6.1.5		Kettering	2936 Channel Highway	Old Hawkers Store	142482/1	Fine Victorian Gothic building.
KIN-C6.1.6		Kettering	3 Ferry Road	Oyster Cove Inn	249902/1	
KIN-C6.1.7		Kingston	17 Denison Street	Kingston Reformed Church	160373/17	With prominent spire as town landmark.
KIN-C6.1.8		Bonnet Hill	54 Lynden Road	Bonnet Farm	178010/2	House.
KIN-C6.1.9		Kingston	35 Maranoa Road	Calvin Christian Primary School	16465/1	
KIN-C6.1.10		Kingston	Southern Outlet north of Groningen Road overpass (within the road reserve adjacent the eastern portion of 124042/1)		Not applicable	Row of poplars on eastern side of road as landmark.

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.11		Kingston	37 Gryces Road	Forest Glen	210884/1	House.
KIN-C6.1.12		Middleton	50 Sunny Banks Road	Sunnybanks	151661/2	House, single storey Georgian home with hipped roof.
KIN-C6.1.13		Oyster Cove	Old Station Road	Oyster Cove Historic Site	126088/1	
KIN-C6.1.14		Bonnet Hill	1 Sedgebrook Road	Pine Banks Farm	106935/1	c1874
KIN-C6.1.15		Taroona	Alum Cliffs Track	Foundations of Joseph Moir's Mausoleum	62793/4	c 1874
KIN-C6.1.16		Taroona	Alum Cliffs area		13723/2; 62793/4	
KIN-C6.1.17		Taroona	Corner Channel Highway and Churchill Road	Churchill Road tunnel		Churchill Road tunnel built between 1840 and 1846
KIN-C6.1.18		Taroona	158 Channel Highway		166549/1	Old Public Hall c1902
KIN-C6.1.19		Taroona	162 Channel Highway	Taroona Tea House	114455/1	1898, weatherboard cottage with steep corrugated iron hipped roof
KIN-C6.1.20		Taroona	5 Oakleigh Avenue	James Nairn's house	14661/85	c1819, weatherboard home with corrugated iron roof.
KIN-C6.1.21		Taroona	Grange Avenue	Grange Avenue Reserve	199642/1	Stone steps c1839 leading to the waterfront (part of original Grange Property).
KIN-C6.1.22		Taroona	South of Shot Tower in front of Garden Cottage			Large stone retaining walls c 1855-1870
KIN-C6.1.23		Taroona	104 Channel Highway (Taroona Primary and High Schools)		29/6064; 228423/1; 146304/1; 123190/1.	Foundations of George Dixon's house c1894. Includes 3 untitled parcels known as Taroona Primary and High Schools.

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.24		Woodbridge	3518 Channel Highway	Woodbridge Uniting Church	172462/1	Federation Carpenter Gothic building opposite Woodbridge High School
KIN-C6.1.25		Adventure Bay	Adventure Bay Road	Captain Cook Land Site and Monument	Not applicable	Stone monument.
KIN-C6.1.26		Adventure Bay	Adventure Bay Road	Furieux and Cook Monument	Not applicable	Bronze plaque on monument.
KIN-C6.1.27		Adventure Bay	Adventure Bay Road	Former Fluted Cape State Reserve (now part of South Bruny National Park).	238362/1	
KIN-C6.1.28		Adventure Bay	3A Lumeah Road	Lumeah	158559/2	House.
KIN-C6.1.29		South Bruny	Bruny Island Main Road	Lutregala Creek Regional Reserve	Not applicable	
KIN-C6.1.30		Adventure Bay	880 Adventure Bay Road	Bligh Museum	20203/2	
KIN-C6.1.31		South Bruny	Lockleys Road	Mount Cook area	Not applicable	
KIN-C6.1.32				Mount Mangana Invertebrate Site	Not applicable	
KIN-C6.1.33				Mount Mangana Forest Reserve and adjacent areas	Not applicable	.
KIN-C6.1.34		South Bruny	Bruny Island Neck	Big Hummock and Trugannini Steps	Not applicable	
KIN-C6.1.35		South Bruny		Waterfall Creek State Reserve	Not applicable	
KIN-C6.1.36		Alonnah	3764 Bruny Island Main Road	St Brendan's Catholic Church	140516/1	Romanesque building.

