Kingborough Interim Planning Scheme 2015

Planning Scheme Amendments

No.	Effective date	Amendment no	Amendment information	Text/ Map
74	28 October 2026	Ministerial direction (Housing Land Supply Order)	Insert the Huntingfield Housing Land Supply Order Specific Area Plan (2026) and amend the Huntingfield Housing Land Supply Order Specific Area Plan (2020).	Text/ Map
73	5 October 2026	PSA-2025-2	Apply the General Residential Zone to, and remove the Biodiversity Protection Area overlay from, the land at Lot 1000 Spring Farm Road, Kingston (folio of the Register 187971/1000)	Map
72	27 August 2026	PSA-2023-1	Insert the Hotel industry use class in the Environmental Living Zone - 14.2 Use Table.	Text
71	15 July 2026	PSA-2026-1	Rezone 11 Spring Farm Lane, Kingston (folio of the Register 189699/1) from Commercial, Utilities and Environmental Management to Commerical and insert a site-specific qualification for Hotel Industry (Bottle Shop).	Text/ Map
70	1 July 2026	PSA-2024-1	Rezone 26 Crescent Drive and 21 Gemalla Road, Margate from the Rural Resource Zone to the General Residential Zone, remove the Biodiversity Protection Area overlay and insert the Gemalla Road Specific Area Plan.	Text/ Map
69	19 June 2026	PSA-2025-1	Insert new use classes and associated qualifications as discretionary uses under the Low Density Residential Zone to 124 Channel Highway, Taroona (folio of the Register 152556/2)	Text
68	28 March 2024	PSA-2022-3	Update Appendix 1 - Referenced and Incorporated Documents	Text
67	24 January 2024		Planning Directive No. 9 - Container Refund Scheme - Exemptions and Special Provisions	Text
66	20 December 2023		Planning Directive No. 10 - Exemption for Display Homes	Text
65	19 July 2023		Interim Planning Directive No. 7 - Exemption for Display Homes	Text
64	10 May 2023		Interim Planning Directive No. 6 - Container Refund Scheme - Exemptions and Special Provisions	Text
63	6 December 2022	PSA 2022-2	Rezone folio of the Register 178255/1 from Inner Residential to Community Purpose.	Map

No.	Effective date	Amendment no	Amendment information	Text/ Map
62	12 September 2022	PSA 2021-2	Amend the significant tree list in Table E24.1 of the Significant Trees Code.	Text
61	20 July 2022		Modified Planning Directive No. 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions and Planning Directive No. 5.1 Bushfire-Prone Areas Code	Text
60	22 February 2022		Planning Directive No. 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions	Text
59	9 July 2021	Non-statutory change by the planning authority	Corrections to non-statutory text in Appendix 1 - Referenced and Incorporated Documents.	Text
58	7 July 2021	PSA 2019-1	Rezone part of Lot 3, Channel Highway, Kingston from Environmental Living to Environmental Management and insert a site-specific qualification to clause 14.5.1 P1 to allow a minimum lot size equal to the entire portion of Lot 3 Channel Highway Kingston within the Environmental Living Zone.	Text
57	22 April 2021	Non-statutory change by the planning authority	Corrections to non-statutory text in Appendix 1 - Referenced and Incorporated Documents.	Text
56	23 February 2021	PSA 2020-2	Amend references to incorporated documents within the text of the planning scheme.	Text
55	22 February 2021		Interim Planning Directive No. 4 – Exemptions, Application Requirements, Special Provisions and Zone Provisions	Text
54	21 January 2021	PSA 2019-3	Rename the Kingston High School Specific Area Plan to the Kingston Park Specific Area Plan, rezone part of the land at 'Kingston Park' 42 Channel Highway, Kingston, and various other amendments	Text/ Map
53	6 October 2020	PSA 2019-5	Rezone 50 Huntingfield Avenue, Huntingfield from Light Industrial to Community Purpose	Map
52	16 September 2020		Planning Directive No. 7 - Permits for Temporary Housing	Text
51	18 March 2020	Ministerial direction	Insert the Huntingfield Housing Land Supply Order Specific Area Plan (2020)	Text/ Map

No.	Effective date	Amendment no	Amendment information	Text/ Map
50	8 January 2020	PSA 2018-3	Rezone 15 Home Avenue, Blackmans Bay from Low Density and General Residential to General and Low Density Residential and Open Space, remove Landslide Hazard Area overlay & 22 lot subdivision.	Map
49	21 November 2019	PSA 2018-4	Rezone portion of land at 31 Nubeena Crescent, Taroona from Community Purpose to Environmental Management and text changes to 17.0 Community Purpose Zone for 31 & 41 Nubeena Crescent, Taroona	Text
48	19 July 2019	KIN UA3-2019	Correct errors in Clause 14.5.1 A1 and P1 Lot Design of the Environmental Living Zone	Text
47	26 April 2019	PSA 2018-5	Rezone portion of land at 86 Burwood Drive (CT 175211/26; CT 175210/5 and CT 175210/2; CT 167629/25) and a portion of Lomandra Drive (CT 175210/100), Blackmans Bay from Low Density Residential to General Residential.	Map
46	22 March 2019	PSA 2018-6	Insert Bushfire-Prone Areas Overlay maps	Map
45	21 February 2019	KIN UA1-2018 KIN UA2-2018	Insert overlay maps for the E8.0 Electricity Transmission Infrastructure Protection Code to correct an omission in the interim planning scheme Correct typographical error in the title of Figure F1.1 Kingston Green Specific Area Plan.	Text
44	12 December 2018	PSA 2015-4	Rezone 202 Channel Highway and 11 Spring Farm Lane, Kingston from Environmental Living to Commercial and Environmental Management	Map
43	22 August 2018	PSA 2018-1	Rezone part of land at 37-59 Maranoa Road, Kingston from General Business to Inner Residential and remove Biodiversity Overlay	Map
42	1 August 2018		Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes	Text
41	18 May 2018	KIN UA13-2017	Exempt Extractive industry in E3.0 Landslide Code.	Text
40	9 January 2018	PSA 2016-3	Rezone part of land at 105 Ferry Road, Kettering from Environmental Living to Low Density Residential (Area A) and 2 lot subdivision	Map
39	21 November 2017	KIN UA16-2017	Amend boundary of Rural Living Zone (Area A) overlay on part of 26 Gemalla Road, Margate and adjoining road casement	Map
38	27 October 2017	KIN UA15-2017	Rezone 145 Slatterys Road, Electrona and adjoining part road reserves from Rural Resource to Environmental Living	Map

No.	Effective date	Amendment no	Amendment information	Text/ Map
37	27 October 2017	KIN UA18-2016	Insert a standard into clause F3.7.3.1 Building setbacks and height in the Former Kingston High School Site Specific Area Plan	Text
36	3 October 2017	KIN UA14-2017	Amend the boundary of the Rural Living Zone (Area A) overlay on the planning scheme maps on part of 214 Summerleas Road, Kingston	Map
35	26 September 2017	KIN UA1-2017	Insert subdivision standards at clause E15.0 in the Inundation Prone Areas Code for riverine inundation hazard areas	Text
34	6 September 2017	PSA 2016-4	Rezone 367 Brightwater Road, Howden from Environmental Living to Low Density Residential	Text
33	1 September 2017		New code provisions applied under Planning Directive No. 5.1 – Bushfire-Prone Areas Code	Text
32	16 August 2017	KIN UA28-2016	Provides for site specific qualifications to allow for a metal fabrication and general engineering business at 21 Patriarch Drive, Huntingfield.	Text
31	10 August 2017	PSA 2016-5	Minor amendments inserting exemptions relating to minimum lot size.	Text
30	1 July 2017		Interim Planning Directive No. 2 – Exemption and Standards for Visitor Accommodation in Planning Schemes. No legislative amendment to the scheme. A note indicates that a planning directive applies.	Text
29	17 May 2017	KIN UA12-2017	Substitute the qualification for discretionary use class Research and Development in the Community Purpose zone to include the Institute for Marine and Antarctic Studies	Text
28	26 April 2017	KIN UA11-2017	Minor amendment to the Inundation Prone Areas Code relating to development on Cemetery Road, Lunawanna	Text
27	21 April 2017	KIN UA32-2017	Rezone part of Lot 200 Bonnie Vale Road, Howden from Environmental Living to Low Density Residential (Area C)	Map
26	31 March 2017	KIN UA2-2017 to KIN UA10-2017	Package of 9 assessments	Text
25	23 February 2017		Minister issues Interim Planning Directive No. 1.1 – Bushfire-Prone Areas Code to apply to all interim planning scheme	Text
24	1 February 2017	KIN UA20-2016 KIN UA33-2016	Package of 2 assessments rezoning land in Lower Snug and Longley	Map

No.	Effective date	Amendment no	Amendment information	Text/ Map
23	13 December 2016	PSA 2016-1	Insert exception to minimum lot size for the Low Density Residential zone	Text
22	13 December 2016	KIN UA19-2016	Rezone 214 Summerleas Road, Kingston to Rural Living and Environmental Management	Map
21	13 December 2016	KIN UA29-2016	Rezone three lots at Cloudy Bay and Lobdales Roads, South Bruny to Environmental Living	Map
20	13 December 2016	KIN UA30-2016	Rezone 68 Beach Road Kingston Beach to General Residential	Map
19	13 December 2016	KIN UA31-2016	Rezone a private jetty at 81 Ferry Road, Kettering (Property ID 5784289) from Environmental Management Zone to Port and Marine	Map
18	3 October 2016	KIN UA15-2016 KIN UA16-2016 KIN UA21-2016 to KIN UA26-2016	Package of 8 assessments	Map
17	3 October 2016	KIN UA27-2016	Add additional qualifications to "Food Services" and "Tourist Operation" Use Classes to reflect the existing use of the land at 1565 Channel Highway, Margate	Text
16	19 September 2016	KIN UA11-2016 to KIN UA14-2016	Package of 4 assessments amending zoning map and overlays	Map
15	16 August 2016	KIN UA8-2016 to KIN UA10-2016	Package of 3 assessments	Text/ Map
14	29 July 2016	KIN UA3-2016 to KIN UA7-2016	Package of 5 assessments	Map
13	20 July 2016	PSA 2015-3	Insert qualifications to Environmental Management Zone to allow for residential development along the Channel Highway, Taroona	Text
12	14 July 2016	PSA-2015-1	Rezone part of 27 Spring Farm Road, Kingston from Particular Purpose Zone 1 - Urban Growth to General Residential, Environmental Management and Rural Resource	Map
11	8 June 2016	KIN UA1-2016	Amend performance criteria for setbacks in the Rural Living, Environmental Living and Rural Resource zones and correct other minor errors	Text

No.	Effective date	Amendment no	Amendment information	Text/ Map
10	21 March 2016	KIN UA2-2016	Amend the definition of 'capable of sensitive use' in the Electricity Transmission Infrastructure Protection Code	Text
9	23 February 2016		Minister issues Interim Planning Directive No. 1 – Bushfire-Prone Areas Code to apply to all interim planning schemes	Text
8	17 February 2016		Minister issues Planning Directive No. 1 - The Format and Structure of Planning Schemes with minor modifications	Text
7	10 December 2015	KIN UA5-2015	Rezone land on Lighthouse Road, South Bruny from Environmental Living to Rural Resource	Map
6	7 December 2015	KIN UA2-2015	Replace the Electricity Infrastructure Protection Code to remove conflict with planning provisions	Text
5	1 December 2015	KIN UA6-2015	Amends the Attenuation area overlay to correct a display error	Map
4	1 December 2015	KIN UA3-2015	Amend the subdivision standards in various zones by reducing the minimum frontage and minimum access requirement for internal lots	Text
3	20 November 2015	KIN UA4-2015	Insert new performance criterion for onsite wastewater disposal systems in the Low Density Residential zone	
2	10 September 2015	KIN UA1-2015	Rezone land at Pengana Place, Blackmans Bay from Open Space to General Residential	Map
1	1 July 2015	Not applicable	Commencement of scheme under section 80K of the Act	Text

Important: Planning Directive No. 6 applies from 1 August 2018

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes applies and must be read in conjunction with this scheme (refer to the State Planning Office website)

Important: Planning Directive No. 7 applies from 16 September 2020

Planning Directive No. 7 - Permits for Temporary Housing in interim planning schemes applies and must be read in conjunction with this scheme (refer to the State Planning Office website).

Important: Planning Directive No. 10 applies from 20 December 2023

Planning Directive No. 10 - Exemption for Display Homes in interim planning schemes applies and must be read in conjunction with this scheme (refer to the State Planning Office website).

Important: Planning Directive No. 9 applies from 24 January 2024

Planning Directive No. 9 - Container Refund Scheme - Exemptions and Special Provisions in interim planning schemes applies and must be read in conjunction with this scheme (refer to the State Planning Office website).

Foreword

This planning scheme sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

The maps show how land is zoned and the scheme sets out the provisions that apply to use or development of land.

The provisions in this planning scheme should be read together with the Act.

The foreword, footnotes and appendices are not legally part of this planning scheme.
They have been added to help users understand the planning scheme and its relationship to the Act. They are a guide only and do not cover all relevant law relating to planning schemes or the planning application and assessment process.

Part A
Purpose and Objectives

1.0 Identification of the Planning Scheme

1.1 Planning Scheme Title

1.1.1 This planning scheme is called the Kingborough Interim Planning Scheme 2015.

1.2 Composition of this Planning Scheme

1.2.1 This planning scheme consists of this document and the maps identified:

(a) Kingborough Interim Planning Scheme 2015 – Zoning Maps

(b) Kingborough Interim Planning Scheme 2015 – Overlay Maps

1.3 Planning Scheme Area

1.3.1 The planning scheme area comprises all the land as identified on the planning scheme maps.

2.0 Planning Scheme Purpose

2.1 Purpose

2.1.1 The purpose of this planning scheme is:

(a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and

(b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

2.2 Regional Land Use Strategy

2.2.1 The Southern Tasmania Regional Vision

A vibrant, liveable and attractive region, providing sustainable growth opportunities that build upon our unique natural and heritage assets and advantages as Australia's southern most region.

2.2.2 The Southern Tasmania Region

The Southern Region of Tasmania is comprised of the 12 local government areas of Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. It is the largest of the three regions of Tasmania in area (38%) and population (48%).

At the heart of the region is the metropolitan area of Greater Hobart flanking the Derwent River and extending over all or part of the local government areas of Brighton, Clarence, Glenorchy, Hobart, Kingborough and Sorell. It has developed into a polycentric city, with activity centres at Clarence, Glenorchy and Kingston now providing

significant secondary foci to compliment the Hobart CBD.

Greater Hobart is the centre of all major social and economic facilities for the region as well as being the capital city and administrative & political centre for Tasmania. It accounts for nearly 86% of the region's population and over 90% of the region's employment opportunities. It is the most populous urban area within the State. Its social and economic interactions significantly influence the remainder of the region, its towns and settlements. It is Australia's 11th largest city, although it is one of the least dense and has one of the highest proportions of single detached dwellings.

The remainder of the region's population is focussed in smaller settlements across coastal areas in the east and south and agricultural and highland districts to the north and the lower-middle Derwent Valley to the west. The two largest settlements outside Greater Hobart are Huonville and New Norfolk, which are set in traditional rural landscapes.

The region is characterised by a diverse landscape. The western half is virtually unpopulated and dominated by the Tasmanian Wilderness World Heritage Area, a rugged landscape of exceptional natural, cultural and aesthetic value. Intensively farmed landscapes predominate on the floors of the Huon, Derwent and Coal River valleys in the south-eastern part of the region, as well as a number of smaller locales. Extensive dry-land farming dominates the midlands district to the north of Greater Hobart where the landscape is more extensively cleared of native vegetation. Elsewhere in the eastern half of the region the landscape is generally a mix of agriculture on lower ground with ridgelines and hilltops generally retaining native vegetation. The central highlands lakes district provides a unique alpine landscape and a world-class wild trout recreational fishery.

The natural setting of Greater Hobart is significant. It is nestled between mountain ranges with a natural treed skyline and foothills forming the backdrop to the City. The River Derwent dissects Greater Hobart with large areas of natural vegetation and almost continuous public access along the foreshore.

The region has a relatively low historic population growth compared to mainland centres with an average annual rate of 0.9% from 2001 to 2008. The population is also aging faster than the national average whilst the average household size had been falling for many decades, and currently stands at 2.4 people per dwelling. Migration interstate has long been a feature of the State's demography.

The region is home to economic drivers of regional, state and national importance. The fishing industry, in particular aquaculture, is of national significance and a major wealth generator for the region. Forestry is a major economic driver within the region, and this sector is currently passing through a significant restructuring and repositioning exercise which will likely result in more emphasis on higher value / lower volume wood products generally. Agriculture has traditionally provided a smaller economic return in the south of the State compared to the other two regions, however the pending expansion of irrigation areas will provide a significant boost to this sector in the near future. The tourism sector provides a range of direct and indirect employment opportunities and

continues to be an important contributor to the economy. There are significant opportunities for furthering economic activity within the Southern Ocean and Antarctic research and protection sector, capitalising on the region's unique competitive advantage in terms of geographic position.

2.2.3 The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy 2010 – 2035 ('the Strategy') is a broad policy document that will facilitate and manage change, growth and development within Southern Tasmania with a 25 year time horizon. It has been declared by the Minister for Planning pursuant to Section 30C of the Land Use Planning & Approvals Act 1993 and this planning scheme is therefore required to be consistent with it.

The Strategy sets out 10 'strategic directions' for the region:

- Adopting a more integrated approach to planning and infrastructure.
- Holistically managing residential growth.
- Creating a network of vibrant and attractive activity centres.
- Improving our economic infrastructure.
- Supporting our productive resources.
- Increasing responsiveness to our natural environment
- Improving management of our water resources.
- Supporting strong and healthy communities.
- Making the region nationally and internationally competitive.
- Creating liveable communities.

The Strategy also recognises climate change as a significant challenge and provides for this as an overarching consideration. The regional policies provided within the Strategy necessary to progress towards the above strategic directions are detailed further in Clause 3.0, below, and are not repeated here.

2.2.4 Municipal Setting

The Kingborough municipal area is located to the south of the City of Hobart with Kingston, the main urban area, being only 12km from the Hobart CBD. Kingborough also borders the Huon Valley municipal area, which is located immediately to the west and south of Kingborough.

Kingborough is a coastal municipality and has one of the longest stretches of coastline in the State (336 kilometres). The total land area consists of 717 square kilometres, of which about half is taken up by Bruny Island. Kingston is the principal activity centre and, together with Kingston Beach, Blackmans Bay and Huntingfield, is the main focus for future residential and commercial development. The other main residential settlements are Taroona, Margate, Snug, Kettering, Woodbridge, Dennes Point, Alonnah and Adventure Bay.

While most of the population resides within the main urban areas, Kingborough is still primarily a rural municipality. The most dominant natural feature is the D'Entrecasteaux Channel. Beyond the coastal strip the land rises to gently rolling hills with forested skylines. Most of the land within Kingborough is located within only a few kilometres of the coast. Local communities feel very strongly about the need to protect the existing character of local areas and, more generally, the natural values and attributes of the whole Kingborough municipal area.

Kingborough contains some very important environmental values that require protection through the development control process. Rare and threatened flora and fauna occur throughout the municipality and critical habitat must be protected for the benefit of such species as the forty-spotted pardalote and the swift parrot. Bruny Island is renowned for its natural attractions.

The current resident population (as at 2012) is about 35,500. Kingborough's population continues to grow at a substantial rate (about 2% each year). During most recent years, Kingborough's population has grown by the largest numerical amount compared to all other municipal areas in Tasmania. Kingborough has an aging population in both numerical and proportional terms. Kingborough's median age 40 years, is the same as the State average. Kingborough has a high commuter population – it has 14% of the population in Southern Tasmania but only has 7.2% of the jobs. It has amongst the highest number of building approvals in the region. About 90% of the Kingborough population resides north of Oyster Bay.

The population growth for Kingborough is essentially being driven by migration into the municipality, which is motivated by both personal choice (based on the area's natural attractions) and economic factors (such as the availability of suitable residential land and housing). Kingborough offers opportunities for new residents (including 'sea-changers', new families and retirees) to live in an area within relatively easy commuting distance to Hobart. This convenience, together with increasing retail, service and educational opportunities and pleasant urban and rural surroundings, is a strong attraction.

Future development within Kingborough should best meet the needs and expectation of the local community. In order to do this it is expected that:

- the amenity and character of existing settlements will be protected and enhanced wherever possible;
- compact urban centres are to be favoured over continued outward urban expansion in order to protect rural and coastal landscapes;
- the local area's natural values, agricultural potential and cultural assets will be protected from inappropriate development;
- public infrastructure is capable of servicing areas that are made available for future development

- a variety of housing opportunities will be provided for and there is to be an appropriate balance between increasing residential densities and having additional housing development on the urban fringe;
- multi-unit housing development will be encouraged to locate close to central or local business areas;
- future development will provide for improved urban design, streetscape conditions, local open space and recreational linkages;
- sustainability criteria will be referred to when designing new residential and commercial projects and innovative solutions encouraged; and
- commercial opportunities within each settlement and quality tourism initiatives encouraged more generally will be encouraged.

Kingborough in the Regional Context

Kingborough is a significant urban growth area within southern Tasmania. The Southern Tasmania Regional Land Use Strategy confirms that this will continue to occur in that there are a number of large residential expansion areas immediately to the south of Kingston. Kingston itself is designated as one of three Principal Activity Centres outside of central Hobart. It is therefore expected that the Kingston area will continue to be the major focus for further urban development within the municipality during the coming years. More detailed planning decisions will need to be made in regard to the design of new subdivisions within "greenfield" residential areas at Huntingfield and Spring Farm, the future use of the former Kingston High School site, as well as the further development of the Kingston CBD and the corridor along the by-passed section of the Channel Highway.

There is a clear direction to increase the densities within existing urban areas. The higher densities will result in improved public health outcomes, encourage the increased use of public transport and improve the viability of local retail and community services. There is also an ongoing need to upgrade road, water and sewerage infrastructure. This will address a number of existing shortcomings and cater for further development. The Regional Infrastructure Investment Plan highlights a number of important projects for Kingborough in this regard.
It is envisaged that this further development will assist Kingborough in being less reliant upon Hobart. Increased local employment opportunities and the provision of improved community facilities and services will reduce the need to commute or travel long distances for essential services. Additional commercial and light industrial development opportunities need to be accommodated, as well as the ability to operate businesses from home.

The Regional Strategy has also set the general direction for the future land use planning of rural areas within Kingborough. It is proposed that there be limited opportunities to expand existing rural living or residential areas. There will be opportunities for some infill within existing areas. Urban growth boundaries will limit the further encroachment into the surrounding rural areas. Future rural development should not adversely

compromise the agricultural potential of productive land. The rural towns and villages have generally been designated as having low growth potential.

3.0 Planning Scheme Objectives

3.0.1 R Infrastructure: Regional Objectives

Objective:	
To adopt a more integrated approach to planning and infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The efficiency of existing physical infrastructure is maximised. (b) Physical infrastructure and servicing is planned, co-ordinated and delivered in a timely manner to support the regional settlement pattern and specific growth management strategies. (c) An integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner is developed and maintained.	(a) Confining land zoned for urban development to within the Urban Growth Boundary. (b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit. (c) Facilitating developer charges for off-site infrastructure provision which send the correct price signals to ensure the most efficient use of infrastructure overall. (d) Protecting the function and safety of transport infrastructure through a road and rail assets code. (e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards. (f) Recognising and protecting major utilities through the use of the Utilities Zone. (g) Protecting land identified for future major roads from inappropriate or premature

	development by applying the Particular Purpose Zone 2 – Future Road Corridor.

3.0.1 L Infrastructure: Local Objectives

Objective:	
To ensure local infrastructure provides safe and convenient services and minimizes environmental impact.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Local infrastructure (roads, water, sewerage etc) is planned and delivered in a manner that enables the efficient development of land, both now and into the future. (b) Local infrastructure is constructed so that it provides a safe and convenient service to users. (c) Local infrastructure is designed to a high standard and ensures the protection of local environmental conditions.	(a) Ensuring that land will be able to be appropriately serviced prior to be being zoned for development and that comprehensive asset management systems are in place. (b) Requiring new developments to construct the necessary infrastructure required to service that development, plus any other public infrastructure that is warranted due to the off-site impacts of that development. (c) Requiring new infrastructure to be designed to meet the specific needs of the local area and community and to anticipate any future growth scenarios. (d) Requiring new infrastructure to be planned and installed in a coordinated manner, minimizing the disturbance of land and maximizing space available for street planting and other improvements.

3.0.2 R Residential Growth: Regional Objectives

Objective:	
To manage residential growth holistically.	
Desired Outcomes:	Outcomes to be achieved by:
(a) A sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand. (b) Residential growth for Greater Hobart is managed on a whole of settlement basis and	(a) Confining land zoned for urban development to within the Urban Growth Boundary. (b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release

in a manner that balances the needs for greater sustainability, housing choice and affordability. (c) Greenfield land for residential purposes is provided across the Greenfield Development Precincts identified in the Strategy. (d) Densities are increased to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 m of integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints. (e) Achieve residential infill growth target of 5% (1325 dwellings). (f) A greater mix of residential dwelling types across the area is encouraged with a particular focus on dwelling types that will provide for demographic change including an ageing population. (g) The redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart. (h) The supply of affordable housing is increased.	hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit. (c) Protecting land identified for future urban development (Greenfield Development Precincts) from inappropriate or premature development by applying the Particular Purpose Zone 1 – Urban/Settlement Growth Zone for the Greenfield Development Precincts in the municipal area. (d) Ensuring that the sum of all land zoned for Residential purposes within Greater Hobart does not encompass more than a 10 year supply of residential land at any one point in time. (e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards. (f) Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced. (g) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density). (h) Applying the Inner Residential Zone to inner urban areas where full services exist, in close proximity to good public transport, services, facilities and employment opportunities. (i) Providing zone standards so that land zoned Inner Residential is developed at a minimum of 25 dwellings per hectare (net density), with all forms of residential use permitted.

	(j) Applying the Low Density Residential Zone only where necessary to manage land values or hazards, where full services are not available and are unlikely to become available, or to acknowledge existing areas or to acknowledge existing low density areas.
Objective:	
To manage residential growth holistically	
Desired Outcomes:	Outcomes to be achieved by:
(a) A sustainable and compact network of settlements that complement the primary settlement of Greater Hobart while supporting self-sustaining rural areas. (b) The supply of affordable housing is increased.	(a) Confining land zoned for urban development within identified settlement boundaries. (b) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density). (c) Ensuring that the amount of land zoned General Residential is consistent with growth targets for that settlement identified in the Regional land Use Strategy based on the desired density. (d) Applying the Low Density Residential Zone only where necessary to manage land constraints or to acknowledge existing areas. (e) Minimising rural residential growth outside of identified settlements to existing rural residential areas.

3.0.2 L Residential Growth: Local Objectives

Objective:	
To provide sufficient and suitable land to meet current and future residential demand while also considering environmental values (Metropolitan).	
Desired Outcomes:	Outcomes to be achieved by:

(a) Sufficient land is zoned for residential purposes to reasonably meet the short term demand for such land, within environmental constraints. (b) A variety of suitably residential zoned land is available so that both developers and home purchasers are able to choose sites that best suit their needs. (c) A land release program for the municipality is developed that ensures the optimum sequencing of development. (d) New residential developments sit will within their natural setting, highlight local environmental values and connect well with surrounding areas.	(a) Ensuring that sufficient undeveloped land is zoned for residential type purposes in advance. (b) Ensuring that such zoned residential land occurs at a number of locations and in different physical settings and facilitates more affordable outcomes. (c) Requiring new residential developments to be designed in a manner that takes into account the potential development of other nearby land, local environmental values and recreational opportunities. (d) Encouraging infill development of central urban areas that are close to services and where views and local amenity will not be adversely impacted.
Objective:	
To facilitate residential development in rural areas while also considering environmental values, infrastructure constraints and land productivity (Rural).	
Desired Outcomes:	Outcomes to be achieved by:
(a) Rural settlements are further developed to facilitate their ongoing social and economic sustainability, within local servicing and environmental constraints. (b) New residential development will mainly occur within existing settlements, rather than within the outlying rural areas.	(a) Encouraging infill development within existing residentially zoned land in preference to new fringe areas being established on the edge of settlements. (b) Zoning rural areas in a manner that generally reflects the existing settlement pattern, land use and infrastructure constraints.

3.0.3 R Activity Centres: Regional Objectives

Objective:	
To create a network of vibrant and attractive activity centres.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Employment, retail and commercial uses, community services and opportunities for social interaction are focused in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas. (b) The role and function of the Primary and Principal Activity Centres are reinforced as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania. (c) Activity Centres focus on people and their amenity and give the priority to creation of pedestrian orientated environments.	(a) Applying the Central Business Zone to the core of the Kingston Activity Centre, being Principle/Primary Activity Centre within the Activity Centre Network. (b) Applying the General Business Zone to the core of the Kingston Town Activity Centre, being Major Centre/Rural Services Centre within the Activity Centre Network. (c) Applying the Local Business Zone to the core of the Margate, Blackmans Bay, Taroona, Kingston Beach and Margate Train Activity Centre, being Minor/Town Centre or Local Strip within the Activity Centre Network. (d) Applying the Commercial zone to Westside Circle, Mertonvale Circuit and the Antarctic Division, Kingston. (e) Applying the Village zone to Snug, Kettering, Woodbridge, Middleton, Alonnah and Adventure Bay. (f) Preventing out-of-centre commercial development, other than that which services local needs. (g) Providing development standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area. (h) Providing development standards that support improved use of public transport and alternative modes of transport.

3.0.3 L Activity Centres: Local Objectives

Objective:	
To further develop activity centres to meet the needs of their local communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) A linked hierarchy of activity centres will provide a range of complementary services. (b) Each activity centre will contain a mix of services and businesses that best suit the needs of that local community. (c) Each activity centre will provide a high standard of public amenity and spaces for people to mix socially in a friendly and enjoyable manner.	(a) Ensuring that central Kingston will be the prime commercial centre for the municipality and that development in other activity centres does not have a significant adverse impact on this. (b) Generally encouraging the establishment of new commercial enterprises within all activity centres, plus other necessary community and civic related services. (c) Requiring new developments to design and provide safe and convenient public spaces as appropriate.

3.0.4 R Economic Infrastructure: Regional Objectives

Objective:	
To improve the region's economic infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The supply of well-sited industrial land is identified, protected and managed to meet regional need across the 5, 15 and 30 year horizons. (b) Existing strategically located export orientated industries are protected and managed. (c) Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.	(a) Applying the General Industrial zone to recognising the medium to higher impact industrial uses in the area. (b) Applying the Light Industrial Zone to Huntingfield, Browns Road, Baretta, Electrona and Margate, recognising the lower level impact industrial uses in the area. (c) Applying the Port and Marine Zone to Kettering, recognise the regional strategic importance of the port and marine activities. (d) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of an attenuation code.

3.0.4 L Economic Infrastructure: Local Objectives

Objective:	
To ensure sufficient and suitable land is available for the establishment of new economic enterprises.	
Desired Outcomes:	Outcomes to be achieved by:
(a) There is sufficient zoned land available to allow the establishment of a range of new industries in appropriate locations. (b) Investors and developers are attracted to suitable areas as suitable land is available for economic uses. (c) The local tourism industry will be able to thrive due to the many unspoilt natural and local attractions, sufficient accommodation and a welcoming local community.	(a) Identifying land that is suitable for future industrial and commercial development. (b) Promoting the area as being suitable for development, with a community that will appreciate the new services to be provided. (c) Encouraging the further development of the local tourism industry in ways that complement the natural assets of the area and the skills and talents of the local community.

3.0.5 R Productive Resources: Regional Objectives

Objective:	
To support the region's productive resources.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Agricultural production on land identified as regionally significant is supported by affording it the highest level of protection from fettering or conversion to non-agricultural uses. (b) The value of non-significant agricultural land is managed and protected in a manner that recognises sub-regional diversity in land and production characteristics. (c) Regionally significant extractive industries are supported and protected. (d) The aquaculture industry is supported. (e) The forest industry is supported.	(a) Recognising and protecting districts comprised of substantial areas of identified significant agricultural land by applying the Significant Agriculture Zone. (b) Prohibiting or substantially restricting non-agricultural uses within the Significant Agriculture Zone, allowing for such uses only where ancillary and/or subservient. (c) Providing large buffer distance between significant agriculture and residential development, and allow residential development otherwise only where it can be demonstrated that it will not fetter agriculture uses on neighbouring land.

	(d) Restricting subdivision within the Significant Agriculture Zone to that necessary to facilitate the use of the land for agriculture. (e) Providing for down-stream processing of agricultural products 'on farm'. (f) Minimising the use of significant agricultural land for plantation forestry. (g) Providing for non-agricultural resource development, such as forestry, extractive industry and onshore aquaculture facilities within the Rural Resource Zone. (h) Providing subdivision standards in the Rural Resource Zone that are consistent with the optimum size for the predominating agricultural enterprise. (i) Providing for resource processing industries within the Rural Resource Zone.

3.0.5 L Productive Resources: Local Objectives

Objective:	
To support the establishment of new productive enterprises and to ensure existing productive activities are maintained	
Desired Outcomes:	Outcomes to be achieved by:
(a) Land is used for productive purposes as often as possible. (b) The productive use of land generates increased economic activity and provides employment and income to the maximum extent possible. (c) Downstream processing of local products occurs as much as possible.	(a) Zoning land in a manner that allows productive uses to continue or to be established. (b) Encouraging local agricultural production in as many situations as possible for either commercial or domestic purposes. (c) Allowing for sufficient flexibility in the different types of uses that can occur on land so that value-adding to local produce can occur on-site.

3.0.6 R Natural Environment: Regional Objectives

Objective:
To increase responsiveness to the region's natural environment.

Desired Outcomes:	Outcomes to be achieved by:
(a) The region's biodiversity is not significantly diminished and ecosystems' resilience to the impacts of climate change is facilitated. (b) Significant areas of threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these, are recognised and protected. (c) The biodiversity and conservation values of the Reserve Estate are protected. (d) The spread of declared weeds under the Weed Management Act 1999 and other weeds of local significance is prevented and their removal is facilitated. (e) There is a response to the risk of soil erosion and dispersive and acid sulphate soils. (f) Significant biodiversity, landscape, scenic and cultural values of the region's coast are recognised and protected. (g) Use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession. (h) The risk of loss of life and property from bushfires is minimised. (i) The risk of loss of life and property from flooding is minimised. (j) Life and property is protected from possible effects of land instability. (k) Land and groundwater is protected from site contamination and progressive remediation of contaminated land required where a risk to human health or the environment exists.	(a) Protecting land with the highest environmental values through the application of the Environmental Management Zone. (b) Protecting significant environmental values through codes dealing with biodiversity, landscape, wetlands & waterways and water quality & stormwater. (c) Avoid applying urban zones and the Significant Agriculture Zone to land with significant environmental values. (d) Allow biodiversity 'off sets' to compensate for loss of environmental values if Council policy has determined that such values cannot be lost without compensation. (e) Providing appropriate setbacks for development from the boundaries of reserved land. (f) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions. (g) Avoiding zoning any further land for urban development identified as at risk from rising sea levels. (h) Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed. (i) Managing areas identified as potentially at risk from rising sea levels through a coastal hazards code. (j) Recognising and protecting climate refugia through appropriate zoning and/or code. (k) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space. (l) Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding,

	land instability, dispersive and/or acid sulphate soils for urban development. (m) Recognising areas at risk from bushfire and managing use and development accordingly through a bushfire prone areas code. (n) Recognising areas at risk from flooding and managing use and development accordingly through a flood prone areas code. (o) Recognising areas at risk from land instability and managing use and development accordingly through a landslip code. (p) Recognising areas potentially at risk from site contamination and managing use and development accordingly through a potentially contaminated land code. (q) Recognising areas at risk from soil erosion, dispersive and acid sulphate soils and managing use and development accordingly through construction management provisions and an acid sulphate soils code.

3.0.6 L Natural Environment: Local Objectives

Objective:	
To minimise adverse impacts on important regional and local environmental values.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Important environmental values are protected and there is strong community support for this to occur in an ongoing manner. (b) Natural coastal values and processes are protected from inappropriate development. (c) Native vegetation is protected so that it is able to continue to provide for important habitat and ecosystem connectivity functions.	(a) Applying a comprehensive set of development standards that are clearly understood by both developers and the affected community. (b) Applying relevant development standards that are consistent with an integrated coastal management framework and which take into account future climate change impacts and public access and amenity needs. (c) Identifying key biodiversity sites and corridors, determining appropriate responses to development proposals and

	encouraging other proactive actions to enhance environmental conditions.

3.0.7 R Water Resources: Regional Objectives

Objective:	
To improve management of the region's water resources.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The ecological health, environmental values and water quality of surface and groundwater, including waterways, drinking water catchments, wetlands and estuaries are protected and managed. (b) Wetlands and waterways are managed for their water quality, scenic, biodiversity, tourism and recreational values. (c) The sustainable use of water is encouraged to decrease pressure on water supplies and reduce long-term cost of infrastructure provision.	(a) Protecting environmental values of waterways generally through a number of codes. (b) Minimising loss of riparian native vegetation in particular through a code dealing with wetlands & waterways. (c) Requiring total water cycle management and water sensitive urban design principles to be applied to relevant development. (d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions. (e) Facilitating the use of rainwater tanks in residential areas.

3.0.7 L Water Resources: Local Objectives

Objective:	
To improve the management of local water resources.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Water quality within natural watercourses and marine environments is of a high quality. (b) Local wetlands and waterways are managed for a variety of scenic, recreational, environmental and economic values. (c) Local residents and businesses use reticulated water supplies responsibly and reduce the need for additional infrastructure.	(a) Applying appropriate development standards that minimize off-site impacts and encouraging other proactive measures to improve the condition of local waterways. (b) Providing for public access to waterways and ensuring that prospective users of such waterways do so in a sustainable and responsible manner. (c) Encouraging the use of domestic water supplies and other water saving devices.

3.0.8 R Healthy Communities: Regional Objectives

Objective:	
To support strong and healthy communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) High quality social and community facilities are provided to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. (b) A broad distribution and variety of social housing is provided in areas with good public transport accessibility or in proximity to employment, education and other community services.	(a) Providing flexibility within the planning scheme for a variety of housing types in all residential areas, and ensuring it does not discriminate against social and affordable housing. (b) Providing flexibility within the planning scheme for the development of aged care and nursing home facilities particularly in close proximity to activity centres and public transport routes. (c) Providing for options within the planning scheme to facilitate the aged continuing to live within their communities, and with their families, for as long as possible. (d) Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone. (e) Including planning scheme provisions pertaining to Crime Protection through Environmental Design principles. (f) Applying the Recreation Zone to land accommodating active sporting facilities.

3.0.8 L Healthy Communities: Local Objectives

Objective:	
To support strong and healthy local communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Urban areas are designed to encourage physical activity and to reduce the use of private vehicles. (b) Community services and associated built facilities are provided to service essential health, education, recreation and cultural needs. (c) Local communities are able to access essential services and various transport options are provided to do so.	(a) Completing forward development plans for the main urban areas that provide for increased pedestrian amenity and encourage cycling and the use of public transport. (b) Ensuring that local communities have access to the necessary services and facilities that can provide for their health, education, recreation and cultural needs. (c) Ensuring that new developments are not isolated or remote from reasonable transport facilities.

3.0.9 R Competitiveness: Regional Objectives

Objective:	
To make the Southern Tasmanian region nationally and internationally competitive.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Strategic economic opportunities for Southern Tasmania are supported and protected. (b) Innovative and sustainable tourism is provided for the region.	(a) Ensuring key industries are appropriately zoned and provided for. (b) Providing for minor tourism use and development in all appropriate zones. (c) Applying the Major Tourism Zone to major tourist sites. (d) Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 43A applications.

3.0.9 L Competitiveness: Local Objectives

Objective:	
To encourage local activities that are able to compete at state and national levels.	
Desired Outcomes:	Outcomes to be achieved by:
(a) New and innovative economic opportunities are encouraged, particularly when they reflect an existing or potential competitive advantage for Kingborough. (b) Visitor attractions are promoted and local areas become popular tourism destinations within site capacity limits. (c) Future needs are anticipated and preparation is made for changes associated with climate change, peak oil and an ageing population.	(a) Reinforcing and offering assistance to the commercial opportunities that are proposed within the municipality. (b) Marketing the Kingborough area and linking in with other tourism related promotional programs in order to attract increased visitation. (c) Requiring development proposals to be designed so that future needs and changes (in regard social, cultural, environmental and economic) are anticipated.

3.0.10 R Liveability: Regional Objectives

Objective:	
To create liveable communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) An integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy. (b) A regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community. (c) Aboriginal heritage values within the region are recognised, retained and protected for their character, culture, sense of place, contribution to our understanding history	(a) Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively. (b) Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance within a local heritage code, particularly where not recognised and protected at the State level. (c) Ensure development proponents are aware of their responsibilities under the *Aboriginal Relics Act 1975*. (d) Applying the Environmental Management or Environmental Living zones, or a landscape protection code, to recognised significant

and contribution to the region's competitive advantage. (d) Historic cultural heritage values are recognised, retained and protected within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage. (e) Significant cultural landscapes are recognised and managed throughout the region to protect their key values. (f) Archaeological values are recognised and managed throughout the region to preserve their key values.	landscapes, particularly key skylines and ridgelines around Greater Hobart. (e) Ensuring development standards address open space, design and appearance issues.

3.0.10 L Liveability: Local Objectives

Objective:	
To help create more liveable local communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Good planning and site design supports public activities that promote social inclusion, public safety, easy access and community interaction. (b) The design of buildings, subdivisions and public spaces provides a high level of public amenity, environmental sustainability and is conducive to a range of uses including recreation, social interaction and privacy. (c) The amenity and individual character of existing settlements is protected and enhanced where possible.	(a) Providing for compact urban areas with higher settlement densities, together with high quality streetscape design and effective pedestrian and cycling linkages. (b) Ensuring the design of future developments is true to "place" (sits well within the local landscape) and protects and/or enhances inherent local values. (c) Defining urban growth boundaries and restricting urban expansion in order to retain rural buffers and protect coastal values.

Part B

Administration

4.0 Interpretation

4.1 Planning Terms and Definitions

4.1.1 Terms in this planning scheme have their ordinary meaning unless they are defined in the Act or specifically defined in subclause 4.1.3 or in a code in Part E or a specific area plan in Part F.

4.1.2 In this planning scheme a reference to a Use Table is a reference to the Use Table in a zone in Part D or specific area plan in Part F.

4.1.3 In this planning scheme, unless the contrary intention appears:

Act	means the Land Use *Planning and Approvals Act 1993*.
access	means land over which a vehicle enters or leaves a road from land adjoining a road.
access strip	means land, the purpose of which is to provide access to a road.
adult entertainment venue	means the use of land for the purpose of providing sexually explicit entertainment for adults only, and may include provision of food and drink.
adult sex product shop	means use of land to sell or hire sexually explicit material, including but not limited to: (a) publications classified as restricted under the Classification (Publications, Films and Computer Games) (Enforcement) Act 1995; and (b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.
agency	means: (a) a department or other agency of Government of the State or of the Commonwealth; or (b) an authority of the State or of the Commonwealth established for a public purpose.
agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or

	would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.
AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual version 2.3(1).
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
amusement parlour	means use of land for a building that contains: (a) 3 or more coin, card, or token operated amusement machines; (b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously; (c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or (d) the conduct of laser games or similar. It does not include gambling machines or premises included in the Hotel industry use class as described in Table 8.2.
ancillary dwelling	means an additional dwelling: (a) with a floor area not greater than 60m^2; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
animal pound	means use of land for an enclosure for confining stray or homeless animals.
animal salesyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.

annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.
applicable standard	means as defined in subclause 7.5.2.
application	means an application for a permit made under this planning scheme.
aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
art and craft centre	means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.
basement	means a storey either below ground level or that projects no more than one metre above finished ground level.
bed and breakfast establishment	means part of a dwelling used by its resident to provide, on a short-term commercial basis, accommodation and breakfast for persons away from their normal place of residence.
biodiversity	means biological diversity as defined under the *Nature Conservation Act 2002*.
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.
boat and caravan storage	means use of land to store boats, caravans, or vehicle-towed boat trailers.
building	means as defined in the Act.
building area	means the area shown on a plan or plan of subdivision to indicate where all buildings will be located.
building envelope	means the three-dimensional space within which buildings are to occur.
building height	means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.
building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.

camping and caravan park	means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.
cinema	means use of land to display films, videos or other moving images to persons for reward.
clearance and conversion	means as defined in the *Forest Practices Act 1985*.
coastal zone	means as described in section 5 of the *State Coastal Policy Validation Act 2003*.
communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.
consulting room	means use of land by a registered practitioner of any therapeutic art or science, other than service provided by a medical centre.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium. Examples include greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop raising	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.
day respite centre	means use of land for day-time respite care for the aged or persons with disabilities.
declared weeds	means as defined in the *Weed Management Act 1999*.
demolition	means the intentional damaging, destruction or removal of any building or works in whole or in part.
desired future character	means the desired character for a particular area set out in the planning scheme.
development	means as defined in the Act.

development area	means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping and wastewater disposal areas.
dwelling	means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
effective date	means the date on which the planning scheme came into effect.
employment training centre	means use of land to provide education and training to jobseekers and unemployed persons.
environmental harm	means as defined in the *Environmental Management and Pollution Control Act 1994*.
environmental nuisance	means as defined in the *Environmental Management and Pollution Control Act 1994.*
existing ground level	when used in respect of a development, means the level of a site at any point before the development occurs.
existing non-conforming use	means a use which is prohibited under the planning scheme but is one to which ss12(1)-(7) of the Act applies.
finished ground level	when used in respect of a development, means the level of a site at any point after the development has been completed.
forestry operations	means as defined in the Act.
Forest Practices Plan	means a Forest Practices Plan under the Forest Practices Code 2000.
frontage	means a boundary of a lot which abuts a road.
function centre	means use of land, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.
funeral parlour	means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.
habitable building	means a building of Class 1 - 9 of the Building Code of Australia.

habitable room	means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
habitat corridor	means an area or network of areas, not necessarily continuous, which enables migration, colonisation or interbreeding of flora or fauna species between two or more areas of habitat.
high conservation value tree	means a tree that is of a species that is listed in the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) and/or provide potential or significant habitat for a threatened species listed in either of those acts.
home-based business	means use of part of a dwelling by a resident for non-residential purposes if: (a) no more than 50m² of floor area of the dwelling is used for the non-residential purposes; (b) the person conducting the business normally uses the dwelling as their principal place of residence; (c) it does not involve employment of more than 2 workers who do not reside at the dwelling; (d) any load on a utility is no greater than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) there is, on the site, no storage of hazardous materials; (g) there is, on the site, no display of goods for sale; (h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m² in area; (i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident; (j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and (k) all vehicles used by the business are parked on the site.
hostel	means a supervised place of accommodation, usually supplying board and lodging for students, nurses or the like.
hours of operation	means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.

intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery.
internal lot	means a lot: (a) lying predominantly behind another lot; and (b) having access to a road by an access strip, private road or right of way.
junction	means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.
land	means as defined in the Act.
Level 2 Activity	means as defined under the *Environmental Management and Pollution Control Act 1994*.
level crossing	means as defined in section 35 of the *Rail Infrastructure Act 2007*.
liquid fuel depot	means use of land for the storage, wholesale and distribution of liquid fuel.
local historic heritage significance	means the significance in relation to a heritage place or heritage precinct as identified in a code relating to heritage values, or in a report prepared by a suitably qualified person if not identified in the code.
local shop	means land used for the sale of grocery or convenience items where the gross floor area does not exceed 200 m^2.
lot	means a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the Strata Titles Act 1998.
marina	means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.
marine farming shore facility	means use of land to provide on-shore support infrastructure and facilities for off-shore aquaculture but does not include processing of fish.
market	means use of land to sell goods, including but not limited to foodstuffs, from stalls.

medical centre	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.
mezzanine	means an intermediate floor within a room.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.
motel	means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, where provision is made for parking of guests' vehicles convenient to their rooms.
motor repairs	means use of land to repair or service motor vehicles, and includes the fitting of motor vehicle accessories.
motor vehicle, boat or caravan sales	means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.
multiple dwellings	means 2 or more dwellings on a site.
museum	means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.
native vegetation	means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.
natural ground level	means the natural level of a site at any point.
net density	means the density of development excluding areas set aside for roads and public open space.
office	means use of land for administration, or clerical, technical, professional or other similar business activities.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.
outdoor recreation facility	means use of land for outdoor leisure, recreation, or sport.

overnight camping area	means the use of land which is open to public use for holiday and recreational purposes, which purposes involve primarily the setting up and use of tents for overnight accommodation.
panel beating	means use of land to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.
permit	means as defined in the Act.
planning authority	means the Kingborough Council
plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
plot ratio	means the gross floor area of all buildings on the site divided by the area of the site.
potential habitat	means all habitat types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section, DPIPWE in consultation with species specialists, and endorsed by the Scientific Advisory Committee under the *Threatened Species Protection Act 1995*.
primary frontage	means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.
primary produce sales	means use of land to sell unprocessed primary produce grown on the land or adjacent land.
prime agricultural land	means agricultural land classified as Class 1, 2 or 3 land using the Class Definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.
private garden	means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.
private open space	means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.

protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public art gallery	means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.
public land	means land owned or managed by the Crown, a State authority or a council.
public open space	means land for public recreation or public gardens or for similar purposes.
rail authority	means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.
railway	means as defined in the *Rail Infrastructure Act 2007*.
refuse disposal	means use of land to dispose of refuse by landfill, incineration, or other means.
regional land use strategy	means as defined in the Act.
remand centre	means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.
reserve management plan	means a management plan prepared under the *National Parks and Reserves Management Act 2002*, the *Wellington Park Act 1993* or the *Living Marine Resources Act 1995*, or a plan of management prepared for an area reserved under the *Crown Lands Act 1976*.
residential aged care facility	means use of land for accommodation and personal or nursing care for the aged. It includes recreational, health or laundry facilities and services for residents of the facility.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
ribbon development	means a band of development extending along one or both sides of a road or along the coast.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.

road authority	means for State highways or subsidiary roads, within the meaning of the *Roads and Jetties Act 1935*, the Minister administering that Act and in relation to all other roads, the Council having the control of such road.
scrap yard	mean use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.
service station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: (a) selling or installing of motor vehicle accessories or parts; (b) selling of food, drinks and other convenience goods; (c) hiring of trailers; and (d) servicing or washing of motor vehicles.
serviced apartment	means use of land to provide accommodation for persons, who are away from their normal place of residence, in a furnished, self-contained room or suite of rooms designed for short-term and long-term stays, which provides amenities for daily use such as kitchen and laundry facilities.
setback	means the distance from any lot boundary to a building on the lot.
shipping container storage	means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.
sign	means a device that is intended to give information, advertise or attract attention to a place, product, service or event.
significant habitat	means native vegetation determined from published scientific literature and/or agreed by the Threatened Species Section (DPIPWE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the known range of a threatened or vulnerable flora or fauna species that: (i) is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or (ii) if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species.

	It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species.
single dwelling	means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
site area per dwelling	means the area of the site (excluding any access strip) divided by the number of dwellings.
site coverage	means the proportion of a site (excluding any access strip) covered by roofed buildings.
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
standard	means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.
State authority	means as defined in the Act.
State-reserved land	means: (a) land owned by the Crown or a State authority and reserved for any purpose under the *Nature Conservation Act 2002*, or the *Crown Lands Act 1976*; or (b) fee simple land reserved for any purpose under the *Nature Conservation Act 2002* where the Director of Parks and Wildlife is the managing authority.
State waters	means as defined in s.5 of the *Living Marine Resources Management Act 1995.*
storey	means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.
streetscape	means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures

	fronting the road reserve. For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site.
subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: (a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; (b) a lease of airspace around or above a building; (c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; (d) the creation of a lot on a strata scheme or a staged development scheme under the *Strata Titles Act 1998*; or (e) an order adhering existing parcels of land.
subdivision	means the act of subdividing or the lot subject to an act of subdividing.
suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
take away food premises	means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.
threatened vegetation	means a threatened native vegetation community that is listed in Schedule 3A of the *Nature Conservation Act 2002* or a threatened native ecological community that is listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth).
traffic impact assessment	means a study prepared by a suitably qualified person that shows the likely effects of traffic generated by use or development on the local environment and on the road or railway networks or both in terms of safety, efficiency and amenity, having regard to present and assumed future conditions. It includes recommendations on measures to be taken to maintain the safety and efficiency of the road or railway networks.
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.

vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.
veterinary centre	means land used to: (a) diagnose animal diseases or disorders; (b) surgically or medically treat animals; or (c) prevent animal diseases or disorders, and includes keeping animals on the premises for those purposes.
video shop	means use of land to hire out videos, films and computer games.
wall height	means the vertical distance from natural ground level immediately below the wall to the uppermost part of the wall excluding any roof element.
waste transfer station	means use of land to receive and temporarily store waste before it is disposed of elsewhere.
watercourse	means a defined channel with a natural or modified bed and banks that carries surface water flows.
wetland	means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland.
wharf	means use of land to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.
winery	means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.
visitor centre	means land used for the principal purpose of providing information to tourists and may include incidental retail sales and supplementary services to tourism.
works	means as defined in the Act.

5.0 Exemptions

5.0.1 Use or development described in Table 5.1 – 5.6 is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements.

5.0.2 Use or development which, under the provisions of the Act, including ss12(1) – (4) a planning scheme is not to prevent, does not require a permit.

5.0.3 Excluding the exemption for emergency works at 5.3.1, in the coastal zone, no development listed in Table 5.1 – 5.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the Tasmanian State Coastal Policy 1996. Development must not be located on actively mobile landforms in the coastal zone, unless for engineering or remediation works to protect land, property and human life in accordance with clause 1.4.1 and 1.4.2 in the State Coastal Policy 1996.

Table 5.1 Exempt use

	Use	Requirements
5.1.1	bee keeping	The use of land for bee keeping.
5.1.2	occasional use	If for infrequent or irregular sporting, social or cultural events.
5.1.3	home occupation	If: (a) not more than 40m² of gross floor area of the dwelling is used for non-residential purposes; (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence; (c) it does not involve employment of persons other than a resident; (d) any load on a utility is no more than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site; (g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m² in area; (h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site; (i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and

		any vehicle used solely for non-residential purposes must be parked on the site.
5.1.4	markets	If on public land.
5.1.5	display home	The use of an existing dwelling as a display home for a period of up to 3 years. This includes the use of part of the dwelling as an office for home sales, displays and administration.

Table 5.2 Exempt infrastructure use or development

	Use or development	Requirements
5.2.1	dam construction works	Works that are directly associated with construction of a dam approved under the *Water Management Act 1999*, including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.
5.2.2	stormwater infrastructure	Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless a code relating to landslip hazards applies and requires a permit for the use or development.
5.2.3	irrigation pipes	The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland, unless there is: (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (d) disturbance of more than $1m^2$ of land that has been affected by a potentially contaminating activity; (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or (f) the removal of any threatened vegetation.

5.2.4	road works	Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including: (a) widening or narrowing of existing carriageways; (b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or (c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.
5.2.5	vehicle crossings, junctions and level crossings	If: (a) development of a vehicle crossing, junction or level crossing: (i) by the road or rail authority; or (ii) in accordance with the written consent of the relevant road or rail authority; or (b) use of a vehicle crossing, junction or level crossing by a road or railway authority.
5.2.6	minor communications infrastructure	If: (a) development of low impact facilities as defined in Parts 2 and 3 of the Telecommunications (Low-Impact Facilities) Determination 2018; (b) works involved in the inspection of land to identify suitability for telecommunications infrastructure; (c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority; (d) works involved in the maintenance of telecommunication infrastructure; (e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the *Telecommunications Act 1997*; (f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles;

		(g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or (h) works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a: (i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or (ii) timber service pole, no more than 10.2m in height above existing ground level, and 0.42m in diameter, unless a code relating to the protection of airports applies and requires a permit for the use or development.
5.2.7	provision of linear and minor utilities and infrastructure	If by or on behalf of the State Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a Statutory authority, of electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings, unless there is: (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (b) disturbance of more than $1m^2$ of land that has been affected by a potentially contaminating activity; (c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; (d) the removal of any threatened vegetation; or (e) land located within 30m of a wetland or watercourse.
5.2.8	upgrades of linear and minor utilities and infrastructure	If minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: (a) minor widening or narrowing of existing carriageways; or (b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,

		unless the following apply: (c) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or (d) the removal of any threatened vegetation.
5.2.9	maintenance and repair of linear and minor utilities and infrastructure	If by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, maintenance and repair of: (a) electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings; and (b) infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, drains, sewers, power lines and pipelines.
5.2.10	minor infrastructure	Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, waste or recycling bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.
5.2.11	navigation aids	Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless a code relating to the protection of airports applies and requires a permit for the use or development.
5.2.12	electric car charger	Provision and maintenance if in a car park.

Table 5.3 Exempt building and works

	Use or development	Requirements
5.3.1	emergency works	Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.
5.3.2	maintenance and repair of buildings	maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.
5.3.3	temporary buildings or works	The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.
5.3.4	unroofed decks	If: (a) not attached to or abutting a habitable building; and (b) the floor level is less than 1m above existing ground level, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.3.5	outbuildings	Construction or placement of an outbuilding if: (a) it is not between a frontage and the building line, or if on a lot with no buildings, the setback from the frontage is not less than the relevant Acceptable Solution requirement; and (b) the area of the new outbuilding that is roofed is not more than: (i) $10m^2$ if: a. there is not more than one other outbuilding on the lot; b. the total area of all outbuildings on the lot that are roofed will not be more than $20m^2$; c. no side of the new outbuilding is longer than 3.2m; and d. the building height of the new outbuilding is not more than 2.4m; or (ii) $18m^2$ if: a. there is no other outbuilding on the lot;

		b. the roof span of the new outbuilding is not more than 3m; c. the building height of the new outbuilding is not more than 2.4m; d. the new outbuilding is not less than 0.9m from an existing building on the lot; e. the new outbuilding has a setback of not less than 0.9m from any boundary; and f. the change in existing ground level as a result of cut or fill is not more than 0.5m, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.3.6	buildings and works in the Rural Resource Zone or Significant Agricultural Zone	If for: (a) the construction of buildings or works, other than a dwelling, that are directly associated with, and a subservient part of, an agricultural use if: (i) individual buildings do not exceed 100m2 in gross floor area; (ii) the setback from all property boundaries is not less than 30m; (iii) no part of the building or works are located within 30m of a wetland or watercourse; (iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and (v) the building or works are not located on prime agricultural land, unless there is: (b) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (d) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (e) disturbance of more than 1m2 of land that has been affected by a potentially contaminating activity;

		(f) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or (g) the removal of any threatened vegetation.
5.3.7	demolition of exempt buildings	The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.
5.3.8	garden structures	Garden structures, such as a pergola, garden arch, trellis or frame, if: (a) the total area is no greater than 20m²; (b) the height is no more than 3m above ground level; and (c) it is uncovered or covered by an open-weave permeable material that allows water through, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

Table 5.4 Vegetation exemptions

	Use or development	Requirements
5.4.1	vegetation removal for safety or in accordance with other Acts	If for: (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development; (b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the *Forest Practices Regulations 2017*; (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development; (d) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*; (e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council;

		(f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection; (g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or (h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence.
5.4.2	planting, clearing or modification of vegetation on pasture or cropping land	If for the landscaping and the management of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation, unless there is: (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken; (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (d) disturbance of more than $1m^2$ of land that has been affected by a potentially contaminating activity; (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; (f) the removal of any threatened vegetation; or (g) land located within 30m of a wetland or watercourse.
5.4.3	landscaping and vegetation management	Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if: (a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or

		(b) the vegetation is not specifically listed and described as part of a historic heritage place or a significant trees in the relevant interim planning schemes, unless the management is incidental to the general maintenance.
5.4.4	vegetation rehabilitation works	The planting, clearing or modification of vegetation for: (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed; (b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council; (c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council; (d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or (e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the *Mineral Resources Development Act 1995*.

Table 5.5 Renewable energy exemptions

	Use or development	Requirements
5.5.1	ground mounted solar energy installations	If covering an area of not more than $18m^2$, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.2	roof mounted solar energy installations	Unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.3	wind turbines and anemometers	Use or development described in clauses 5.5.4 and 5.5.5 is exempt from requiring a permit under this planning scheme, unless it involves: (a) a place or precinct listed in a heritage code that is part of this planning scheme; (b) the removal of any threatened vegetation;

		(c) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on scenic or landscape values; (d) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on biodiversity values or is otherwise within 100m of a wetland; or (e) building or works within any service easement or within 1m of any underground service.
5.5.4	wind turbines	One free standing wind turbine per lot, unless within the Inner Residential Zone, General Residential Zone, Low Density Residential Zone or a Particular Purpose Zone, if: (a) no part of the structure is closer to a frontage than any other building on the lot (excluding a fence); (b) no part of the structure is within 15m of any boundary; (c) the height of the pole above natural ground level is no higher than: (i) 15m in the Commercial Zone or General Business Zone; or (ii) 20m in the General Industrial Zone, Light Industrial Zone, Port and Marine Zone, Rural Resource Zone, Significant Agricultural Zone, or Utilities Zone; and (iii) 12m in any other zone; and (d) no part of the structure is closer to a sensitive use on another lot than: (i) 60m if the wind turbine has a energy generation potential of 10kW or less; or (ii) 250m if the wind turbine has a energy generation potential of 10kW or more.
5.5.5	anemometers	The temporary installation of an anemometer provided that the anemometer and all traces of works associated with the anemometer are removed no more than 36 months after the commencement of wind measurements and all land affected is rehabilitated within a further period of 12 months.

Table 5.6 Miscellaneous exemptions

	Use or development	Requirements

5.6.1	use or development in a road reserve or on public land	If: (a) for outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council; or (b) a community garden on public land used for growing vegetables, fruit or ornamentals.
5.6.2	fences (excluding fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone)	The construction or demolition of: (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level; (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level; (c) fencing of agricultural land or for protection of wetlands and watercourses; (d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone; (e) fencing for security purposes, no higher than 2.8m, at an airport, unless there is: (f) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (g) the removal of any threatened vegetation; or (h) land located within 30m of a wetland or watercourse.
5.6.3	fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	Fences (including free-standing walls) within 4.5m of a frontage, if located in the General Residential Zone or Inner Residential Zone if not more than a height of: (a) 1.2m above existing ground level if the fence is solid; or (b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights), unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

5.6.4	temporary fencing	If for public safety, construction works or occasional sporting, social or cultural events.
5.6.5	retaining walls	Retaining walls, excluding any land filling, if: (a) it has a setback of not less than 1.5m from any boundary; and (b) it retains a difference in ground level of less than 1m, unless a code relating to historic heritage values, significant trees, or landslip hazards, applies and requires a permit for the use or development.
5.6.6	hot water cylinders	If attached, or located, to the side or rear of a building, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.6.7	minor structures	If: (a) they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, and air-conditioners; or (b) they are incidental to any use or development including: (i) a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length; (ii) one satellite dish no more than 2m in diameter, unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.
5.6.8	strata division	Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.

6.0 Limited Exemptions

This clause number is not used in this planning scheme.

7.0 Planning Scheme Operation

7.1 Special Provisions

7.1.1 Part C sets out provisions, for certain types of use or development, that are not specific to any zone, specific area plan, or area to which a code applies.

7.1.2 Where there is a conflict between a provision in a zone, specific area plan or code and a special provision in Part C, the special provision in Part C prevails.

7.2 Operation of Zones

7.2.1 The planning scheme area is divided into zones in respect of which the primary controls for the use or development of land are set out.

7.2.2 The planning scheme maps show how land is zoned.

7.2.3 Part D sets out the zones and the use and development standards applying to each zone.

7.3 Operation of Codes

7.3.1 Part E specifies codes that identify areas or planning issues which require compliance with additional provisions set out in the codes.

7.3.2 Overlays on the maps may be used to indicate the areas where codes apply.

7.3.3 Codes set out provisions for:

(a) particular types of use or development that may apply to more than one zone; and

(b) matters that affect land that cannot be described by zone boundaries.

7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

7.4 Operation of Specific Area Plans

7.4.1 Part F sets out specific area plans, which plans identify areas either within a single zone or covered by a number of zones, and set out more detailed planning provisions for use or development in those areas.

7.4.2 Where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

7.5 Compliance with Applicable Standards

7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.2 A standard in a zone, specific area plan or code is an applicable standard if:

(a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and

(b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.

7.5.4 The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

7.6 Existing permits

7.6.1 Existing permits, validly issued under a planning scheme in operation prior to the making of this planning scheme, continue to have effect provided the permit has not expired in accordance with section 53(5) or (7) of the Act.

8.0 Assessment of an Application for Use or Development

8.1 Application Requirements

8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.

8.1.2 An application must include:

(a) a signed application form;

(b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;

(c) details of the location of the proposed use or development;

(d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and

(e) a full description of the proposed use or development.

8.1.3 In addition to the information that is required by clause 8.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

(a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;

(b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:

(i) the existing and proposed use(s) on the site;

(ii) the boundaries and dimensions of the site;

(iii) topography including contours showing AHD levels and major site features;

(iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;

(v) soil type;

(vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;

(vii) the location and capacity and connection point of any existing services and proposed services;

(viii) the location of easements on the site or connected to the site;

(ix) existing pedestrian and vehicle access to the site;

(x) the location of existing and proposed buildings on the site;

(xi) the location of existing adjoining properties, adjacent buildings and their uses;

(xii) any natural hazards that may affect use or development on the site;

(xiii) proposed roads, driveways, parking areas and footpaths within the site;

(xiv) any proposed open space, common space, or facilities on the site; and

(xv) proposed subdivision lot boundaries;

(c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:

(i) the internal layout of each building on the site;

(ii) the private open space for each dwelling;

(iii) external storage spaces;

(iv) parking space location and layout;

(v) major elevations of every building to be erected;

(vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;

(vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and

(viii) materials and colours to be used on roofs and external walls.

8.2 Categorising Use or Development

8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.

8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.

8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.

8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.

8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

Table 8.2 Use Classes

Use Class	Description
Bulky goods sales	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
Business and professional services	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.
Community meeting and entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.
Crematoria and cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Custodial facility	use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
Educational and occasional care	use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Emergency services	use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.

Equipment and machinery sales and hire	use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
Food services	use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.
General retail and hire	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop
Hospital services	use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.
Hotel industry	use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.
Manufacturing and processing	use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
Motor racing facility	use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.
Natural and cultural values management	use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.
Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.

Pleasure boat facility	use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.
Port and shipping	use of land for: (a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or (b) maintenance dredging. Examples include berthing and shipping corridors, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.
Recycling and waste disposal	use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.
Research and development	use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village, single or multiple dwellings, and a display home.
Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.
Resource processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.
Service industry	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.

Sports and recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.
Tourist operation	use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.
Transport depot and distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
Utilities	use of land for utilities and infrastructure including: (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.
Vehicle fuel sales and service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Vehicle parking	use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.
Visitor accommodation [S1]	use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Footnotes

[S1] This definition is suspended, for the current definition refer to Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes.

8.3 Qualification of Use

8.3.1 A use class may be subject to qualification in a Use Table which provides for conditions or limitations on the use class.

8.4 Requirement for a Permit

8.4.1 Except as provided in subclauses 8.5 and 8.6, use or development of land must not be commenced or carried out:

(a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or

(b) in a manner contrary to the conditions and restrictions of a permit.

8.4.2 A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

8.5 Exempt Use or Development

8.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clauses 5.0 or 6.0.

8.6 No Permit Required

8.6.1 A permit is not required to commence or carry out a use or development if:

(a) the use is within a use class specified in the applicable Use Table as being a use for which no permit is required;

(b) the use or development does not rely on a performance criterion to comply with an applicable standard;

(c) the use or development is not discretionary or prohibited under any other provision of the planning scheme; and

(d) a permit for such use and development is not required by a Code.

8.7 Permitted Use or Development

8.7.1 A use or development must be granted a permit if:

(a) the use is within a use class specified in the applicable Use Table as being a use which is permitted;

(b) the use or development complies with each applicable standard and does not rely on a performance criterion to do so; and

(c) the use or development is not discretionary or prohibited under any other provision of the planning scheme.

8.8 Discretionary Use or Development

8.8.1 The planning authority has a discretion to refuse or permit a use or development if:

(a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;

(b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or

(c) it is discretionary under any other provision of the planning scheme,

(d) and the use or development is not prohibited under any other provision of the planning scheme.

8.9 Prohibited Use or Development

8.9.1 A use or development must not be granted a permit if:

(a) the use is within a use class specified in the applicable Use Table as being a use which is prohibited;

(b) the use or development does not comply with an acceptable solution for an applicable standard and there is no corresponding performance criterion; or

(c) it is prohibited under any other provision of the planning scheme.

8.10 Determining Applications

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

8.10.2 In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

(a) the purpose of the applicable zone;

(b) any relevant local area objective or desired future character statement for the applicable zone;

(c) the purpose of any applicable code; and

(d) the purpose of any applicable specific area plan,

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

8.10.3 In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.

8.11 Conditions and Restrictions on a Permit

8.11.1 When deciding whether to attach conditions to a permit, the planning authority may consider the matters contained in subclauses 8.10.1 and 8.10.2.

8.11.2 Conditions and restrictions imposed by the planning authority on a permit may include:

(a) requirements that specific things be done to the satisfaction of the planning authority;

(b) staging of a use or development, including timetables for commencing and completing stages;

(c) the order in which parts of the use or development can be commenced;

(d) limitations on the life of the permit; and

(e) requirements to modify the development in accordance with predetermined triggers, criteria or events.

8.11.3 The planning authority may also impose conditions on a permit to minimise impact from construction works on the environment and infrastructure and to ensure that works will be undertaken in accordance with best practice management that limits the potential for significant impacts arising from the following:

(a) soil loss and associated sedimentation of watercourses, wetlands and stormwater infrastructure;

(b) the spread of weeds;

(c) the spread of soil pathogens;

(d) unsatisfactorily managed waste; and

(e) carparking, traffic flow and circulation during construction.