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.37		Alannah	Bruny Island Main Road		108041/7	Lutregala Marsh Area
KIN-C6.1.38		Alannah	15 School Road	Bruny Island District School	Not applicable	3 weatherboard buildings.
KIN-C6.1.39		North Bruny	259 Lennon Road	Lennonville	175638/1	House (1838).
KIN-C6.1.40		Barnes Bay	End of Church Road	Former Barnes Bay Ferry Terminal	235948/3	1954-1983.
KIN-C6.1.41		North Bruny	678 Bruny Island Main Road	North Bruny CWA Rooms	213041/1	
KIN-C6.1.42		Barnes Bay	Missionary Road	Lawrence Family Vault	50203/2	Marble funerary monument, located opposite Kirby Lodge.
KIN-C6.1.43		South Bruny	Bay of Islands		Not applicable	
KIN-C6.1.44		South Bruny		South Bruny National Park	Not applicable	
KIN-C6.1.45		North Bruny	Bruny Island Main Road	Dennes Hill Nature Reserve	110476/1	
KIN-C6.1.46		Lunawanna	4561 Bruny Island Main Road	St Michaels and All Angels Anglican Church	231459/1	
KIN-C6.1.47		Lunawanna	4600 Bruny Island Main Road	Lunawanna Memorial Hall	Not applicable	
KIN-C6.1.48		Lunawanna	Jetty Beach Road	Cape Bruny Lighthouse Jetty	Not applicable	
KIN-C6.1.49		South Bruny	Lighthouse Road	Shallow Bottom Point Area	Not applicable	
KIN-C6.1.50	3621	Kingston	96 Beach Road	St Aloysius Catholic Church	135521/10	
KIN-C6.1.51	3622	Kingston	1 Channel Highway	"Red House", Kingston Golf Club House	178640/1	
KIN-C6.1.52	3623	Kingston	131 Beach Road	St Clements Rectory	144420/1	
KIN-C6.1.53	3624	Huntingfield	1179 Channel Highway	Huntingfield House	30197/5	

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.54	3625	Kingston	100 Beach Road	St Clements Anglican Church	252060/1	St Clements Church (and churchyard).
KIN-C6.1.55	3626	Kingston	67 and 69 Cleburne Street, 4 Lucas Street	Sunnyside House	175951/67 175951/4 175951/69	Single storey, sandstone dormers (1832-1840).
KIN-C6.1.56	3627	Kingston	20 Scotts Road	Summerleas	123090/1	House.
KIN-C6.1.57	3628	Kingston	221 Summerleas Road	Wharnccliffe	57739/1	House including stone outbuildings, hawthorn hedges.
KIN-C6.1.58	3628	Kingston	RA 219 Summerleas Road	Wharnccliffe Cottage	57739/2	
KIN-C6.1.59	3630	Neika	1122 Huon Road	High Peak	125261/3 125261/4	
KIN-C6.1.60	3631	Neika	1070 Huon Road	The Old School House	201249/1	
KIN-C6.1.61	3632	Taroona	Channel Highway	Stone Trough	209378/1	Stone Trough (horse), made of stone and moved from original site.
KIN-C6.1.62	3633	Taroona	6 Morris Avenue		12159/20	House, former "Winmarleigh" stables
KIN-C6.1.63	3633	Taroona	2A Morris Avenue	Winmarleigh	132974/1	House.
KIN-C6.1.64	3634	Taroona	269 Channel Highway	Hillgrove	35918/1	
KIN-C6.1.65	3635	Taroona	318 Channel Highway	Shot Tower and adjacent stone buildings (1870)	65348/4 62793/4	Shot Tower and adjacent stone buildings (1870).
KIN-C6.1.66	3636	Taroona	434 Channel Highway	Acton	13723/1	House.
KIN-C6.1.67	3638	Taroona	Lot 3 Nubeena Crescent	Batchelor's Grave	171435/3	
KIN-C6.1.68	3639	Tinderbox	332 Tinderbox Road	Pilot House	41819/3	
KIN-C6.1.69	3640	Tinderbox	441 Tinderbox Road	Tinderbox Farm	139168/1	
KIN-C6.1.70	3641	Woodbridge	3468 Channel Highway	St Simon's and St Jude's Church	214927/1	