Part C
Special Provisions

9.0 Special provisions

9.1 Changes to an Existing Non-conforming Use

9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

(a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or

(b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or

(c) for a minor development to a non-conforming use,

where there is -

(a) no detrimental impact on adjoining uses; or

(b) the amenity of the locality; and

(c) no substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

9.2 Development for Existing Discretionary Uses

9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

9.3 Adjustment of a Boundary

9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if:

(a) no additional lots are created;

(b) there is only minor change to the relative size, shape and orientation of the existing lots;

(c) no setback from an existing building will be reduced below the applicable minimum setback requirement;

(d) no frontage is reduced below the applicable minimum frontage requirement; and

(e) no lot boundary that aligns with a zone boundary will be changed.

9.4 Demolition

9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place

9.5.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a heritage place in a code relating to historic heritage values that would otherwise be Prohibited is Discretionary.

9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

(a) the local historic heritage significance of the heritage place; or

(b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

9.5.3 In determining an application the planning authority must have regard to:

(a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;

(b) any statement of local historic heritage significance and historic heritage values, as described in a code relating to historic heritage values;

(c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:

(i) the local historic heritage significance of the heritage place or heritage precinct; and

(ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;

(d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;

(e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;

(f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;

(g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;

(h) the purpose and provisions of the applicable zone; and

(i) the purpose and provisions of any applicable code.

9.6 Change of Use

9.6.1 A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:

(a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;

(b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and

(c) there is no:

(i) increase in the gross floor area of the use;

(ii) increase in the requirement for parking spaces under a code relating to parking;

(iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;

(iv) change in arrangements for the use of external areas of the site for display, operational activity or storage;

(v) increase in emissions or change in the nature of emissions;

(vi) increase in the required capacity of utility services; and

(vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

9.7 Access and Provision of Infrastructure Across Land in Another Zone

9.7.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

(a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;

(b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and

(c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

9.8 Buildings Projecting onto Land in a Different Zone

9.8.1 If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be determined in accordance with the provisions of the zone in which the main part of the building is located.

9.9 Port and Shipping in Proclaimed Wharf Areas

9.9.1 Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.

9.10 Subdivision

9.10.1 A permit is required for development involving a plan of subdivision.

9.10.2 A permit for development involving a plan of subdivision is discretionary unless:

(a) for adjustment of a boundary in accordance with clause 9.3.1;

(b) the subdivision is prohibited in accordance with clause 8.9; or

(c) the plan of subdivision must not be approved under section 84 *Local Government (Building and Miscellaneous Provisions) Act 1993*.

9.11 Accretions

9.11.1 Unless excluded by s.20 of the Act, use or development of an existing or proposed accretion of land from the sea, whether natural or unnatural, located either partially or wholly outside the planning scheme area and including structures and use and development of the type referred to in s.7 (c) and s.7 (d) of the Act may be approved at the discretion of the planning authority having regard to all of the following:

(a) the provisions of the Environmental Management Zone;

(b) the purpose and any relevant standards of all Codes;

(c) the compliance with the planning scheme standards of any related use or development wholly contained within the planning scheme area.

Part D
Zones

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 To provide for the efficient utilisation of services.

10.1.1.4 To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.

10.1.1.5 To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.

10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

10.1.2 Local Area Objectives

Local Area Objectives	**Implementation Strategy**
KINGSTON	
(a) Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate	(a) New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate.
KINGSTON BEACH	
(a) The built environment of Kingston Beach should retain the area's existing heritage values.	(a) Residential development is to respect the existing scale and architectural style of existing buildings.
BLACKMANS BAY	
(a) Blackmans Bay should be maintained as an established residential area with a high level of amenity associated with its coastal location, pleasant views and lifestyle.	(a) The natural landscape and setting is an important issue when considering new development proposals.

10.1.3 Desired Future Character Statements

Desired Future Character Statements	**Implementation Strategy**
KINGSTON	
(a) Kingston is to include a mix of housing types that provide for a range of choices and affordability options. (b) The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services. (c) The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.	(a) While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts. (b) Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas. (c) The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.
KINGSTON BEACH	
(a) Kingston Beach should retain its existing seaside village character. (b) Kingston Beach should remain primarily a residential area with existing streetscape appearance and character retained.	(a) New development within Kingston Beach should complement the existing architectural style (essentially Colonial Federation with single or two storey weatherboard clad homes and substantial street setbacks). (b) Commercial use or development within residential areas should be limited to low impact uses.
BLACKMANS BAY	
(a) Blackmans Bay should continue as a predominantly low-density residential area with larger lot sizes that enable reasonable setbacks, the retention of native vegetation and gardens.	(a) New development should respect the amenity of surrounding residences and the natural landscape. Multi-unit housing should be encouraged to locate in the area surrounding the Opal Drive commercial precinct.

10.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001*.
Natural and cultural values management	
Passive recreation	
Residential	Only if single dwelling. Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m^2.
Utilities	Only if minor utilities.
Permitted	
Use Class	**Qualification**
Residential	Except if no permit required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m^2.
Visitor accommodation	
Discretionary	
Use Class	**Qualification**
Business and professional services	Only if a consulting room, medical centre, veterinary surgery or child health clinic and not displacing a residential use.
Community meeting and entertainment	Only if church, art and craft centre or public hall
Educational and occasional care	Except if no permit required
Emergency services	
Food services	Only if not displacing a residential use.
General retail and hire	Only if a local shop and not displacing a residential use.

Residential	Except if No Permit Required or Permitted.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	
Use Class	**Qualification**
All other uses	

10.3 Use Standards

10.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008 issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.

Noise levels are to be averaged over a 15 minute time interval.	
A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	P3 External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.	P4 Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

10.3.2 Visitor Accommodation

Objective:
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.

Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	P1 Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

10.3.3 Local Shop

Objective:	
To ensure local shops are of a scale that is subservient to the prevailing residential character and does not displace existing residential use.	
Acceptable Solutions	Performance Criteria
A1 A local shop must comply with both of the following: (a) have a gross floor area no more than 100 m^2; (b) not displace an existing residential use.	P1 No Performance Criteria.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:
That the density of multiple dwellings: (a) makes efficient use of land for housing; and

(b) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m^2.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m^2, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

10.4.2 Setbacks and building envelope for all dwellings

Objective:	
The siting and scale of dwellings: (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; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into	P1 A dwelling must:

the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	(a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P2** A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3	**P3**

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.
A4 No trees of high conservation value will be impacted.	**P4** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

Table 10.4.2

Road	Setback (m)

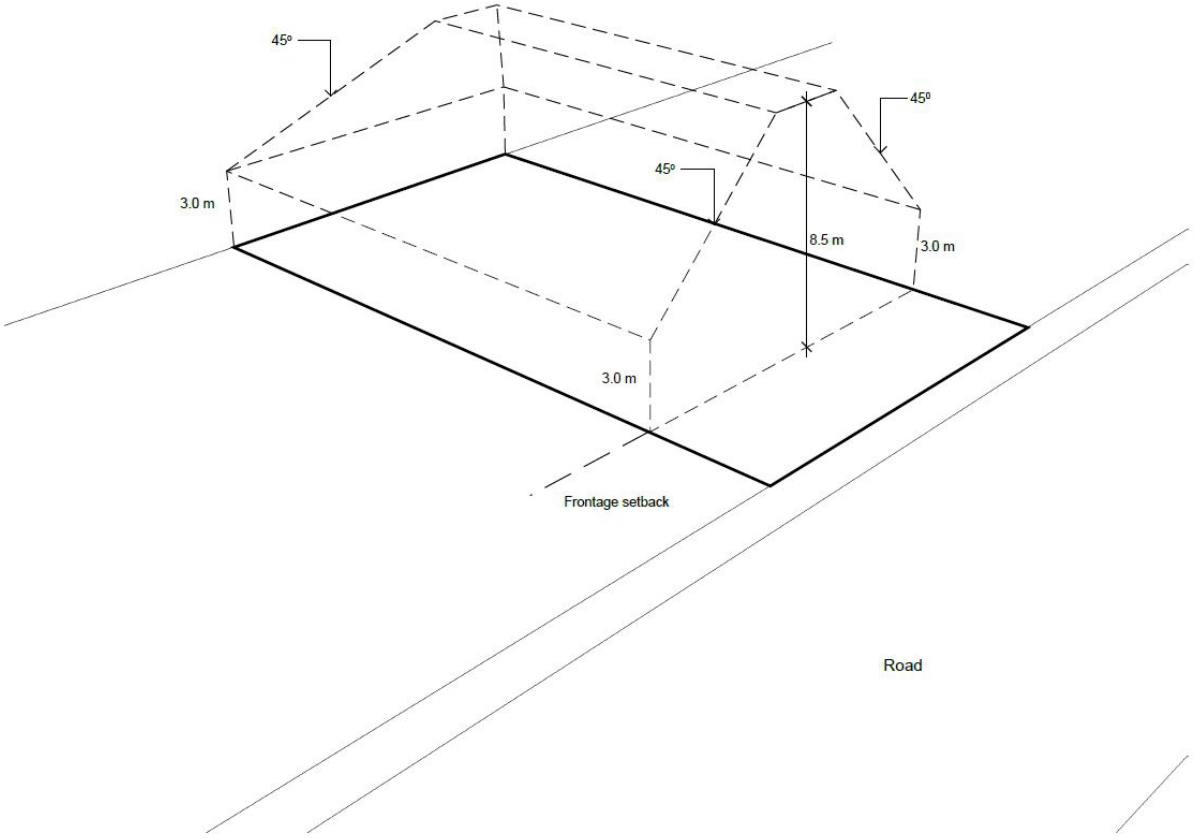


Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

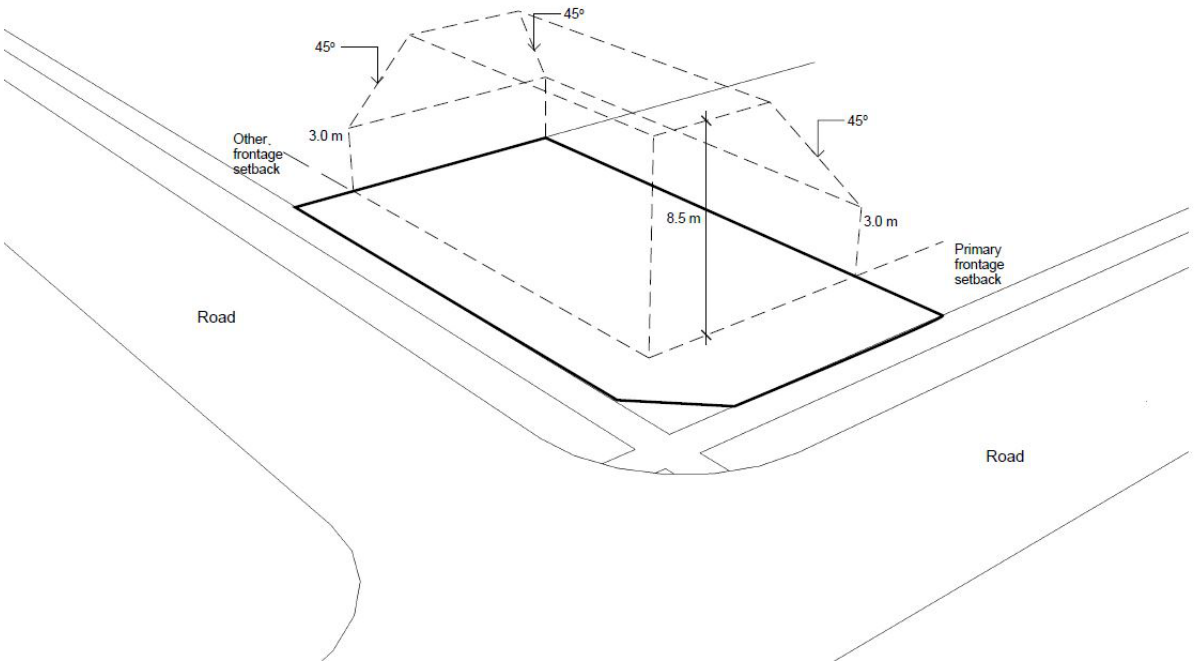


Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

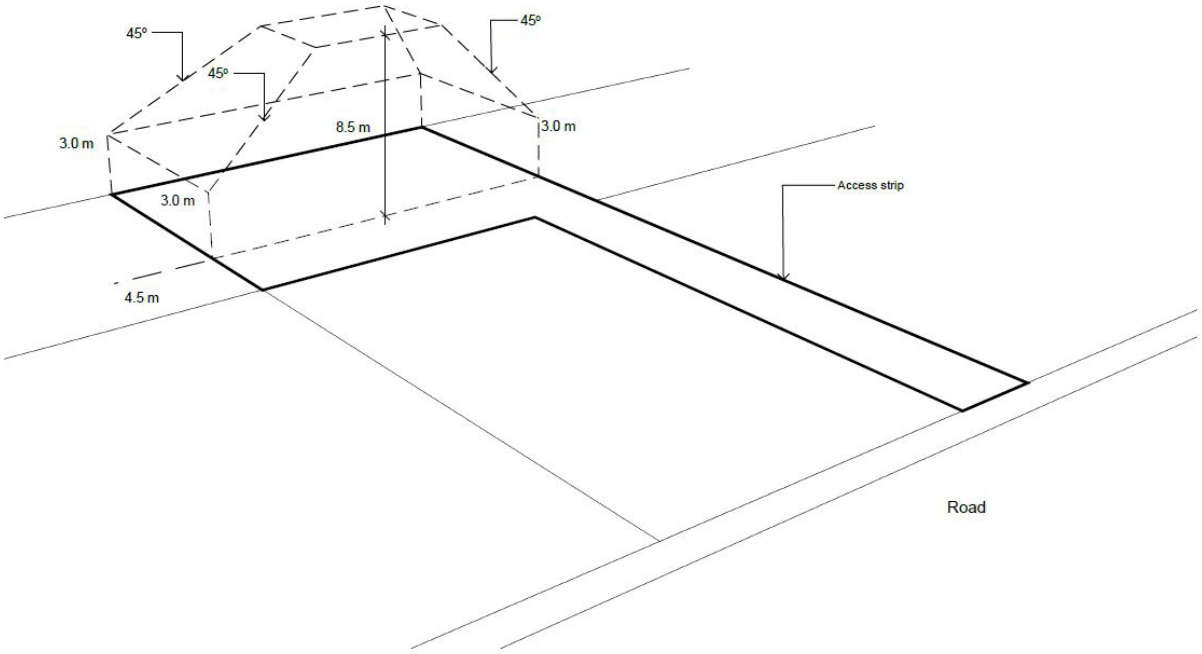


Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

10.4.3 Site coverage and private open space for all dwellings

Objective:	
That dwellings are compatible with the amenity and character of the area and provide: (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
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and	**P1** Dwellings must have: (a) site coverage consistent with that existing on established properties in the area;

(b) for multiple dwellings, a total area of private open space of not less than $60m^2$ associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (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 (c) reasonable space for the planting of gardens and landscaping.

A2	**P2**
A dwelling must have private open space that: (a) is in one location and is not less than: (i) $24m^2$; or (ii) $12m^2$, if the dwelling 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); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling 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); (c) 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; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	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: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

10.4.4 Sunlight to private open space of multiple dwellings

Objective:	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
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 10.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): (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 between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (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.	**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 10.4.3 of this planning scheme.

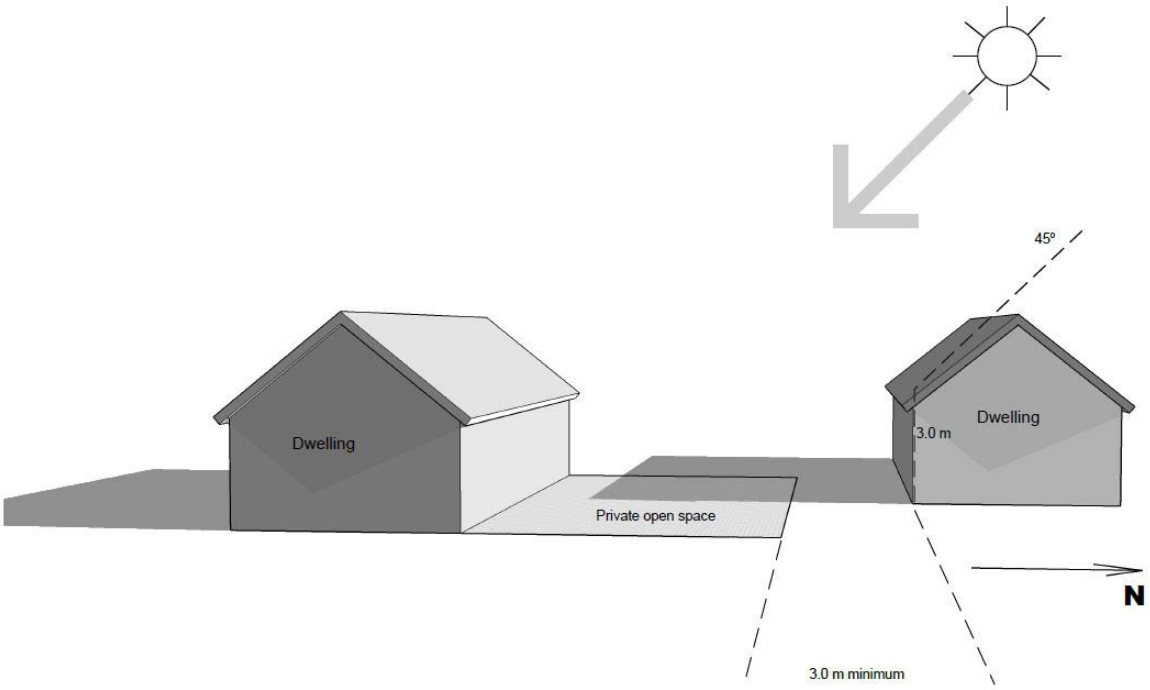


Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)

10.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

10.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria

A1	**P1**
A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
A2	**P2**
A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary;	A window or glazed door to a habitable room of a dwelling 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: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	

10.4.7 Frontage fences for all dwellings

Objective:	
The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution[1].	**P1** A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

[1] An exemption applies for fences in this zone – see Table 5.6 in Exemptions

10.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1	**P1**

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

10.5 Development Standards for Non-dwelling Buildings and Works

10.5.1 Non-dwelling Development

Objective:	
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling: (a) 10.4.2 A1 and A3; (b) 10.4.3 A1 (a) and (c); (c) 10.4.7 A1. (d) 10.4.2 A4	**P1** Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

10.5.2 Non-residential Garages and Carports

Objective:	
To maintain frontage setbacks consistent with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling: (a) 10.4.2 A2; (b) 10.4.5 A1.	**P1** Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.

10.5.3 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas do not detract from the amenity of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

10.6 Development Standards for Subdivision

10.6.1 Lot Design

Objective:
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;

(b) contain building areas which are suitable for residential development, located to avoid hazards; (c) are a mix of lot sizes to enable a variety of dwelling and household types; (d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (e) ensure an average net density for new suburban areas no less than 15 dwellings per hectare with higher densities close to services, facilities and public transport corridors; (f) are not internal lots, except if the only reasonable way to provide for desired residential density; (g) are provided in a manner that provides for the efficient and ordered provision of infrastructure. (h) contain building areas which are located to avoid environmental values.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.	**P1** The size of each lot must satisfy all of the following: (a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints; (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities: (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5;	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;

(e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north; (f) is 10m x 15m in size. (g) no trees of high conservation value will be impacted.	(e) provides for sufficient useable area on the lot for both of the following; (i) on-site parking and manoeuvring; (ii) adequate private open space. (f) avoids, minimises, mitigates and offsets impacts on trees of high conservation value.
A3 The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	**P3** The frontage of each lot must satisfy all of the following: (a) provides opportunity for practical and safe vehicular and pedestrian access; (b) provides opportunity for passive surveillance between residential development on the lot and the public road; (c) is no less than 6m.
A4 No lot is an internal lot.	**P4** An internal lot must satisfy all of the following: (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;

	(g) passing bays are provided at appropriate distances to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Subdivision is for no more than 3 lots.	**P5** Arrangement and provision of lots must satisfy all of the following; (a) have regard to providing a higher net density of dwellings along; (i) public transport corridors; (ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire; (iii) within 200 m of business zones and local shops; (b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone; (c) staging, if any, provides for the efficient and ordered provision of new infrastructure; (d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces; (e) is consistent with any applicable Local Area Objectives or Desired Future.

10.6.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	**P1** The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised;

	(h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.

10.6.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of pedestrian and cycling traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from

	development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

10.6.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply.	**P1** No Performance Criteria.

A2 Each lot must be connected to a reticulated sewerage system.	**P2** No Performance Criteria.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	**P3** If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.
A4 The subdivision includes no new road.	**P4** The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

Table 10.1 Lot Size Requirements

	Minimum Lot Size* Not including any fee simple access strip	Maximum Lot Size* Not including any fee simple access strip and any balance lots or lots designated for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses
Ordinary lot (i.e. not otherwise specified below)	450m^2	1000m^2
Corner lots	550m^2	1000m^2
Internal lots	550m^2	1000m^2

Lots adjoining or opposite public open space, or Lots within 400m of a public transport corridor, or Lots within 200m walking distance of a business zone, local shop or school.	400m^2	600m^2

*For lots with a slope greater than 1 in 5, the minimum lot size is 750m² and the maximum lot size is 1,000m² in all cases.

Table 10.2 Frontage Requirements

	Minimum Frontage	Maximum Frontage
All lots, unless otherwise specified below.	15m	Not applicable
Corner lots	15m with primary frontage on the higher order road and secondary frontage on lower order road. Where roads are of the same order orient frontages to optimise solar access.	Not applicable
Lots adjoining or opposite public open space, or Lots on a public transport corridor, or Lots within 200m walking distance of a business zone or local shop.	12m	15m, unless for a lot designated for multiple dwellings.

11.0 Inner Residential Zone

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3 To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.

11.1.1.4 To encourage residential development at higher densities in locations that offer good access to services and employment including activity centres and public open spaces.

11.1.2 Local Area Objectives

Local Area Objectives	**Implementation Strategy**
KINGSTON	
(a) Land will be utilised for residential purposes to the maximum extent and in a manner that optimises high quality design and amenity outcomes	(a) Infill opportunities will be taken up with larger lots being developed at higher residential densities.

11.1.3 Desired Future Character Statements

Desired Future Character Statements	**Implementation Strategy**
KINGSTON	
(a) Increased inner urban residential living opportunities will be provided that enable residents to have improved access to local services and public facilities.	(a) Further subdivision and/or strata development will be encouraged within this zone in a manner that encourages high quality design outcomes in both the private and public realms.

11.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*
Natural and cultural values management	
Passive recreation	

Residential	Only if single dwelling. Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30 m^2.
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Residential	Except if No Permit Required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m^2.
Visitor accommodation	
Discretionary	
Use Class	**Qualification**
Business and professional services	Only if a medical centre or consulting rooms
Community meeting and entertainment	Only if church, art and craft centre or public hall
Educational and occasional care	Only if child care centre, day respite facility, employment training centre or kindergarten.
Emergency services	
Food services	Only if not displacing a residential use
General retail and hire	Only if a local shop
Residential	Except if No Permit Required or Permitted.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	
Use Class	**Qualification**
All other uses	

11.3 Use Standards

11.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	**P1** Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008 issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	**P2** Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting;	**P3** External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting;

(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	(b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.	**P4** Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

11.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties;

(c) has a floor area of no more than 160m^2.	(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

11.3.3 Local Shop

Objective:	
To ensure local shops are of a scale that is subservient to the prevailing residential character and does not displace existing residential use.	
Acceptable Solutions	Performance Criteria
A1 A local shop must comply with both of the following: (a) have a gross floor area no more than 100 m^2; (b) not displace an existing residential use.	**P1** No Performance Criteria.

11.4 Development Standards for Dwellings

11.4.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m^2.	**P1** Multiple dwellings must only have a site area per dwelling less than 200m^2 if:

	(a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

11.4.2 Setbacks and building envelope for all dwellings

Objective:	
That the siting and scale of dwellings: (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
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;	**P1** A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.

(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P2** A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and (b) only have a setback within 1.5m of a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.
A4 No trees of high conservation value will be impacted.	**P4** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

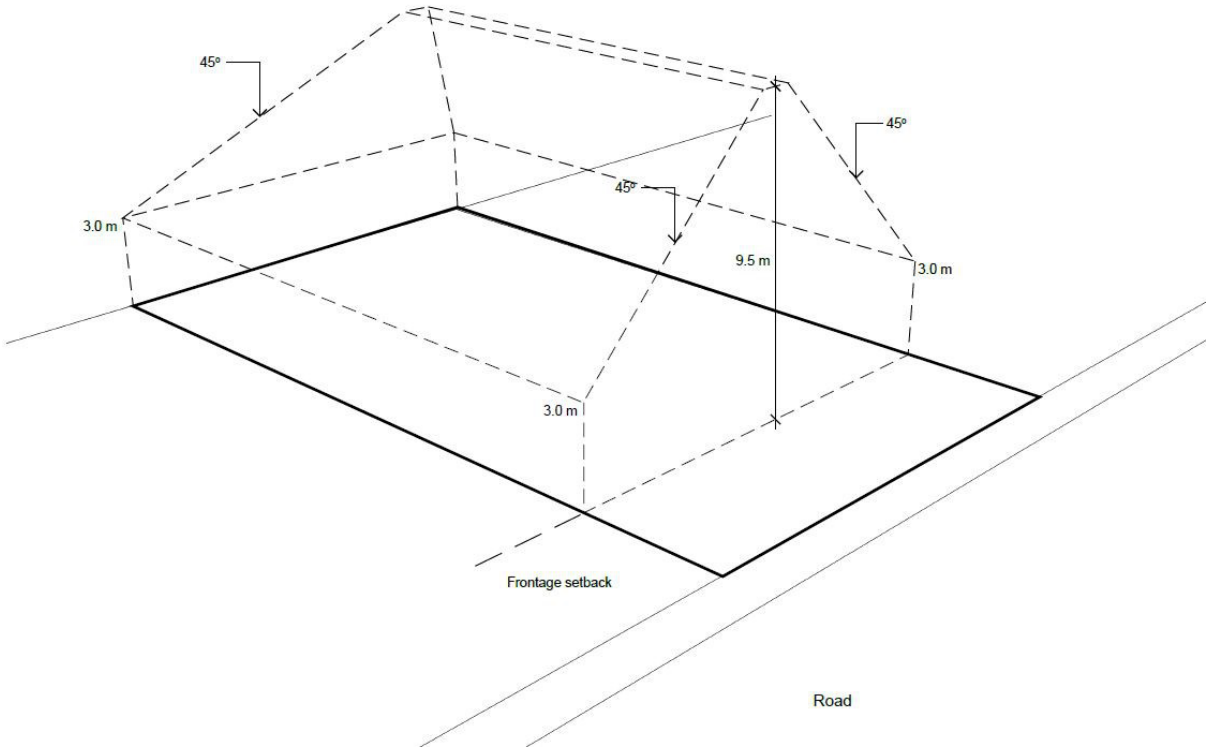


Figure 11.1 Building envelope as required by clause 11.4.2 A3(a)

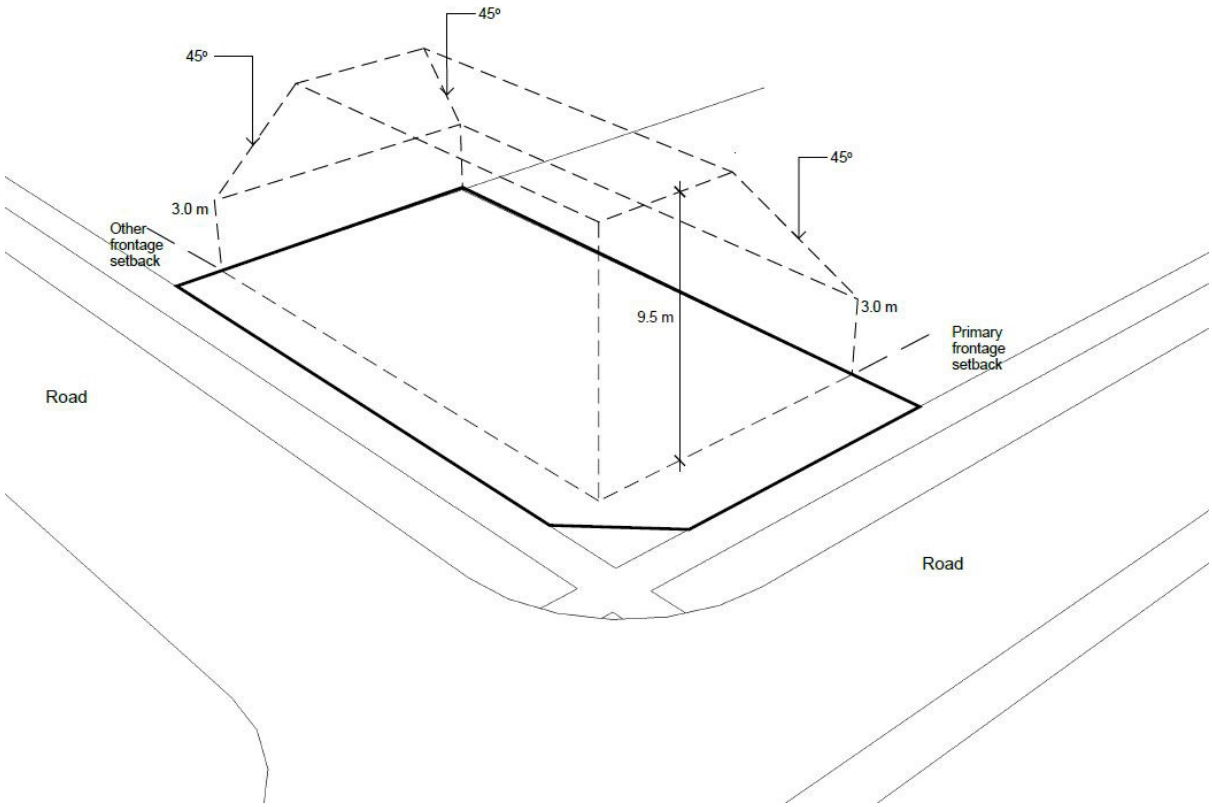


Figure 11.2 Building envelope for corner lots as required by clause 11.4.2 A3(a)

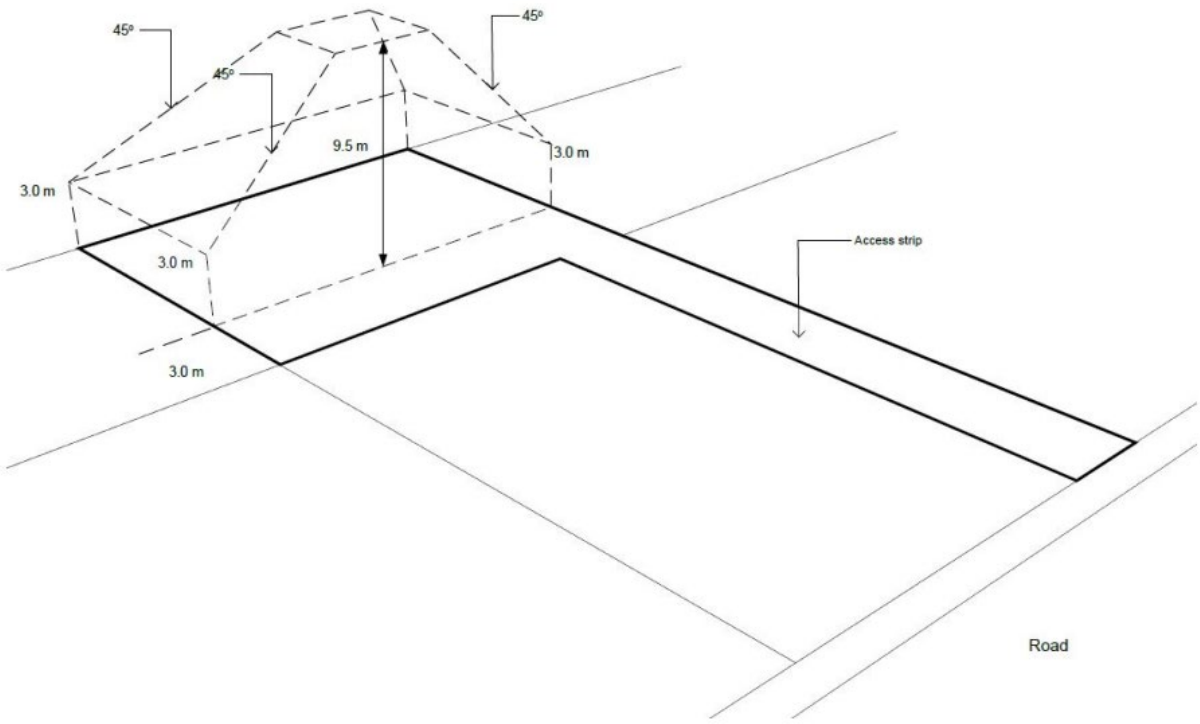


Figure 11.3 Building envelope for internal lots as required by clause 11.4.2 A3(a)

11.4.3 Site coverage and private open space for all dwellings

Objective:	
That dwellings are compatible with the amenity and character of the area and provide: (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
A1 Dwellings must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 40m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	**P1** Dwellings must have: (a) site coverage consistent with that existing on established properties in the area;

	(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (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 (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) $24m^2$; or (ii) $12m^2$, if the dwelling 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); (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling 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); (c) 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; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking	**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: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

11.4.4 Sunlight to private open space of multiple 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
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 11.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 11.4): (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: (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.	**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 11.4.3 of this planning scheme.

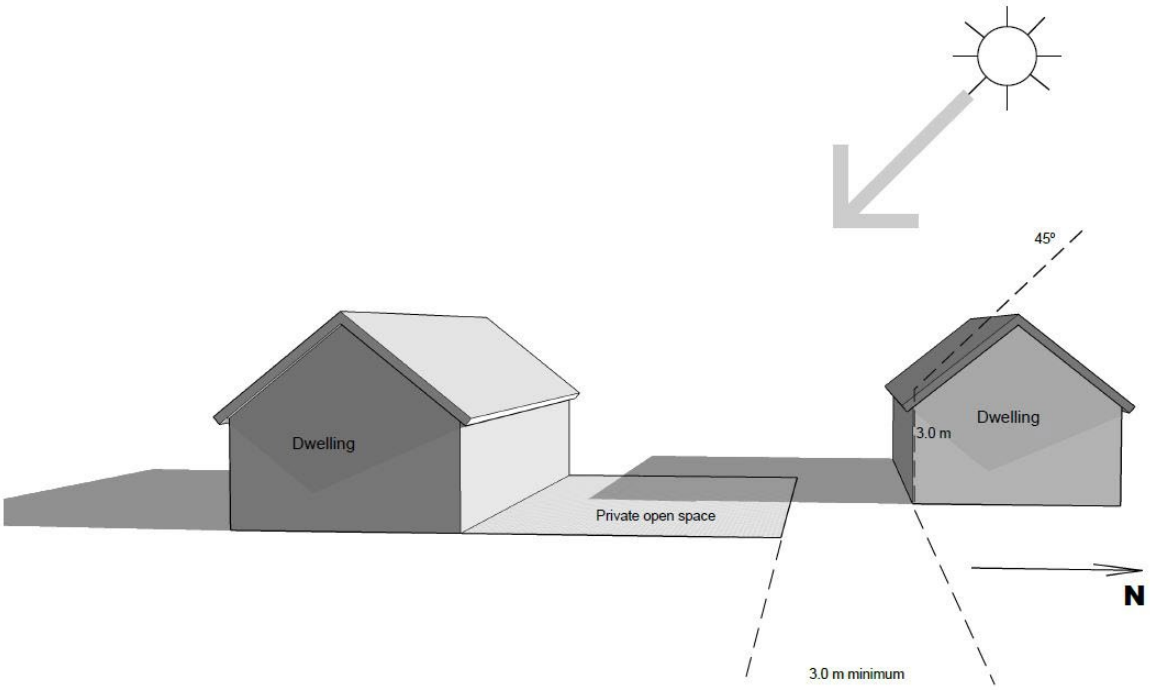


Figure 11.4 Separation from the private open space of another dwelling on the same site as required by clause 11.4.4 A1(a)

11.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage	
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

11.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	**P1** A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
A2 A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door:	**P2** A window or glazed door, to a habitable room of dwelling, 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:

(i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	(a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	

11.4.7 Frontage fences for all dwellings

Objective:	
The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution[2].	**P1** A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

[2]An exemption applies for fences in this zone – see Table 5.6 in Exemptions

11.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1	**P1**

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

11.4.9 Non-dwelling development

Objective:	
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling: (a) 11.4.2 A1 and A3; (b) 11.4.3 A1 (a) and (c); (c) 11.4.7 A1.	**P1** Non-dwelling development must comply with the related performance criteria as if it were a dwelling.
A2 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling: (a) 11.4.2 A2;	**P2** Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.

(b) 11.4.5 A1.	
A3 Outdoor storage areas must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P3** Outdoor storage areas must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

11.5 Development Standards for Subdivision

11.5.1 Lot Design

Objective:	
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas suitable for residential development at densities higher than that for the General Residential Zone and located to avoid hazards and other site restrictions; (c) result in a mix of lot sizes within the zone to enable a variety of dwelling and household types; (d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (e) ensure an average net density for new suburban areas no less than 25 dwellings per hectare with higher densities close to services, facilities and public transport corridors; (f) are provided in a manner that provides for the efficient and ordered provision of infrastructure.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must comply with the minimum and maximum lot sizes specified in Table 11.1, except if for public open space, a riparian or littoral reserve or utilities.	**P1** The size of each lot must satisfy all of the following:

	(a) variance above the maximum lot size in Table 11.1 by no more than 15% and only to the extent necessary due to site constraints, unless for terrace housing development; (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.
A2 No Acceptable Solution.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating residential use and development at a density of no lower than one dwelling unit per 250 m^2 of site area; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land and the intention for density of development higher than that for the General Residential Zone. (d) avoids, minimises, mitigates and offsets impacts on trees of high conservation value.
A3 No Acceptable Solution.	**P3** The frontage of each lot must satisfy all of the following: (a) provides opportunity for practical and safe vehicular and pedestrian access; (b) is no less than 6 m except if an internal lot.
A4 No lot is an internal lot.	**P4** An internal lot must satisfy the following: (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;

	(b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 No Acceptable Solution.	**P5** Arrangement and provision of lots must satisfy all of the following; (a) have regard to providing a higher net density of dwellings along; (i) public transport corridors; (ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire; (iii) within 200 m of business zones and local shops;

	(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone; (c) staging, if any, provides for the efficient and ordered provision of new infrastructure; (d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces; (e) is consistent with any applicable Local Area Objectives or Desired Future.

11.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	**P1** The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;

	(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised; (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.

11.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of pedestrian and cycling traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;

	(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

11.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply.	**P1** No Performance Criteria.
A2 Each lot must be connected to a reticulated sewerage system.	**P2** No Performance Criteria.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	**P3** If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.
A4 The subdivision includes no new road.	**P4** The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

Table 11.1 Lot Size Requirements

	Minimum Lot Size	Maximum Lot Size Not including balance lots
Lots approved as part of a consolidated application with residential development.	200m²	400m²
Lots incorporating building area with nil side boundary setbacks.	200m²	350m²
Lots designated on title for multiple dwelling use and development.	500m²	Nil
All other lots	250m²	400m²

12.0 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.

12.1.1.4 To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.

12.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KINGSTON	
(a) Areas within Kingston that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.	(a) Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity.
TAROONA	
(a) The relative low residential density of Taroona will be maintained and any significant change to higher densities is to be avoided. (b) Areas within Taroona that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.	(a) Infill development should only be encouraged on sites convenient to urban facilities and services. (b) Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity with only minimal expansion of the existing urban footprint permitted.
KINGSTON BEACH	
(a) Areas within Kingston Beach that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.	(a) Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity.

BLACKMANS BAY	
(a) Areas within Blackmans Bay that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.	(a) Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity.
MARGATE	
(a) Other than those areas that are in close proximity to the town's commercial centre, Margate should be maintained as a residential community with a relatively lower housing density. (b) Margate is zoned Low Density Residential in order to reflect existing settlement patterns and to retain existing coastal and/or visual landscape and natural environmental values. (c) Local residential roads, junctions and verges should be designed and provided for in a manner that facilitates the free flow of traffic and encourages bicycle and pedestrian access.	(a) Future residential development is to be directed towards suitable new areas, rather than encouraging the infill of existing suburban areas at higher densities, except where this infill is in close proximity to the town's commercial centre. (b) Existing larger lot sizes are to be retained in order that to reflect existing settlement patterns and in some cases to retain coastal/landscape amenity. (c) Both new and existing roads should be designed to meet this objective, as well as there being a particular need to extend Dayspring Drive so that it extends north and connects on to the Channel Highway.
BONNET HILL	
(a) Bonnet Hill is to be maintained as a small outlying residential area within a bushland setting.	(a) The application of development standards should where possible retain native vegetation and protect local residential amenity.
CONINGHAM AND LOWER SNUG	
(a) Coningham and Lower Snug should be maintained as rural or coastal settlements within natural settings.	(a) Future development should occur at a lower density in order to protect spatial separation and the area’s native vegetation.

SNUG

(a) Snug will be maintained as a small rural town with low density housing.	(a) The further residential expansion of Snug is to be contained to a few minor subdivisional developments.
KETTERING	
(a) Kettering's natural values should be protected - including water views, foreshore access and vegetated visual surrounds.	(a) Future development will strive to protect water quality, native vegetation, views and public access.
WOODBRIDGE	
(a) Woodbridge is to be maintained as a low-density residential village, with dwellings constructed to sensitively fit in to the rural landscape.	(a) Future development is constrained by the lack or limitations of reticulated services and larger lots will be required with relatively large setbacks and gardens.
MIDDLETON	
(a) Middleton is to be further developed to provide a broader range of services and facilities for the Lower Channel rural community.	(a) Proactive planning is required to identify the opportunities for improved and appropriate public infrastructure, community services and commercial development within Middleton.
ALONNAH	
(a) Alonnah is to be maintained as a relatively small residential village with future buildings designed to suit the low-key character of Bruny Island.	(a) Future development should be designed (in relation to scale, materials and architectural styles) to support the more holiday-based or rural Bruny Island lifestyle.
ADVENTURE BAY	
(a) Adventure Bay is to be maintained as a relatively small residential and holiday village with future buildings designed to suit the low-key character of Bruny Island.	(a) Future development should be designed (in relation to scale, materials and architectural styles) to support the more holiday-based or rural Bruny Island lifestyle.
DENNES POINT	

(a) Dennes Point is to be maintained as a small seaside settlement for residents, shack owners and visitors using short-term holiday accommodation in and around the village precinct.	(a) Future developments and buildings in Dennes Point are to be designed to reflect the existing lowkey character of the location.

12.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KINGSTON	
(a) The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.	(a) The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.
TAROONA	
(a) Taroona is to continue to be a seaside suburb mainly containing single detached dwellings with established landscaped gardens. (b) The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.	(a) Multi-unit housing is to be discouraged other than in the vicinity of the Taroona shopping centre. (b) The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. Native vegetation is to be protected along the coastline and alongside gullies and watercourses. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.

KINGSTON BEACH	
(a) The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.	(a) The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.
BLACKMANS BAY	
(a) The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.	(a) The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.
MARGATE	
(a) There should be a mix of housing choice within Margate, while still retaining the residential amenity afforded by off-street parking, ample gardens and street setbacks. (b) The existing neighbourhood character that is associated with the area's settlement pattern, landscape and environmental values should be protected.	(a) Multi-unit housing and aged care facilities should be limited to suitable areas closer to the town's main commercial area, with good access provided to local services. (b) The larger lots within this zone enable the existing local character of the area to be retained. Some coastal areas are serviced, but this zone will enable the protection of existing coastal, landscape and environmental values.
BONNET HILL	
(a) The existing bushland character of the Bonnett Hill area should be retained in order to protect significant environmental and landscape values.	(a) New development proposals are to consider and minimise potential impacts on existing native vegetation and views.
CONINGHAM AND LOWER SNUG	

(a) Coningham and Lower Snug have environmental, road access and servicing limitations that will constrain further residential development.	(a) Further significant subdivision of land will be discouraged in order to protect coastal values, road safety and local amenity.
SNUG	
(a) The rural and coastal character of Snug is to be maintained and should primarily contain single detached dwellings.	(a) Infill development and multi-unit housing is to be restricted within Snug and other future developments should respect the existing streetscapes and larger lot sizes.
KETTERING	
(a) Kettering is to remain a relatively small, low-density coastal village.	(a) Future development is constrained by the absence of reticulated water and sewer and future surburban type development is to be avoided.
WOODBRIDGE	
(a) New residential development within Woodbridge should suit its existing rural setting and complement surrounding development.	(a) While further infill development is desirable, this should be designed to meet local needs and be sensitive to Woodbridge's existing landscape and heritage values.
MIDDLETON	
(a) Middleton is to remain a low-density village with predominantly single homes around a village core that includes both commercial and community services.	(a) Future development is to be sensitive to the existing landscape and heritage values of the local area.
ALONNAH	
(a) Future development within Alonnah should maintain residential amenity and encourage more permanent high quality accommodation.	(a) Residential amenity is to be maintained through sensitive and contemporary building design, larger lots and vegetated screening.

ADVENTURE BAY	
(a) Future development within Adventure Bay should enhance residential amenity and encourage a higher quality of accommodation.	(a) Residential amenity is to be enhanced through sensitive and contemporary building design, larger lots and vegetated screening.
DENNES POINT	
(a) Future development within Dennes Point should maintain residential amenity and encourage high quality accommodation.	(a) Residential amenity is to be maintained through sensitive and contemporary building design, larger lots and vegetated screening.

12.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001.*
Natural and cultural values management	
Passive recreation	
Residential	Only if a single dwelling or home-based business.
Utilities	Only if for minor utilities
Permitted	
Use Class	**Qualification**
Residential	Except if no permit required. Only if located in Area C.
Visitor accommodation	
Discretionary	
Use Class	**Qualification**

Business and Professional Services	Only if for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services at 124 Channel Highway, Taroona (CT 152556/2).
Community meeting and entertainment	Only if church, art and craft centre or public hall.
Domestic animal breeding, boarding or training	
Educational and occasional care	If: (a) for a day respite facility, or (b) at 124 Channel Highway, Taroona (CT 152556/2) and not for a tertiary institution; or (c) not listed as No Permit Required.
Emergency services	
Food Services	If at 124 Channel Highway, Taroona (CT 152556/2) and not for a takeaway food premises with drive through facility.
General Retail and Hire	If at 124 Channel Highway, Taroona (CT 152556/2) and for a local shop.
Residential	Only if a retirement village and located in Areas A and/or B.
Sports and recreation	
Utilities	Except if no permit required
Prohibited	
Use Class	**Qualification**
All other uses	

12.3 Use Standards

12.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria

A1	**P1**
Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2	**P2**
Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time.	Noise emissions measured at the boundary of the site must not cause environmental harm.
A3	**P3**
External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4	**P4**
Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.	Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements;

	(c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

12.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

12.4 Development Standards for Buildings and Works

12.4.1 Non-dwelling development

Objective:	
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling: (a) 12.4.2 A1 and A3; (b) 12.4.3 A1 (a) and (b); (c) 12.4.7 A1.	**P1** Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

(d) 12.4.2 A4	
A2 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling: (a) 12.4.2 A2; (b) 12.4.5 A1.	**P2** Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.
A3 Outdoor storage areas must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P3** Outdoor storage areas must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

12.4.2 Setbacks and building envelope

Objective:	
To control the siting and scale of dwellings to: (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and (b) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space. (d) maintain the neighbourhood character and natural landscape.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:	**P1** A dwelling must: (a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and

(a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.	(b) have regard to streetscape qualities or assist the integration of new development into the streetscape.
A2 A garage or carport must have a setback from a frontage of at least: (a) 5.5 m, or alternatively 1m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.	**P2** The setback of a garage or carport from a frontage must: (a) provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and (b) allow for passive surveillance between the dwelling and the street.
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:	**P3** The siting and scale of a dwelling must: (a) not cause unreasonable loss of amenity by: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or

(a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
A4 No trees of high conservation value will be impacted.	**P4** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

Diagram 12.4.2A. Building envelope as required by 12.4.2 A3(a).