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.71	5865	South Bruny	1750 Lighthouse Road		214067/1	Light Station and associated buildings
KIN-C6.1.72	7078	North Bruny	Trumpeter Road	Murrayfield	242261/1 and 204386/1	St Peters Church (ruins) and three convict graves.
KIN-C6.1.73	7486	Kingston	203 Channel Highway	Australian Antarctic Division HQ	135843/2	
KIN-C6.1.74	7502	Taroona	98 Channel Highway	St Pius X Catholic Church	102244/1	
KIN-C6.1.75	8065	Kingston	67 Channel Highway	Settlers Park Cemetery	127164/1	Firth Burial ground and site of Wesleyan Chapel
KIN-C6.1.76	8069	Taroona	17 Taroona Crescent	Taroona House	127532/1	c1895-1897
KIN-C6.1.77	8219	North Bruny	816 Killora Road	Quarantine Station	37351/1	Historic classification
KIN-C6.1.78	8309	Kingston Beach	88 Roslyn Avenue	Boronia House	62146/4	
KIN-C6.1.79	8310	Tinderbox	310-316 Tinderbox Road	Fort Pierson / Oxley Lookout	64877/8	
KIN-C6.1.80	10888	Kingston	8 Hutchins Street	Former Kingston School	133213/1	
KIN-C6.1.81	10889	Tinderbox	Tinderbox Peninsula	Mount Louis Signal Station Site	57114/4	
KIN-C6.1.82	10890	Margate	1640 Channel Highway	Brookfield Seed Drying Kiln	154074/1	3 storey weatherboard building painted "Brookfield" on northern approach to Margate.
KIN-C6.1.83	10909	Alonnah	3893 Bruny Island Main Road	Former Bruny Island Council Chambers and Courthouse	153653/1	
KIN-C6.1.84	10910	Alonnah	D'Entrecasteaux Channel off Pontoon Road	Alonnah Jetty	Not applicable	
KIN-C6.1.85	10911	North Bruny	35 Bruny Island Main Road	Woodlands Park	180394/4	House. Victorian Georgian home.

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Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
KIN-C6.1.86	10914	Adventure Bay	Two Tree Point, near Resolution Creek		Not applicable	Two mature blue gum (E. globulus)
KIN-C6.1.87	10978	Bonnet Hill	Taronga Road, Wootten Drive, Sedgebrook Road	Browns River Probation Station	8641/6 18188/1 55821/5 130075/1 144279/3 105034/4 144279/2 247744/1 109851/7 34556/1 108989/51 201975/2 215385/1 144279/1 157684/1 157684/2 13723/6 73672/1 87385/27	1840-1850 Including: - the site of the sandstone quarries; - the stone tank for washing; - muster yard and main buildings site; - clay pits and brick clamps; - underground cells; - the main road to the landing point on the waterfront; and - the well.

KIN-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
KIN-C6.2.1	Taroona	Oakleigh Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a good quality period 1940's and 1950's streetscape with an essentially Interwar Functionalist/Art Deco Style. 2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view. 3. House architectural styles vary but remain consistent to the one period immediately post WWII. 4. Houses are typically single storey with an enclosed garage/storage/laundry underneath as a result of site slopes. 5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house. 6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences, some with punctuated posts and intermediate iron railings/balustrading.

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<ol style="list-style-type: none"> 7. Densities are low with a single detached dwelling per property. 8. Dwellings are a mix of brick, rendered masonry or painted weatherboard, often on masonry and face brick foundations. 9. Dwelling roof forms are typically hip or gable end gci roofs. 10. Front gardens are generally lawn with large mature European species trees and low shrubbery. 11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line. 12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression and string streetscape of high residential amenity and character.
KIN-C6.2.2	Taroona	Wimmarleigh Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a good quality streetscape demonstrating the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style. 2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view. 3. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII. 4. Houses are typically single storey. 5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house. 6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences. 7. Densities are low with a single detached dwelling per property. 8. Dwellings are a mix of red brick or painted weatherboard, often on masonry and face brick foundations. 9. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms. 10. Front gardens are generally lawn with few mature trees and generally low shrubbery and straight concrete paths. 11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line. 12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.
KIN-C6.2.3	Taroona	Taroona High School	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a good quality 1950's educational landscape environment. 2. The precinct has relatively intact post WWII school buildings.