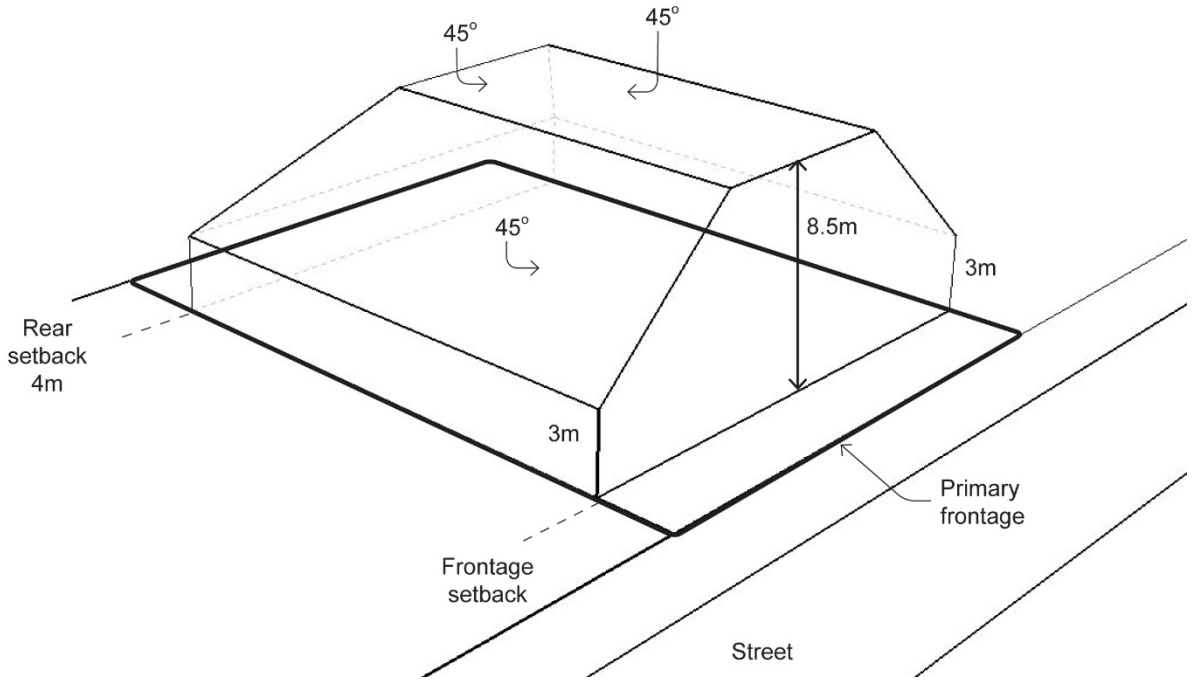
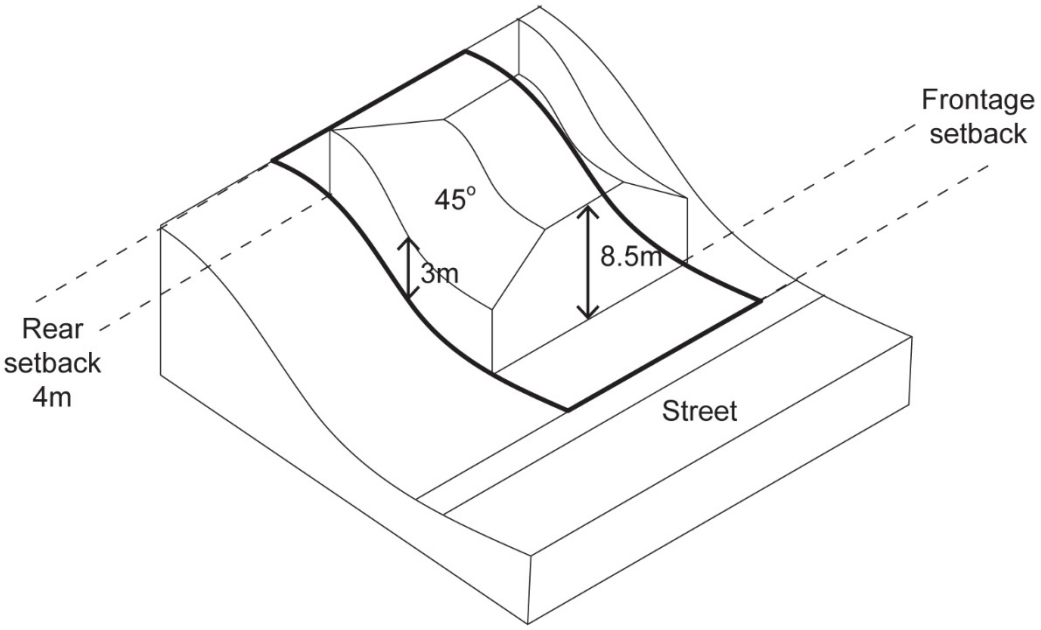


Diagram 12.4.2B. Building envelope for sloping sites as required by 12.4.2 A3(a).



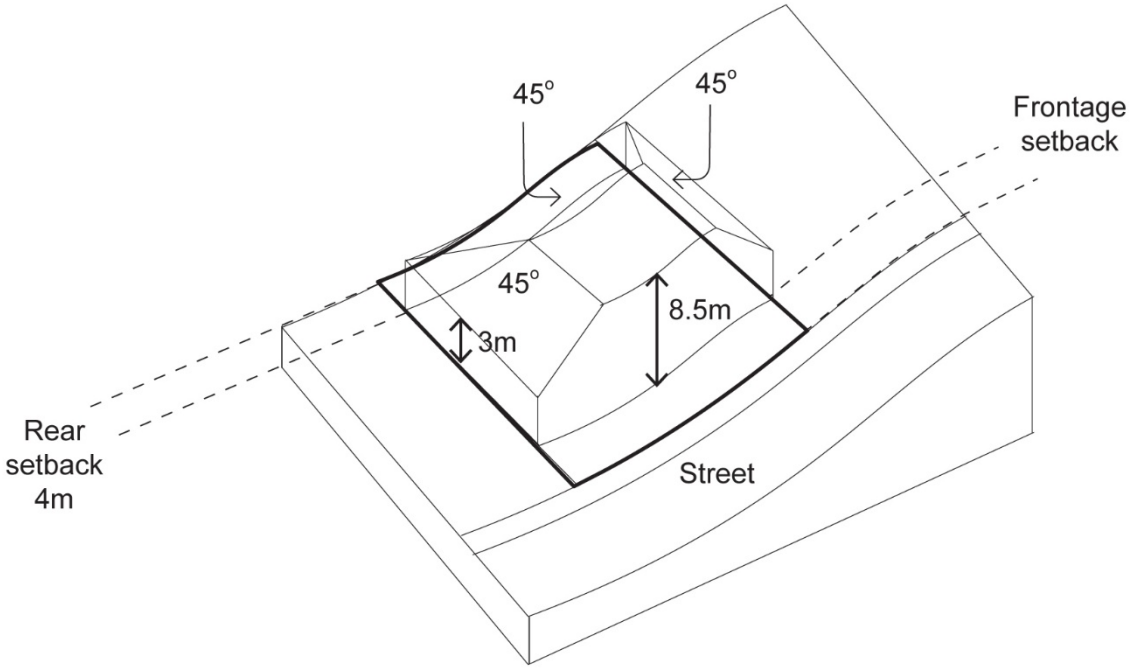


Diagram 12.4.2C. Building envelope for corner lots as required by 12.4.2 A3(a)

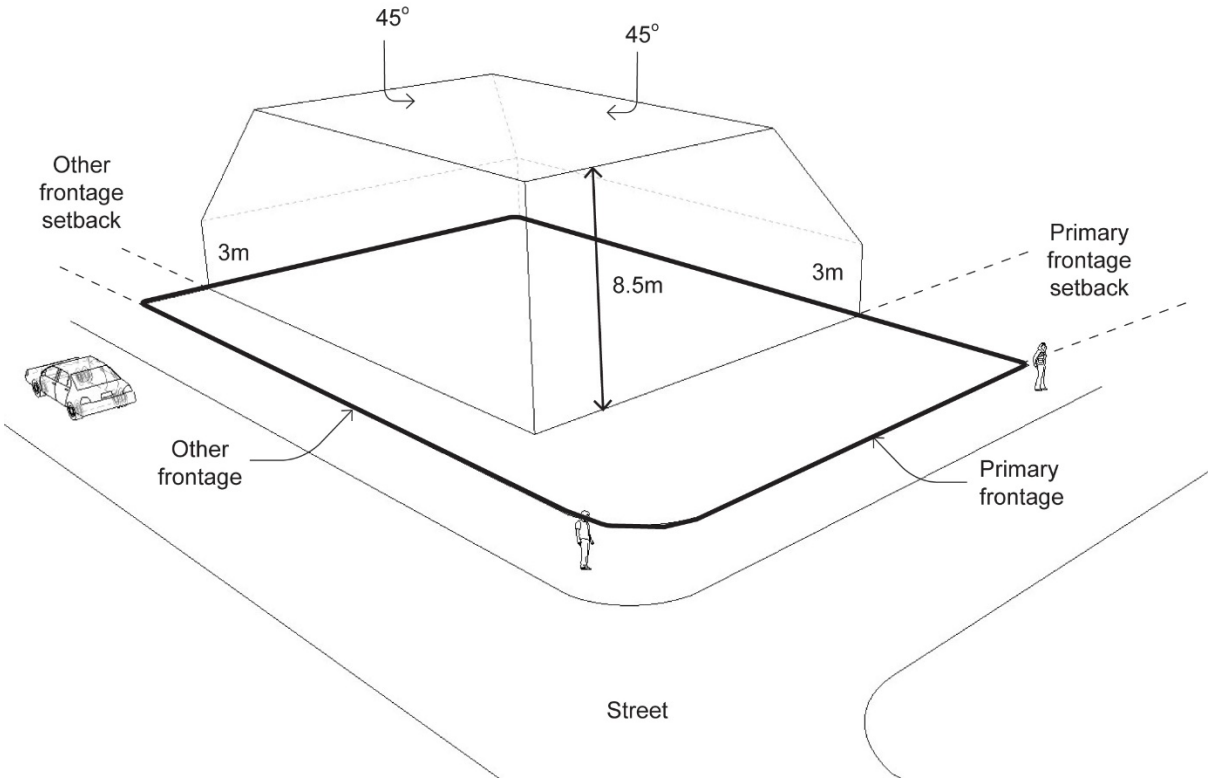
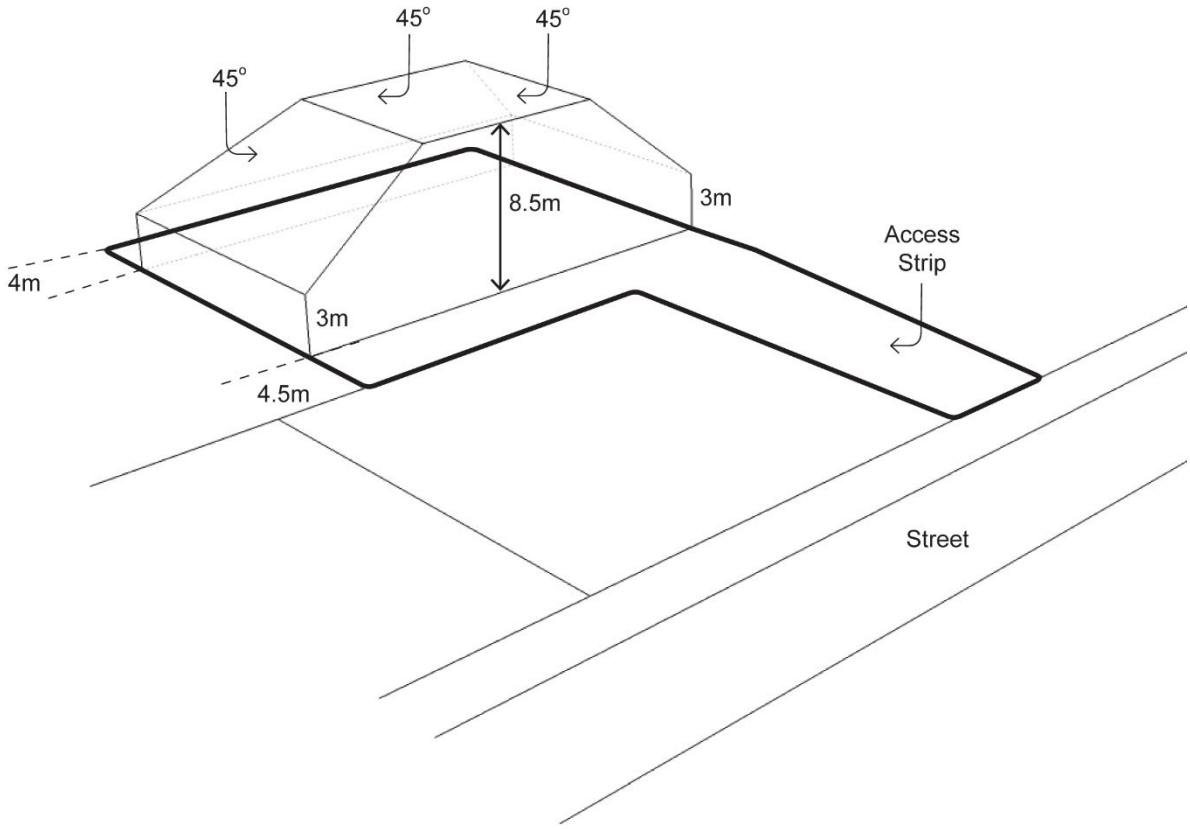


Diagram 12.4.2D. Building envelope for internal lots as required by 12.4.2 A3(a)



12.4.3 Site coverage and private open space

Objective:	
To provide: (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight; and (e) for development that is compatible with the existing built and natural environment of the area.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have: (a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and (b) a site area of which at least 25% of the site area is free from impervious surfaces; (c) for multiple dwellings, a total area of private open space of not less than 60 m^2 associated with each dwelling.	**P1** Dwellings must have: (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants; and (ii) operational needs, such as clothes drying and storage; and (b) have reasonable space for the planting of gardens and landscaping. (c) not be out of character with the pattern of development in the surrounding area; and (d) not result in an unreasonable loss of natural or landscape values.
A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m^2; or	**P2** A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:

(ii) 12 m^2, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4 m; or (ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	(i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

12.4.4 Sunlight and overshadowing

Objective:	
To provide: (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1	**P1**

A dwelling must have at least one habitable room (other than a bedroom) window that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).	A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).
A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	**P2** A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).
A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4C):	**P3** A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3.

(i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural 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 between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	

Diagram 12.4.4A. Orientation of a window of a habitable room as specified in 12.4.4 A1, A2 and P2.

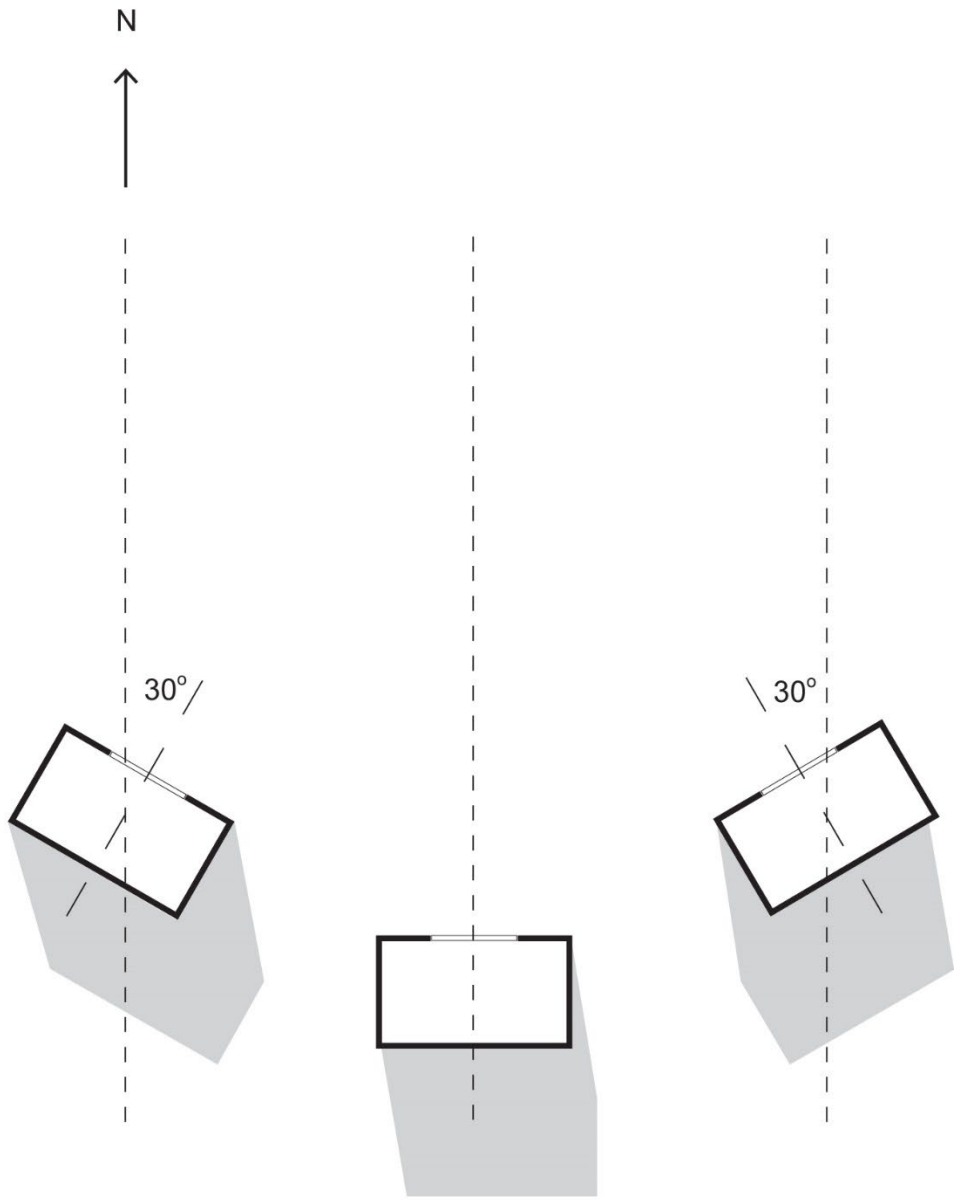
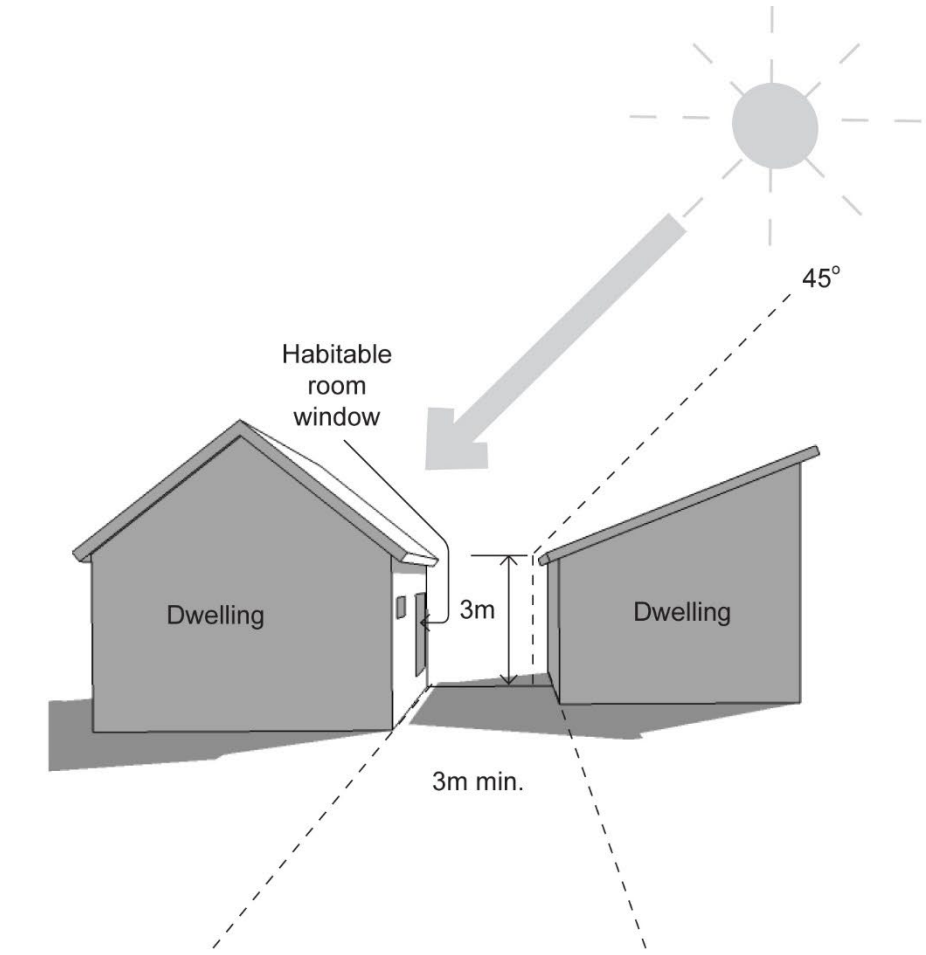


Diagram 12.4.4B. Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by 12.4.4 A2(a).