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<ol style="list-style-type: none"> 3. When viewed from the east (newer post 1970's buildings are not visible), the Precinct has particular value as a precinct representative of 1950's educational and civic development in the form of an educational institution. 4. The open and undeveloped foreshore contributes to the strong landscape and foreshore values. 5. The mature foreshore pines, natural foreshore and open grassy nature of the grounds create a dramatic landscape quality. 6. The open foreshore setting creates a 'dramatic beach landscape'. 7. Buildings are typically detached and multistorey with few facade articulations and reasonably large glazed areas.
KIN-C6.2.4	Taroona	Belhaven Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a reasonable quality streetscape demonstrating the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style. 2. The precinct has relatively intact post WWII period houses with few later extensions or modifications from street view. 3. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII. 4. Houses are typically single storey and often bungalow in form. 5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house. 6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences. 7. Densities are low with a single detached dwelling per property. 8. Dwellings are a mix of red brick or painted weatherboard, often on masonry and face brick foundations. 9. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms. 10. Front gardens are generally lawn with few mature trees of smaller stature and generally low shrubbery and straight concrete paths. 11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line. 12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.
KIN-C6.2.5	Taroona	Seaview Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a reasonable quality streetscape originally dating from a 1920's housing estate with some properties on larger lot sizes dating from prior to gazettal of Taroona in 1941.

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<ol style="list-style-type: none"> 2. Streetscape and existing buildings typically demonstrate the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style. 3. Also present are pre War and WWII era vertical board dwellings in typically good original and relatively unmodified condition. 4. The precinct has relatively intact post WWII period houses with few later extensions or modifications from street view. 5. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII. 6. Houses are typically single storey. 7. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house. 8. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences. 9. Densities are low with a single detached dwelling per property. 10. Dwellings are a mix of red brick, stained vertical board or painted weatherboard, often on masonry, sandstone and face brick foundations. 11. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms. 12. Front gardens are generally lawn with few mature trees and generally low shrubbery and straight concrete paths. 13. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line. 14. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.
KIN-C6.2.6	Taroona	Taroona Crescent	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Significant as a good quality period 1940's and 1950's streetscape with an essentially Interwar Functionalist/Art Deco style. 2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view. 3. House architectural styles vary but remain consistent to the one period immediately post WWII. 4. Houses are typically single storey and modest in size and clad in painted weatherboard. 5. Blocks are consistent in size. 6. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house. 7. Front fences are sometimes absent or otherwise low timber railing fences or dwarf concrete or brick fences.

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<ul style="list-style-type: none"> 8. Densities are low with a single detached dwelling per property. 9. Dwelling roof forms are typically hip or gable end gci roofs. 10. Front gardens are generally lawn with few small trees and typically low shrubbery. 11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line. 12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression and string streetscape of high residential amenity and character.
KIN-C6.2.7	Kingston Beach	Kingston Beach	<p>This precinct is significant for reasons including:</p> <ul style="list-style-type: none"> 1. Significant as a good quality period late 19th century and early 20th century holiday and 'shack' suburb. 2. Significant for the quality and quantity of late Victorian, Federation, Edwardian and early 20th century vertical board bungalow dwellings with high aesthetic qualities and appeal. 3. Block sizes vary. 4. Houses dating from the late 19th century and early 20th century typically are setback a generous distance from the road and consist of large lawn areas, flowering plants, shrubs and smaller species of trees. 5. Older properties have generously landscaped front gardens with typically an absence of freestanding garage or carport structures. 6. Properties on the hill overlooking Kingston Beach with frontage onto Roslyn Avenue are typically well landscaped with mature trees including both native Eucalyptus and exotics. 7. Houses directly face the street and have open verandahs. 8. Early to mid 20th century vertical board dwellings are typically on smaller lots and have lesser setbacks. 9. Dwellings are typically single storey with an absence of ground floor enclosed garages or storage areas. 10. Dwellings are typically Victorian, Edwardian and pre war in architectural design and generally intact examples with little modification. 11. Dwelling facades are often symmetrical and dwellings typically have solid timber front doors and double hung timber framed sash windows either side of the front door. 12. The precinct also exhibits a significant percentage of good quality and mostly intact and unmodified vertical board cottages dating from the 1930's and 1940's of simple bungalow design and original dark brown oiled vertical board external wall cladding. 13. Front fences are typically low (less than 1 metre) and simple picket designs with timber posts. 14. 14. The precinct exhibits a strong beachside landscape with strong residential amenity and character.
KIN-C6.2.8	Woodbridge	Woodbridge	This precinct is significant for reasons including:

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<ol style="list-style-type: none"> 1. Significant as a rare and excellent quality example of a late 19th century Channel Village. 2. Significant as retaining a good quality collection of late 19th century cottages and shop fronts with very small setbacks from Channel Highway, with high aesthetic appeal and few modifications or alteration. 3. Significant for the quality and quantity of late Victorian and Federation buildings with high aesthetic qualities and appeal. 4. Channel Highway significantly narrows and undulates through the town centre giving a very distinct character and charm. 5. Sealed footpaths are generally absent which contribute to the charm and character. 6. Block sizes vary with smaller properties displaying suburban characteristics and larger properties surrounded by pasture exhibiting a distinct rural countryside character. 7. The entrance (northern end) of Woodbridge has a distinct rural countryside character with open rolling pasture and relatively few trees, strongly contributing to the rural character of the village. 8. Houses in side streets off Channel Highway dating from the late 19th century and early 20th century typically are setback a reasonable distance from the road and consist of lawn areas and primarily exotic flowering plants, shrubs and smaller species of trees. 9. Older properties have generously landscaped front gardens with typically an absence of freestanding garage or carport structures forward of the building line. 10. Many residential properties directly face the street and have open verandahs. 11. Dwellings and commercial and civic buildings are all single storey with an absence of ground floor enclosed garages or storage areas. 12. Dwellings are typically Victorian and Edwardian in architectural design and generally intact examples with little modification. 13. Front fences are typically low (less than 1 metre) and simple picket designs with timber posts. 14. The precinct exhibits a strong low density rural landscape with strong residential amenity and character.
KIN-C6.2.9	Electrona	Electrona	<p>The precinct is significant for reasons including:</p> <ol style="list-style-type: none"> 1. Strong relationship to the services associated with the manufacturing, housing and landscape setting of the Electrona Carbide Works industrial estate. 2. A small area of purpose-built c.1940's housing for the Electrona Carbide Works that have been left within the Peggy's Beach Estate. 3. The streetscape between the junction of Graham Street and Channel Highway to the junction of Graham Street and Staff Road is characterised by low unpainted picket fences, uniform setbacks and building heights and similar design for the dwellings.

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<p>4. A compact area of dwellings that are all in, or accessed by Graham Street, although, five dwellings front the Channel Highway.</p> <p>5. Numbers 1,2,4,7,9,11,13,14,16,18 & 20 Graham Street are small weatherboard cottages/bungalows of the same design with low gabled roofs with a gable and skillion extension to rear; two plain external face brick chimneys (to rear and with one on each wing); on brick foundations; with timber framed casement windows (some have been replaced with aluminium windows) all have articulated front verandah with timber posts.</p> <p>6. Numbers 6, 8, 10 & 12 Graham Street are considered to be of contributory value as they are single storey weatherboard houses, but all different styles and/or appear more modified (e.g. new windows, new cladding).</p> <p>7. All cottages have low unpainted picket fences of the same style.</p>

KIN-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

KIN-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
KIN-C6.4.1	Oyster Cove	Old Station Road	126088/1	

KIN-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
KIN-C6.5.1	Margate	1686 Channel Highway	182312/1	Front boundary.	<i>Quercus palustris</i>	Pin Oak	1
KIN-C6.5.2	Kettering	70 Ferry Road (median strip)	133864/1	Median strip.	<i>Quercus robur</i>	English Oak	7
KIN-C6.5.3	Snug	26 Cutana Parade	18996/30		<i>Eucalyptus obliqua</i>	Stringybark	2
KIN-C6.5.4	Margate	1631 Channel Highway	149939/1		<i>Populus nigra 'italica'</i>	Italian Poplar	Group
KIN-C6.5.5	Margate	1520 Channel Highway	168254/9		<i>Populus nigra 'italica'</i>	Italian Poplar	Group
KIN-C6.5.6	Kingston Beach	44 Windsor Street	204773/1		<i>Eucalyptus viminalis</i>	White Gum	2