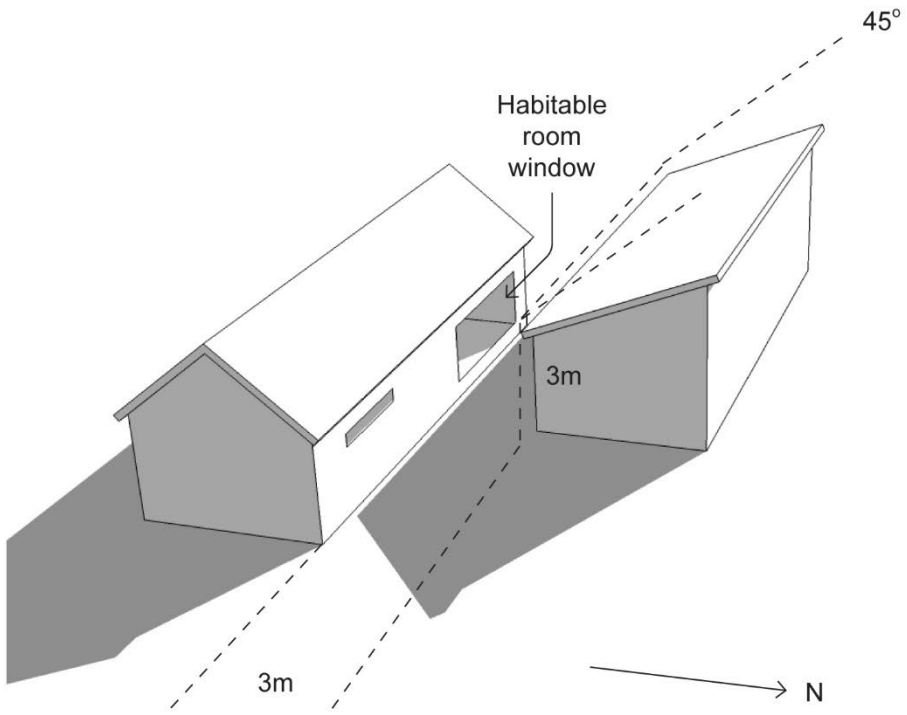
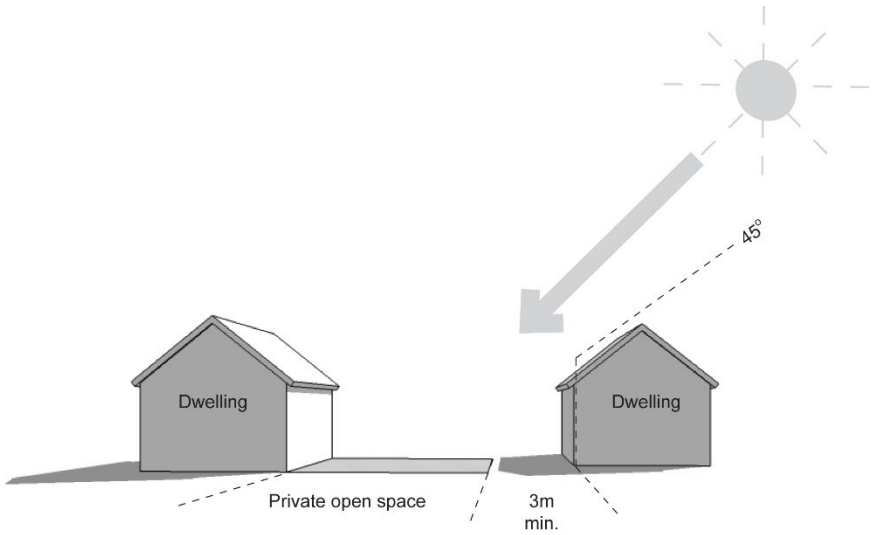
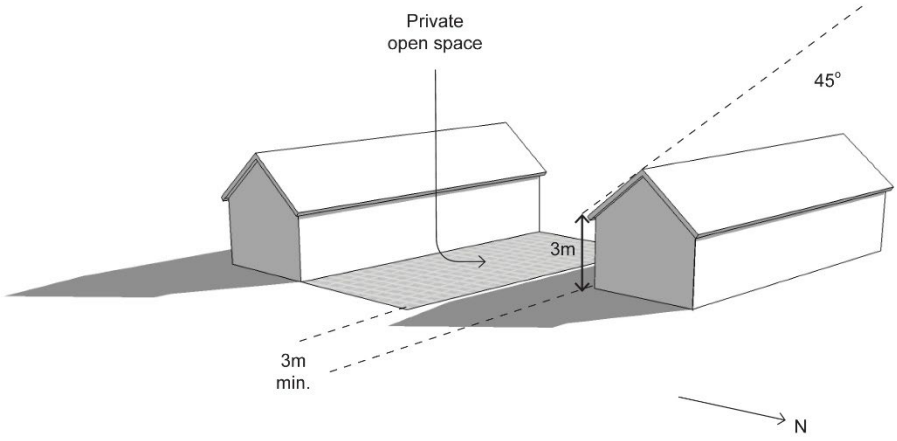


Diagram 12.4.4C. Separation from the private open space of another dwelling on the same site as required by 12.4.4 A3 (a).





12.4.5 Width of openings for garages and carports

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage not exceeding 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

12.4.6 Privacy

Objective:	
To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary; (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:	**P1** A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.

(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, or the other dwelling on the same site.	
A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; (ii) is to have a setback of at least 4 m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or	**P2** A window or glazed door, to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.	
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

12.4.7 Frontage fences

Objective:	
To control the height and transparency of frontage fences to: (a) allow the potential for mutual passive surveillance between the road and the dwelling; and (b) provide reasonably consistent height and transparency.	
Acceptable Solutions	Performance Criteria
A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or	**P1** A fence (including a free-standing wall) within 4.5 m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.

(b) 1.5 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	

12.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m^2 per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area between the dwelling and the frontage; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.	**P1** A multiple dwelling development must provide storage, for waste and recycling bins, that is: (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

12.4.9 12.4.9 Residential density for multiple dwellings

Objective:	
To provide for densities for multiple dwellings that are compatible with the existing built and natural environment of the area and do not exceed the capacity of infrastructure services.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Multiple dwellings must have a site area per dwelling of not less than 1000m^2.	Multiple dwellings may only have a site area per dwelling of less than 1000m^2 if the number of dwellings: (a) is not out of character with the pattern of development in the surrounding area; and (b) does not result in an unreasonable loss of natural or landscape values; and (c) does not exceed the capacity of the current or intended infrastructure services in the area.

12.5 Development Standards for Subdivision

12.5.1 Lot Design

Objective:	
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for desired residential density. (d) contain building areas which are located to avoid environmental values.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be in accordance with the following, except if for public open space, a riparian or littoral reserve or utilities: as specified in Table 12.1.	**P1** No Performance Criteria.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) is reasonably capable of accommodating residential use and development;

(a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 20 m x 20 m in size. (f) No environmental values will be adversely impacted.	(b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; (d) minimises the requirement for earth works, retaining walls, and cut & dill associated with future development; (e) avoids, minimises and mitigates environmental impact arising from future use and development; (f) offsets impacts on trees of high conservation value.
A3 The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot: 30m.	**P3** The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.
A4 No lot is an internal lot [R1].	**P4** An internal lot must satisfy all of the following: (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of living land; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;

	(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	**P5** Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.

Footnote

Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

12.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria

A1	**P1**
The subdivision includes no new road.	The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised; (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (j) multiple escape routes are provided if in a bushfire prone area.

12.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (e) topographical and other physical conditions of the site are appropriately accommodated in the design; (f) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;

	(g) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment). (h) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.
A2 No Acceptable Solution.	**P2** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.

12.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply where such a supply is available. [R1]	**P1** No Performance Criteria.

A2 Each lot must be connected to a reticulated sewerage system where available. [R1]	**P2** Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. [R2]	**P3** Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.
A4 The subdivision includes no new road.	**P4** The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

12.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

12.5.4.R2 Refer to the Stormwater Management Code for details.

Table 12.1 Minimum Lot Size

Low Density Residential Zone Area	Minimum Lot Size	Area defined by map overlay?
Low Density Residential Area A (all other areas)	2,500m²	No
Low Density Residential Area B	5,000m² Except for 38-42 Lynden Road, (CT 102688/1) where the minimum lot size is 2,000m²	Yes
Low Density Residential Area C	1,000m²	Yes

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for agricultural uses that do not adversely impact on residential amenity.

13.1.1.4 To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages.

13.1.1.5 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

13.1.1.6 To provide for use and development that respects the natural landscape.

13.1.2 Local Area Objectives

Local Area Objectives	**Implementation Strategy**
There are no Local Area Objectives for this Zone.	

13.1.3 Desired Future Character Statements

Desired Future Character Statements	**Implementation Strategy**
There are no Desired Future Character Statements for this Zone.	

13.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001*
Natural and Cultural Values Management	
Passive Recreation	
Residential	Only if single dwelling or home-based business.
Utilities	Only if minor utilities

Permitted	
Use Class	**Qualification**
Resource Development	Only if for agricultural use
Visitor accommodation	
Discretionary	
Use Class	**Qualification**
Bulky goods	Only if garden and landscape supplies
Business and professional services	Only a veterinary surgery.
Community meeting and entertainment	Only if church, art and craft centre or public hall
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if No Permit Required. Only if day respite facility.
Emergency services	
General retail and hire	Only if roadside stall.
Resource Development	Except if permitted.
Resource Processing	Only if winery or similar
Sports and recreation	
Utilities	Except if No Permit Required.
Prohibited	
Use Class	**Qualification**
All other uses	

13.3 Use Standards

13.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	**P1** Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time.	**P2** Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	**P3** External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to	**P4** Commercial vehicle movements, (including loading and unloading and garbage removal)

or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.	must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

13.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the semi-rural character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area;

	(d) not adversely impacts the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

13.4 Development Standards for Buildings and Works

13.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height must not be more than: 8.5 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site; (d) be no more than 10 m.

13.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1	**P1**
Building setback from frontage must be must be no less than:	Building setback from frontages must maintain the desirable characteristics of the surrounding

20 m.	landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the size and shape of the site; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
A2 Building setback from side and rear boundaries must be no less than: 10 m.	**P2** Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation; (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.

13.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on the landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building. (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.	**P1** The location of buildings and works must satisfy all of the following: (a) be located on a skyline or ridgeline only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. (b) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape. (c) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation or any such areas are not suitable for development due to access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.

A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.
A3 The combined gross floor area of buildings must be no more than: 375 m^2.	**P3** The combined gross floor area of buildings must satisfy all of the following: (a) there is no unreasonable adverse impact on the landscape; (b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity; (c) be consistent with any Desired Future Character Statements provided for the area;
A4 Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	**P4** Fill and excavation must satisfy all of the following: (a) does not detract from the landscape character of the area; (b) does not unreasonably impact upon the privacy for adjoining properties; (c) does not affect land stability on the lot or adjoining land.

13.4.4 Outbuildings

Objective:	
To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.	
Acceptable Solutions	Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:	**P1** Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:

(a) have a combined gross floor area no more than 100 m^2; (b) have a wall height no more than 6.5 m and a building height not more than 7.5 m; (c) have setback from frontage no less than that of the existing or proposed dwelling on the site.	(a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

13.4.5 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

13.5 Development Standards for Subdivision

13.5.1 Lot Design

Objective:
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.

Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority: as specified in Table 13.1.	**P1** No Performance Criteria.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities; (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 30 m x 30 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) is reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;
A3 The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot: 40 m.	**P3** The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.
A4 No lot is an internal lot. [R1]	**P4** An internal lot must satisfy all of the following:

	(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of rural living land; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	**P5** Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.

Footnotes

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use

of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

13.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	**P1** The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) internal lots are not created;

	(g) connectivity with the neighbourhood road network is maximised; (h) the travel distance between key destinations such as shops and services is minimised; (i) walking, cycling and the efficient movement of public transport is facilitated; (j) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (k) multiple escape routes are provided if in a bushfire prone area.

13.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;

	(d) topographical and other physical conditions of the site are appropriately accommodated in the design; (e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.
A2 No Acceptable Solution.	**P2** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.

13.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply where such a supply is available. [R1]	**P1** No Performance Criteria.
A2 No Acceptable Solution.	**P2** Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. [R2]	**P3** Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.

13.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

13.5.4.R2The Stormwater Management Code governs specific details.

Table 13.1 Minimum Lot Size

Rural Living Zone Area	Minimum Lot Size	Area defined by map overlay?
Rural Living Zone - Area A	2.5 ha	Yes
Rural Living Zone - Area B	5 ha	No

14.0 Environmental Living Zone

14.1 Zone Purpose

14.1.1 Zone Purpose Statements

14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.

14.1.1.2 To ensure development is reflective and responsive to the natural or landscape values of the land.

14.1.1.3 To provide for the management and protection of natural and landscape values, including skylines and ridgelines.

14.1.1.4 To protect the privacy and seclusion that residents of this zone enjoy.

14.1.1.5 To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.

14.1.1.6 To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.

14.1.1.7 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

14.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

14.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this Zone.	

14.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001*
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities and located underground
Permitted	
Use Class	**Qualification**
Residential	Only if single dwelling or home-based business
Visitor accommodation	
Discretionary	
Use Class	**Qualification**
Community meeting and entertainment	Only if church, art and craft centre or public hall
Emergency services	Only if a fire station
Food services	Only if a restaurant or cafe associated with a tourist use or a Visitor accommodation use class at 1005 Adventure Bay Road, Adventure Bay (CT 143862/10) or associated with a tourist use at 1565 Channel Highway, Margate (CT 134382/1)
Hotel industry	Only if a liquor tasting facility at 360 Lennon Road, North Bruny (folio of the Register volume 25139 folio 1) and on that part of the land north of the line extending through a point A (526254.73E, 5222455.56N) and point B (526303.66E, 5222440.90N). For the purposes of this use qualification, a liquor tasting facility means for the consumption of liquor for tasting or sampling on the premises and sale of that bottled liquor for consumption off the premises.

Resource Development	Only if agricultural use or crop production on predominantly cleared land
Sports and recreation	
Tourist operation	Only if booking office or visitor centre at 1005 Adventure Bay Road, Adventure Bay (CT 143862/10) or at 1565 Channel Highway, Margate (CT 134382/1).
Utilities	Except if No Permit Required.
Prohibited	
Use Class	**Qualification**
All other uses	

14.3 Use Standards

14.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	**P1** Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;	**P2** Noise emissions measured at the boundary of the site must not cause environmental harm.

(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time.	

14.3.2 Vistor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the bushland character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

14.4 Development Standards for Buildings and Works

14.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height must not be more than: 7.5 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site; (d) be no more than 8.5 m.

14.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be must be no less than: 30 m.	**P1** Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site;

	(b) the prevailing setbacks of existing buildings on nearby lots; (c) the size and shape of the site; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
A2 Building setback from side and rear boundaries must be no less than: 30 m.	**P2** Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation; (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.

14.4.3 Design

Objective:

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.	**P1** The location of buildings and works must satisfy all of the following: (a) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures; (iii) the location of clearing has the least environmental impact; (b) be located on a skyline or ridgeline only if: (i) there are no other sites suitable for development due to access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.

A3 The combined gross floor area of buildings must be no more than: 300 m^2.	**P3** The combined gross floor area of buildings must satisfy all of the following: (a) there is no unreasonable impact on natural values; (b) there is no unreasonable impact on the landscape; (c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity; (d) be consistent with any Desired Future Character Statements provided for the area;
A4 Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	**P4** Fill and excavation must satisfy all of the following: (a) there is no unreasonable impact on natural values; (b) does not detract from the landscape character of the area; (c) does not unreasonably impact upon the privacy of adjoining properties; (d) does not affect land stability on the lot or adjoining land.

14.4.4 Outbuildings

Objective:	
To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.	
Acceptable Solutions	Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following: (a) have a combined floor area no more than 80 m^2;	**P1** Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:

(b) have a wall height no more than 5.5 m and a building height not more than 6.5 m; (c) have setback from frontage no less than that of the existing or proposed dwelling on the site.	(a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

14.4.5 Environmental Values

Objective:	
To ensure development maintains and enhances environmental values.	
Acceptable Solutions	Performance Criteria
A1 Development must be located within a building area on a plan of subdivision.	**P1** The application is accompanied by an environmental management plan for the whole site, setting out measures to be put in place to protect flora and fauna habitats, riparian areas, any environmental values identified as part of a site analysis, and identify measures to be used to mitigate and offset adverse environmental impacts.

14.5 Development Standards for Subdivision

14.5.1 Lot Design

Objective:	
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a proposed lot in a plan of subdivision, must be for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.	**P1** Each lot, or a proposed lot in a plan of subdivision, excluding for public open space, riparian or littoral reserve or utilities, must satisfy the following:

	(a) the number of lots is no more than 1 lot per 10ha, or 1 lot per 20ha on Bruny Island; except for: (i) 3 Sawdust Road, Adventure Bay (CT 54720/9); (ii) Lot 200 Bonnie Vale Drive, Howden (CT 162233/200); and (iii) 50 Rada Road, Kettering (CT 102793/2 & 105924/1); (iv) 367 Brightwater Road, Howden (CT62191/1); (v) 105 Ferry Road, Kettering (CT 239256/1); (vi) Lot 3 Channel Highway, Kingston (folio of the Register 249340/3); where the minimum lot size is determined as the entire portion of the land in this zone; (b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values; (c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures; (d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities; (a) clear of the frontage, side and rear boundary setbacks;	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) is reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme;

(b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 30 m x 30 m in size.	(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development; (e) is located to minimise environmental impacts. (f) does not impact on native vegetation subject to any codes in this planning scheme.
A3 The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot: 40 m.	**P3** The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.
A4 No lot is an internal lot. [R1]	**P4** An internal lot must satisfy all of the following: (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of environmental living land; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;

	(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	**P5** Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.

Footnotes

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

14.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria

A1	**P1**
The subdivision includes no new road.	The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) internal lots are not created; (g) connectivity with the neighbourhood road network is maximised; (h) multiple escape routes are provided if in a bushfire prone area; (i) be designed, located and constructed to minimise adverse impacts on environmental values.

14.5.3 Ways and Public Open Space

Objective:
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic;

(c) the adequate accommodation of equestrian traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) topographical and other physical conditions of the site are appropriately accommodated in the design; (e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.
A2 No Acceptable Solution.	**P2** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.

14.5.4 Services

Objective:
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

Acceptable Solutions	Performance Criteria
A1 It is not necessary to connect a lot to a reticulated potable water supply. [R1]	**P1** No Performance Criteria.
A2 No Acceptable Solution. [R1]	**P2** Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. [R2]	**P3** Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.

14.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

14.5.4.R2 The Stormwater Management Code governs specific details.

Table 14.1 Minimum Lot Size

Environmental Living Zone	Minimum Lot Size	Area defined by map overlay?
This Table is not used in this planning scheme		

15.0 Urban Mixed Use Zone

15.1 Zone Purpose

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To encourage use and development at street level that generates activity and pedestrian movement through the area.

15.1.1.3 To provide for design that maximises the amenity at street level including considerations of microclimate, lighting, safety, and pedestrian connectivity.

15.1.1.4 To ensure that commercial use are consistent with the activity centre hierarchy.

15.1.1.5 To ensure development is accessible by public transport, walking and cycling.

15.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KINGSTON	
(a) A mix of urban uses is proposed for the former Kingston High School site that is able to provide for a range of commercial, residential, recreational, and community services.	(a) The redevelopment of this site is to be facilitated by a planning framework that clearly outlines the location and types of future land uses that are able to address community needs and complement other commercial uses within central Kingston.

15.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KINGSTON	
(a) The future development of the former Kingston High School site should generate increased community activity and business interest within central Kingston.	(a) The development model for this site should be exciting, vibrant and futuristic. It should fit within an overall planning framework that provides for an integrated and coordinated mix of uses.

15.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*
Passive recreation	
Residential	Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30 m^2.
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	

Community meeting and entertainment	
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop
Natural and cultural values management	
Residential	Only if above ground floor level
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
Educational and occasional care	Except if no permit required.
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
General retail and hire	Only if not displacing an existing residential use or be in a building last used for residential purposes. Except if permitted. Except if an adult sex product shop.
Hospital services	
Hotel industry	Except if adult entertainment venue.
Research and development	
Residential	Except if no permit required or if permitted
Service industry	
Sports and recreation	
Storage	
Tourist operation	

Transport depot and distribution	Only if public transport access facilities.
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area.
Prohibited	
Use Class	**Qualification**
All other uses	

15.3 Use Standards

15.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	**P1** Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;	**P2** Noise emissions measured at the boundary of the site must not cause environmental harm.

(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A3 External lighting must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	**P3** External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 5.00 pm Saturdays; (c) 9.00 am to 12 noon Sundays and Public Holidays.	**P4** Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);

	(e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

15.4 Development Standards for Buildings and Works

15.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the General Residential Zone or Inner Residential Zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (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; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

15.4.2 Setback

Objective:
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 3 m, if fronting Channel Highway. nil m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from the General Residential or Inner Residential Zone must be no less than: (a) 3 m; or (b) half the height of the wall, whichever is the greater.	**P2** Building setback from the General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots,

	taking into account aspect and slope.

15.4.3 Design

Objective:	
To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design for non-residential use must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;

	(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing the General Residential Zone or Inner Residential Zone must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** No Performance Criteria.

15.4.4 Passive Surveillance

Objective:	
To ensure that building design for non-residential uses provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design for non-residential uses must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;	**P1** Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways;

(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

15.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1 m.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with the General Residential Zone or Inner Residential Zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with the General Residential Zone or Inner Residential Zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in the General Residential Zone or Inner Residential Zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.

15.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

15.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in the General Residential Zone or Inner Residential Zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in the General Residential Zone or Inner Residential Zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use;

	(g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

15.4.8 Residential Amenity

Objective:	
To ensure 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 complying with any of the following: (a) have a side boundary setback no less than 3 m; (b) be offset no less than 1.5 m from the windows of habitable rooms on adjacent lots where on the same horizontal lane; (c) have a window seal height no less than 1.5 m.	**P2** 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 through their separation and off-set or by use of solid or translucent screening.
A3 Outdoor living space must be provided for a dwelling that complies with all of the following: (a) be no less than 10 m^2;	**P3** Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.

(b) have a width no less than 2 m.	
A4 Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed to achieve internal noise levels no more than 45 dBa in accordance with relevant Australian Standards for acoustics control, (including AS3671 - Road Traffic, and AS2107 - Habitable Rooms).	**P4** Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed, through site layout and building design, to provide internal noise levels that accord a reasonable level of residential amenity for the occupants.

15.4.9 Environmental Values

Objective:	
To ensure that the location and design of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No environmental values will be adversely impacted.	**P1** The design, location and construction of all buildings and works must satisfy all of the following: (a) avoids, minimises and mitigates adverse environmental impacts; (b) offsets impacts on trees of high conservation value.

15.5 Development Standards for Subdivision

15.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 300 m^2.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area

except if for public open space, a riparian reserve or utilities.	Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 15 m.	P**3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;

	(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No environmental values will be adversely impacted.	**P7** The design, location and construction of all buildings and works must satisfy all of the following: (a) avoids, minimises and mitigates environmental impact arising from future use and development; (b) offsets impacts on trees of high conservation value.

16.0 Village Zone

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

16.1.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.

16.1.1.2 To provide for residential and associated development in small communities.

16.1.1.3 To ensure development is accessible by walking and cycling.

16.1.1.4 To allow for a small shopping precinct that may include supermarket, tourism related business and a range of shops and rural services.

16.1.1.5 To allow for office based employment provided that it supports the viability of the centre and the surrounding area and maintains an active street frontage.

16.1.1.6 To provide for the efficient utilisation of existing reticulated services in serviced villages.

16.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
SNUG	
(a) Snug should contain local shopping and community based services for the convenience of nearby residents and visitors.	(a) Limited retail and service facilities are to be provided with larger facilities available in Margate and Kingston. The continued provision of essential community services (school, medical etc) should be encouraged.
KETTERING	
(a) Kettering is to provide a range of commercial leisure services and facilities consistent with its functions as a tourism gateway to Bruny Island, a recreational and fishing boating port, and a local service centre.	(a) Future tourism and recreational development shall be encouraged, but sensitively designed in order to protect water quality, public access, and safe and convenient traffic management.
WOODBRIDGE	
(a) Woodbridge is to be maintained as a relatively small rural village that provides a variety of local resident and visitor services.	(a) Future development shall respect Woodbridge's streetscape, while still providing for additional and enhanced tourism attractions and local community services.
ALONNAH	
(a) Alonnah is to be maintained as an administrative centre that provides a range of community services for the benefit of the whole of Bruny Island.	(a) Improvements to local public infrastructure and services provided by private development should be encouraged in order to ensure viability of both existing and future facilities.
ADVENTURE BAY	

(a) Adventure Bay is to provide a range of community facilities, convenience services and local attractions to serve the needs of both residents and visitors.	(a) Use or development that improves service delivery and provides additional attractions and services is to be encouraged where it can be achieved with minimal impact on natural values, neighbourhood character and amenity.