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Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
KIN-C6.5.7	Margate	11 Nierinna Road	46355/1		<i>Quercus robur</i>	English Oak	1
KIN-C6.5.8	Kettering	3 Ferry Road	249902/1		<i>Quercus robur</i>	English Oak	9
KIN-C6.5.90	Kingston	Channel Highway	224181/1		<i>Pinus muricata</i>	Bishop Pine	4
KIN-C6.5.10	Kingston	Settlers Park, Channel Highway	127164/1		<i>Eucalyptus obliqua</i>	Stringybark	1
KIN-C6.5.11	Barretta	Dave Burrows Walk (off Derwent Avenue)	Not applicable		<i>Eucalyptus obliqua</i>	Stringybark	1
KIN-C6.5.12	Kingston	Kingston War Memorial, corner Freeman St and Channel Highway	140674/3		<i>Pinus halepensis</i>	Aleppo Pine	1
KIN-C6.5.13		Centre of round-about, Church Street and Hutchins Intersection	Not applicable		x <i>Cupressocypariss leylandii</i>	Leyland cypress	1
KIN-C6.5.14	Kingston	70 Channel Highway	126364/1		<i>Eucalyptus obliqua</i>	Stringybark	1
KIN-C6.5.15	Kingston Beach	43-45 Beach Road	105062/1		<i>Ulmus glabra 'Lutescens'</i>	Golden Elm	1
KIN-C6.5.16	Blackmans Bay	Blowhole Reserve, Blowhole Rd	Not applicable		<i>Eucalyptus globulus subsp. globulus</i>	Tasmanian Blue Gum	1
KIN-C6.5.17	Blackmans Bay	Growing in the road reserve outside 271 Roslyn Avenue	Not applicable		<i>Eucalyptus risdonii</i>	Risdon Peppermint	1
KIN-C6.5.18	Longley	1636 Huon Road	157140/2		<i>Quercus robur</i>	English Oak	1
KIN-C6.5.19	Snug	Snug Primary School, 2208 Channel Highway	18/8510		<i>Liquidambar styraciflua</i>	Sweet Gum	1
KIN-C6.5.20	Kingston Beach	Road Reserve, adjacent to 59 Roslyn Avenue	174783/1		<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
KIN-C6.5.21	Kingston	36 Summerleas Road	159194/1		<i>Quercus robur</i>	English Oak	3
KIN-C6.5.22	Adventure Bay	Two Tree Point	Not applicable		<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	2
KIN-C6.5.23	Kingston	10 Kingston View Drive	164078/2		<i>Eucalyptus globulus subsp. globulus</i>	Tasmanian Blue Gum	1
KIN-C6.5.24	Margate	1/12 Wyburton Place	142795/1		<i>Eucalyptus ovata</i>	Black Gum	1
KIN-C6.5.25	Taroona	2 Dallas Avenue	14661/13		<i>Eucalyptus viminalis</i>	White Gum	1

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Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
KIN-C6.5.26	Blackmans Bay	Blackmans Bay Foreshore	Not applicable		<i>Eucalyptus globulus</i> subsp. <i>Globulus</i>	Blue gums	2
KIN-C6.5.27	Adventure Bay	Adventrue Bay Foreshore	Not applicable		<i>E. obliqua</i> and <i>E. globulus</i> subsp. <i>globulus</i> .	Stringybark and Blue gums	181
KIN-C6.5.28	Kingston Beach	Kingston Beach Reserve	Not applicable		<i>Eucalyptus globulus</i> subsp. <i>Globulus</i> and other contributory species	Blue Gums and other contributory species	19
KIN-C6.5.29	Taroona	Taroona Foreshore	Not applicable		<i>Eucalyptus globulus</i> subsp. <i>Globulus</i>	Blue gums	36
KIN-C6.5.30	Taroona	5 Belhaven Avenue	105045/3		<i>Quercus palustris</i>	Pin oaks	2
KIN-C6.5.31	Kingston Beach	7 James Avenue	50718/1		<i>Eucalyptus viminalis</i>	White gums	2
KIN-C6.5.32	North Bruny	Road casement between 958 and 960 Killora Road,	Not applicable		<i>Eucalyptus obliqua</i>	Stringybark	1

KIN-Table C8.1 Scenic Protection Areas

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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
KIN-C8.1.1	Taroona	The prominent topography and native vegetation of hills to the west of Taroona, south of Mount Nelson, and east of the Southern Outlet.	<p>(a) The prominent vegetated, hill-face borders the urban edge of Taroona and provides a natural backdrop feature to that suburb.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the Southern Outlet and the River Derwent.</p>	<p>(a) To avoid significant landscape change when viewed from the Channel Highway, Southern Outlet, Mt Nelson Signal Station, Truganini Conservation Area, and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>
KIN-C8.1.2	Foothills of kunanyi / Mt Wellington	The prominent topography and native vegetation of the foothills of kunanyi / Mt Wellington extending into the Kingston township.	<p>(a) The prominent vegetated, hill-face extends from the urban edge of Kingston to kunanyi / Mt Wellington and provides a natural backdrop feature to that suburb.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the Southern Outlet and the River Derwent.</p>	<p>(a) To avoid significant landscape change when viewed from the Southern Outlet, Huon Highway, Huon Road, Summerleas Road, Kingston and kunanyi / Mt Wellington.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>

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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
KIN-C8.1.3	Boronia Hill	The prominent topography with native vegetation of Boronia Hill nestled between elevated parts of Kingston, Kingston Beach and Blackmans Bay next to Boronia Hill Reserve.	The significant vegetation coverage within this area on a crest overlooking Kingston, Kingston Beach is an important scenic characteristic of the area that can be viewed from the surrounding neighbourhoods and waters of the River Derwent. The vegetation on the crest complements the valuable environmental values of the Boronia Hill Reserve.	<ul style="list-style-type: none"> (a) To avoid significant landscape change when viewed from the Kingston, Kingston Beach and Blackmans Bay as well as the waters of the Derwent River. (b) To maintain existing vistas from and/or through the area. (c) To locate development to blend with the landscape and encourage the retention of native vegetation. (d) To reduce the visual impact of development and works through appropriate use of materials, colours and finishes including avoidance of high light reflectance value external finishes.
KIN-C8.1.4	Bluetts Hill	The prominent topography with native vegetation in the vicinity of Peter Murrell Reserve, and elevated parts of Blackmans Bay surrounding the reserve.	The significant vegetation coverage within this area on a crest overlooking Blackmans Bay is an important scenic characteristic of the area that can be viewed from Blackmans Bay and waters of the River Derwent. The vegetation on the crest complements the valuable environmental values of the Peter Murrell Reserve.	<ul style="list-style-type: none"> (a) To avoid significant landscape change when viewed from Blackmans Bay as well as the waters of the Derwent River. (b) To maintain existing vistas from and/or through the area. (c) To locate development to blend with the landscape and encourage the retention of native vegetation. (d) To reduce the visual impact of development and works through appropriate use of materials, colours and finishes including avoidance of high light reflectance value external finishes.

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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
KIN-C8.1.5	Hills of the Channel	The prominent topography and native vegetation of the hills of the Channel, extending west from the townships along the Channel Highway.	<p>(a) The prominent vegetated, hill-face extends from the regional and residential areas of the Channel and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent and Bruny Island.</p>	<p>(a) To avoid significant landscape change when viewed from the Huon Highway, Channel Highway, Huon Road, Sandfly Road, Tinderbox Road, Bruny Island, established residential areas along the Channel Highway, such as Margate and Snug, Woodbridge, Middleton, and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>
KIN-C8.1.6	Tinderbox Peninsula	The prominent topography and native vegetation of the hills on the Tinderbox Peninsula.	<p>(a) The prominent vegetated, hill-face extends over the entirety of this area and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent, the South Arm Peninsula, and Bruny Island.</p>	<p>(a) To avoid significant landscape change when viewed from the Channel Highway, Tinderbox Road, established residential areas such as Margate and Electrona and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>
KIN-C8.1.7	Coningham	The prominent topography and native vegetation of south of Coningham.	<p>(a) The prominent vegetated, hill-face extends over the entirety of this area and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent, Tinderbox Peninsula, and Bruny Island.</p>	<p>(a) To avoid significant landscape change when viewed from the Channel Highway, Coningham Road, the Tinderbox Peninsula, North Bruny, established residential areas such as Snug and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>

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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
KIN-C8.1.8	Oyster Cove	The prominent topography and native vegetation of east of the Channel Highway at Oyster Cove.	<p>(a) The prominent vegetated, hill-face extends over the entirety of this area and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent, and Bruny Island.</p>	<p>(a) To avoid significant landscape change when viewed from the Channel Highway, Manuka Road, North Bruny, established residential areas such as Kettering and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>
KIN-C8.1.9	North Bruny	The prominent topography and native vegetation of North Bruny.	<p>(a) The prominent vegetated, hill-face extends over the entirety of this area and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent, and Tinderbox Peninsula.</p>	<p>(a) To avoid significant landscape change when viewed from the Tinderbox Peninsula, Bruny Island Main Road, Lennon Road, Killora Road, the Channel Highway, and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>
KIN-C8.1.10	South Bruny	The prominent topography and native vegetation of South Bruny.	<p>(a) The prominent vegetated, hill-face extends over the entirety of this area and provides a natural backdrop feature to this area.</p> <p>(b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the River Derwent, and the southern Channel area.</p>	<p>(a) To avoid significant landscape change when viewed from Bruny Island Main Road, Adventure Bay Road, Lighthouse Road, Cloudy Bay Road, the Channel Highway, coastal areas of Huon Valley Council and the surrounding bodies of water.</p> <p>(b) To maintain existing vistas from and/or through the area.</p>

KIN-Table C8.2 Scenic Road Corridors

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Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

KIN-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

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Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Adventure Bay	0.9	1.8	2.5	2.2
Alonnah	0.9	1.8	2.5	2.2
Apollo Bay	0.9	1.8	2.4	2.1
Barnes Bay	0.9	1.8	2.4	2.1
Blackmans Bay	0.9	1.9	2.5	2.2
Bonnet Hill	0.9	1.9	2.5	2.2
Coningham	0.9	1.8	2.4	2.1
Dennes Point	0.9	1.8	2.4	2.1
Electrona	0.9	1.8	2.4	2.1
Gordon	0.9	1.8	2.5	2.2
Great Bay	0.9	1.8	2.4	2.1
Howden	0.9	1.8	2.4	2.1
Kettering	0.9	1.8	2.4	2.1
Killora	0.9	1.8	2.4	2.1
Kingston	0.9	1.9	2.5	2.2
Kingston Beach	0.9	1.9	2.5	2.2
Lower Snug	0.9	1.8	2.4	2.1
Lunawanna	0.9	1.8	2.5	2.2
Margate	0.9	1.8	2.4	2.1
Middleton	0.9	1.8	2.4	2.1
North Bruny	0.9	1.8	2.4	2.1
Oyster Cove	0.9	1.8	2.4	2.1
Simpsons Bay	0.9	1.8	2.4	2.1
Snug	0.9	1.8	2.4	2.1
Taroona	0.9	1.9	2.5	2.2
Tinderbox	0.9	1.8	2.5	2.2
Woodbridge	0.9	1.8	2.4	2.1
All other locations	0.9	1.9	2.5	2.2

KIN-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS

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<p><i>Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting</i></p>		<p>KIN-S3.6.2.1 A4</p>
<p><i>Kingborough Biodiversity Offset Policy (Policy No. 6.10), November 2023</i></p>	<p>Kingborough Council, Kingston</p>	<p>KIN-S1.4.1 KIN-S4.4.1 KIN-S5.4.1 KIN-S6.4.1 KIN-S7.4.1 KIN-S8.4.1</p>
<p><i>Margate Marina Master Plan, July 2004</i></p>	<p>Smartgrowth, Integrated Architecture & Urban Design, Hobart</p>	<p>KIN-S2.6.1 P1 KIN-S2.7.1 P1 KIN-S2.7.2 P1 KIN-S2.7.4 KIN-S2.7.5 KIN-S2.8.1</p>
<p><i>State Stormwater Strategy, December 2010</i></p>	<p>Department of Primary Industries, Parks, Water and Environment, EPA Division, Hobart</p>	<p>KIN-S3.3.2.1 KIN-S3.3.3.1 KIN-S4.7.6 P1 KIN-S8.7.3 P1</p>
<p><i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i></p>	<p>Environment Division, Department of Environment, Parks, Heritage and the Arts, Hobart</p>	<p>KIN-S3.6.2.1 A3</p>