16.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
SNUG	
(a) Snug's village centre or local business precinct should be further developed to enhance public amenity and convenience, and its general appearance.	(a) Streetscape improvements are to be encouraged, together with improved local parking and pedestrian infrastructure.
KETTERING	
(a) Kettering's disparate commercial and recreational facilities should be linked and integrated in a manner that facilitates their ongoing viability.	(a) Provide for and enhance local pedestrian access to waterways, recreational facilities and local services.
WOODBRIDGE	
(a) Woodbridge's existing heritage and coastal rural landscape values are to be protected.	(a) Future development is to enhance the streetscape of the central area of the village and should, where it is appropriate, improve pedestrian access, parking, access and public amenity.
ALONNAH	
(a) Further development within Alonnah is to occur in a coordinated and integrated manner in order that essential services are most efficiently provided for both residents and visitors.	(a) Opportunities for small businesses and community infrastructure are to be encouraged where they support local resident needs and visitor experiences.
ADVENTURE BAY	

(a) Further development within Adventure Bay is to occur in a low-key and sensitive manner that reflects the more relaxed Bruny Island lifestyle.	(a) Opportunities for small businesses and community infrastructure are to be encouraged where they support local resident needs and visitor experiences.

16.2 Use Table

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001*
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities.
Permitted	
Use Class	**Qualification**
Residential	Only if single dwelling or home-based business
Business and professional services	
Educational and occasional care	Only if a kindergarten, primary school, child care centre or day respite facility
Emergency services	
Food services	
General retail and hire	
Visitor accommodation	Only if bed and breakfast establishment, holiday cabin or holiday unit.
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
Community meeting and entertainment	
Crematoria and cemeteries	Only if for cemeteries
Domestic animal breeding, boarding or training	

Educational and occasional care	Except if permitted.
Equipment and machinery sales and hire	
Hospital services	
Hotel industry	
Recycling and waste disposal	Only if a waste transfer station.
Research and development	
Residential	Except if permitted
Resource processing	Except if abattoir or sawmilling.
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	Only if a public car park
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	**Qualification**
All other uses	

16.3 Use Standards

16.3.1 Non-Residential Use

Objective:
To ensure that non-residential use does not unreasonably impact residential amenity.

Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	**P1** Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	**P2** Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting;	**P3** External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: (a) level of illumination and duration of lighting;

(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	(b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 40 vehicle movements per day and be within the hours of: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm on Sundays and Public Holidays.	**P4** Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.
A5 The gross floor area of a non-residential use must be no more than: 200 m^2.	**P5** The size and location of a non-residential use must satisfy all of the following: (a) does not dominate residential areas of the settlement; (b) be consistent with surrounding use and development; (c) be consistent with any Local Area Objectives or Desired Future Character Statements.

16.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

16.4 Development Standards for Buildings and Works

16.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 8.5 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:

	(i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact when viewed from adjoining lots, due to bulk and height; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate; (e) be no more than 9.5 m.

16.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be: no more than 5 m. no less than 2 m.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape,

A2 Building setback from side and rear boundaries must be no less than: (a) 2 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from side and rear boundaries must satisfy all of the following: (a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact, when viewed from adjoining lots, through building bulk and massing; taking into account aspect and slope.

16.4.3 Design

Objective:	
To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building design for non-residential use must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;

(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.

16.4.4 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1 m.	**P1** Landscaping must be provided for sites for non-residential use to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity;

	(c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a lot used for residential use landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a lot used for residential use landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of the adjoining land, having regard to the characteristics of the site and the characteristics of the adjoining land.

16.4.5 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

16.4.6 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of the area, having regard to all of the following: (a) the height of the fence;

(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along side and rear boundaries must be no more than 2.1 m.	(b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

16.4.7 Environmental Values

Objective:	
To ensure that the location and design of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

16.5 Development Standards for Subdivision

16.5.1 Lot Design

Objective:
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (d) are not internal lots, except if the only reasonable way to provide for efficient use of land;

(e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities: (a) no less than 600 m^2 and no more than 1,000 m^2 (except balance lot);	**P1** No Performance Criteria.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities: (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north; (f) is a minimum of 10 m x 15 m in size. (g) no trees of high conservation value will be impacted.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development; (e) provides for sufficient useable area on the lot for both of the following; (i) on-site parking and manoeuvring; (ii) adequate private open space. (f) avoids, minimises, mitigates and offsets impacts on trees of high conservation value.
A3 The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	**P3** The frontage of each lot must satisfy all of the following: (a) provides opportunity for practical and safe vehicular and pedestrian access;

	(b) provides opportunity for passive surveillance between residential development on the lot and the public road, (c) is no less than 6m.
A4 No lot is an internal lot.	**P4** An internal lot must satisfy all of the following: (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5	**P5**

Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.

16.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	**P1** The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian lanes, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised;

	(g) the travel distance between key destinations such as shops and services is minimised; (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.

16.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of pedestrian and cycling traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided;

	(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

16.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1	**P1** No Performance Criteria.

Each lot must be connected to a reticulated potable water supply, where available.	
A2 Each lot must be connected to a reticulated sewerage system, where available.	**P2** Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	**P3** If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.

17.0 Community Purpose Zone

17.1 Zone Purpose

17.1.1 Zone Purpose Statements

17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2 To ensure land required for future public use is protected from inappropriate use or development.

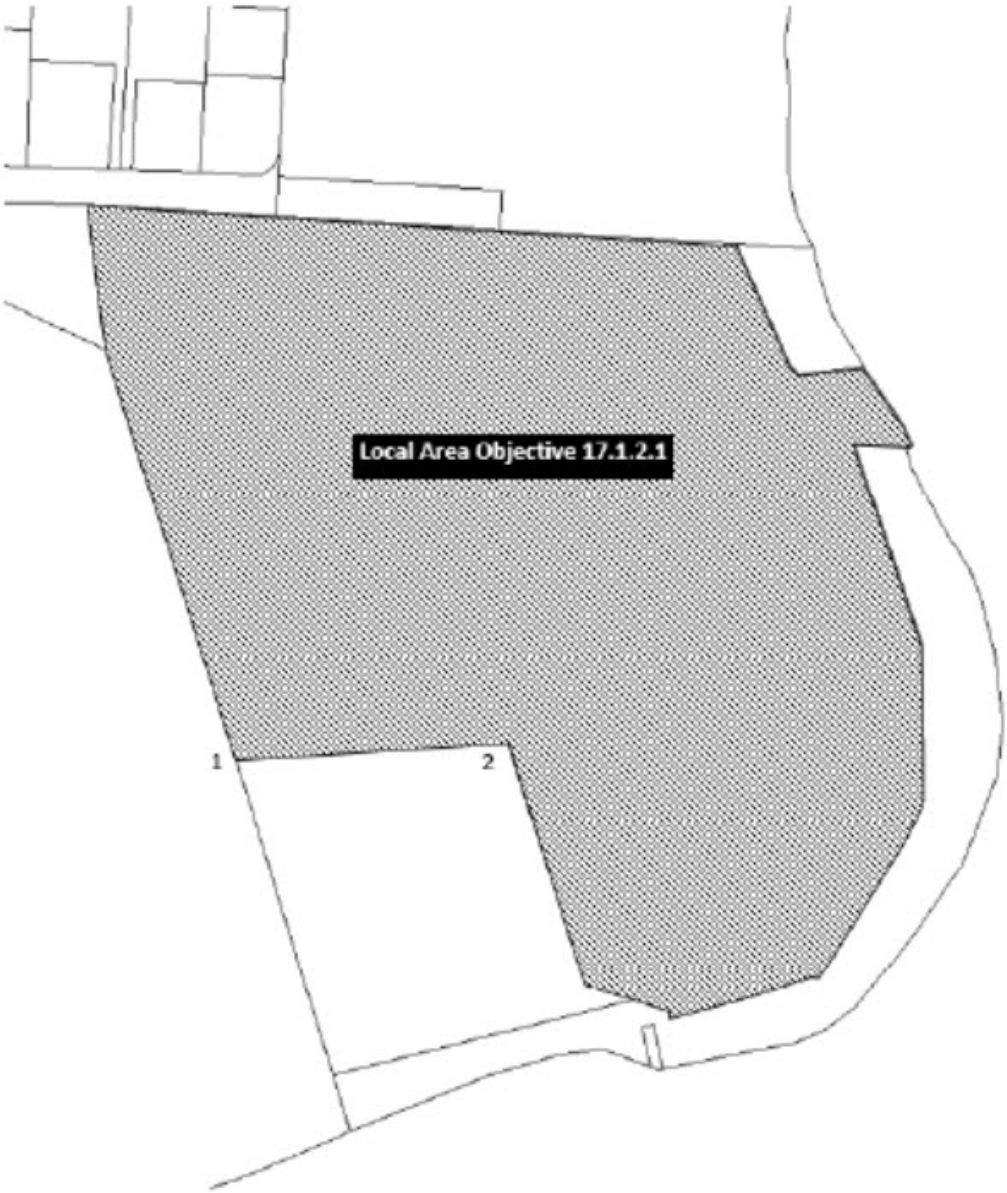
17.1.1.3 To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

17.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
17.1.2.1 NUBEENA CRESCENT, TAROONA	

Land within the area shown in Figure 17.1.2 is to be used and developed for education and research that is compatible with surrounding residential and recreation uses.	Use and development is to: (a) recognise the existing use of the land as a tertiary education and research facility; (b) facilitate the integration of uses reliant on the coastal location; (c) recognise and provide for emerging use or development associated with research undertaken in the area; and (d) protect neighbouring land from unreasonable loss of residential and recreational amenity.

Figure 17.1.2 Local Area Objective



Point	Easting	Northing
1	528783.92	5244567.18
2	528871.81	5244571.59

17.1.3 Desired Future Character Statements

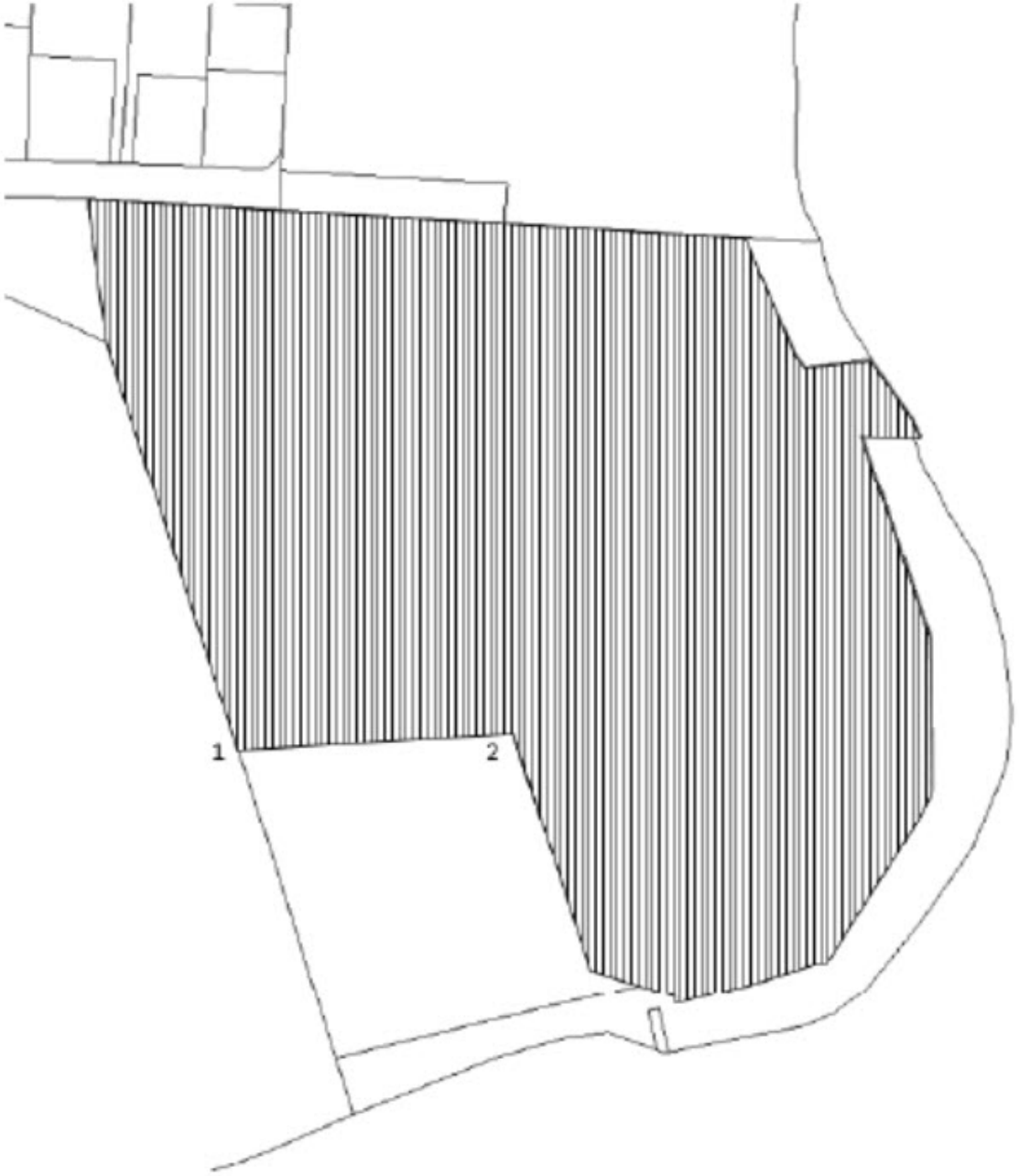
Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this Zone.	

17.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and Cultural Values Management	
Passive Recreation	
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	Only if office for a community-based organisation
Community meeting and entertainment	
Crematoria and cemeteries	
Educational and occasional care	
Emergency services	
Hospital services	
Sports and recreation	
Tourist operation	Only if visitor centre
Discretionary	
Use Class	**Qualification**
Business and professional services	
Custodial facility	Only if existing
Food services	
General retail and hire	
Recycling and waste disposal	Only if existing or a waste transfer station
Research and development	Only if within area shown in Figure 17.2.1

Residential	Only if residential aged care, respite centre or retirement village, or multiple dwellings for the aged or community housing
Resource development	Only if within area shown in Figure 17.2.2, and only 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. For the purposes of this use qualification, a pilot plant is defined as a small scale research and development experimental plant in which processes planned for full-scale operation are tested and developed.
Tourist operation	Except if Permitted.
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

Figure 17.2.1 - Research and development use



Point	Easting	Northing
1	528783.92	5244567.18
2	528871.81	5244571.59

Figure 17.2.2 - Resource development use



Point	Easting	Northing
1	528783.92	5244567.18
2	528871.81	5244571.59

17.3 Use Standards

17.3.1 Hours of Operation

Objective:	
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks.	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

17.3.2 Noise

Objective:	
To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.	**P2** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

17.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting, other than flood lighting of sport and recreation facilities, within 50m of a residential zone must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.
A2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.[R1]	**P2** Flood lighting of sport and recreation facilities within 200m of a residential zone must satisfy all of the following: (a) be necessary for sport or recreational use; (b) not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.

17.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: …spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

17.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5 pm Saturdays; (c) 10.00 am to 12 noon Sundays and Public Holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

17.3.5 Discretionary Use

Objective:	
That uses listed as Discretionary do not: (a) compromise the use of public land for community use; or (b) cause unreasonable loss of amenity to adjoining residential or recreational uses.	
Acceptable Solutions	Performance Criteria

A1 No Acceptable Solution	**P1** A use listed as discretionary, except if located within the area shown in Figure 17.1.2, must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.
A2 No Acceptable Solution	**P2** A use listed as discretionary within the area shown in Figure 17.1.2 must not cause unreasonable impacts on the amenity of residential and recreational uses within 300m of the site boundary, having regard to: (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; (d) measures to minimise or mitigate impacts; and (e) any relevant local area objectives.

17.4 Development Standards for Buildings and Works

17.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space;

	(d) provide for a transition in height between adjoining buildings; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

17.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be must be no less than: 6 m, if fronting Channel Highway. 3 m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;

	(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.
A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	**P3** Building setback for buildings for sensitive use must be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land.

17.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria

A1	**P1**
Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2	**P2**
Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	No Performance Criteria.

17.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Buildings design must complying with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	**P1** Buildings design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

17.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria

A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

17.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

17.4.7 Fencing

Objective:

To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

17.4.8 Environmental Values

Objective:	
To ensure that the location and design of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

17.5 Development Standards for Subdivision

17.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	**P1** Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	**P2** The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	**P3** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network;

	(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
A4 Services capable of adequately serving the intended purpose must be connected to each lot.	**P4** Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of: (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, as the case may be.

A5 No trees of high conservation value will be impacted.	**P5** The design of each lot minimises, mitigates and offsets impacts on trees of high conservation value.

18.0 Recreation Zone

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

18.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KINGBOROUGH SPORTS CENTRE PRECINCT	
(a) The Sports Centre Precinct will be utilised for a wide range of public sporting and community based activities.	(a) Future development within the Sports Centre Precinct (being the property owned by Kingborough Council) will be consistent with the master plan for the site as adopted by Kingborough Council.

18.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KINGBOROUGH SPORTS CENTRE PRECINCT	
(a) This Precinct will provide a wide range of high quality facilities and associated infrastructure that best meet the sporting and community needs of the Kingborough community.	(a) Existing facilities will be upgraded as necessary and new facilities provided to satisfy increased demand or emerging interests.

18.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Passive recreation	
Sports and recreation	Only if provided by the Council or an agency.

Utilities	Only if minor utilities.
Permitted	
Use Class	**Qualification**
Sports and recreation	Except if No Permit Required.
Discretionary	
Use Class	**Qualification**
Business and professional services	Only if office for a community-based organisation
Community meeting and entertainment	
Domestic animal breeding, boarding or training	Only if for animal training
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	
General retail and hire	
Pleasure boat facility	
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle parking	
Visitor accommodation	Only at 1393 Channel Highway, Margate (CT 150926/1)
Prohibited	
Use Class	**Qualification**
All other uses	

18.3 Use Standards

18.3.1 Hours of Operation

Objective:	
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks.	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

18.3.2 Noise

Objective:	
To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	**P2** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

18.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas [R1], having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

18.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: …spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

18.3.4 Commercial and Patron Vehicle Movements

Objective:	
To ensure that commercial and patron vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 7.00 pm Saturdays; (c) 10.00 am to 6.00 pm Sundays and Public Holidays.	Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

18.3.5 Discretionary Use

Objective:	
To ensure land within the zone is used primarily for purposes consistent with Zone Purpose.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

18.4 Development Standards for Buildings and Works

18.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) not unreasonably overshadow adjacent public space; (c) be compatible with the scale of nearby buildings;
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

18.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 20 m, if fronting Channel Highway. 10 m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) enhance the characteristics of the site, adjoining lots and the streetscape;

	(c) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;
A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

18.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary;

(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** No Performance Criteria.

18.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria

A1	**P1**
Buildings design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	Buildings design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

18.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	**P1** Landscaping must be provided to satisfy all of the following:

	(a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

18.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

18.4.7 Fencing

Objective:
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.

Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

18.4.8 Environmental Values

Objective:	
To ensure that the location and design of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

18.5 Development Standards for Subdivision

18.5.1 Subdivision

Objective:

To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	**P1** Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	**P2** The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	**P3** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;

	(h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
A4 Services capable of adequately serving the intended purpose must be connected to each lot.	**P4** Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of: (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, as the case may be.
A5 No trees of high conservation value will be impacted.	**P5** The design of each lot minimises, mitigates and offsets impacts on trees of high conservation value.

19.0 Open Space Zone

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

19.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

19.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this Zone.	

19.2 Use Table

No Permit Required	
Use Class	**Qualification**
Passive recreation	
Natural and cultural values management	
Utilities	Only if minor utilities and underground.
Permitted	
Use Class	**Qualification**
Discretionary	
Use Class	**Qualification**
Community meeting and entertainment	

Domestic animal breeding, boarding or training	Only if for training animals
Emergency services	
Food services	
General retail and hire	
Pleasure boat facility	
Sports and recreation	
Visitor accommodation	Only if camping and caravan park or overnight camping area.
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

19.3 Use Standards

19.3.1 Hours of Operation

Objective:	
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

19.3.2 Noise

Objective:	
To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm and 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	**P2** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

19.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

19.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) Nil Sundays and Public Holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

19.3.5 Discretionary Use

Objective:	
To ensure land within the zone is used primarily for purposes consistent with Zone Purpose.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

19.4 Development Standards for Buildings and Works

19.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 6.5 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space.

19.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Building setback from frontage must be no less than: 5 m.	Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) enhance the characteristics of the site, adjoining lots and the streetscape.
A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

19.4.3 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces;

	(d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

19.4.4 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

19.4.5 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoid and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No environmental values will be adversely impacted.	**P1** Buildings and works are designed and located to: (a) avoid, minimise and mitigate environmental impact arising from future use and development; and (b) all impacts on trees of high conservation value are offset.

19.5 Development Standards for Subdivision

19.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	**P1** Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	**P2** The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	**P3** The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;

	(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

A4 Services capable of adequately serving the intended purpose must be connected to each lot.	**P4** Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of: (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, as the case may be.
A5 No trees of high conservation value will be impacted.	**P5** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

20.0 Local Business Zone

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 To ensure that facilities are accessible by public transport and by walking and cycling.

20.1.1.3 To allow for small scale dining and entertainment activities at night provided that residential amenity of adjoining residential zoned land is protected.

20.1.1.4 To encourage residential use provided that it supports the viability of the activity centres and an active street frontage is maintained.

20.1.1.5 To ensure that building design and use is compatible with surrounding development and use, particularly on land in residential zones.

20.1.1.6 To allow for small shopping centres that might include a supermarket and specialty shops.

20.1.1.7 To allow for limited office based employment provided that it supports the viability of the activity centre and maintains an active street frontage.

20.1.1.8 To allow for dining and entertainment activities at night within food premises or local hotel.

20.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
TAROONA	
(a) Taroona requires improved local retail and convenience shopping services.	(a) The future redevelopment and occupancy of the existing shopping centre site within Taroona is to be encouraged.
KINGSTON BEACH	
(a) Key site redevelopment should occur to enhance the commercial viability and appeal of Kingston Beach as a place to visit and participate in a range of outdoor, cultural and shopping experiences.	(a) A mix of uses and developments is to be encouraged which provides a range of convenience services and attractions for both residents and visitors.
BLACKMANS BAY	
(a) New local business development should be encouraged to service the local convenience needs of Blackmans Bay residents.	(a) The Blackmans Bay shopping centre precinct is to be the main location for shopping and community services within Blackmans Bay.
MARGATE	
(a) Margate is to provide a range of retail and community services that effectively fulfil its function within the regional activity centre hierarchy.	(a) The Margate main street is to be redeveloped in order to provide improved shopping services, access and parking, community facilities and an appealing general appearance.
MARGATE MARINA	
(a) Margate Marina will become a mixed use area allowing for commercial, scientific, and residential uses supported by the redevelopment of the marina complex.	(a) The redevelopment of the reclaimed and foreshore areas will be in accordance with the land use and staging outlined within Part 5 of the Margate Marina Master Plan.

20.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
TAROONA	
(a) The existing Taroona shopping centre site is the favoured location for the provision of local convenience needs for Taroona residents.	(a) A varied mix of compatible uses within this site would be one way of encouraging its future redevelopment and the provision of suitable local community and retail services.
KINGSTON BEACH	
(a) Future development should be of a compatible scale and appearance when placed in the context of surrounding development.	(a) New development or extensions to existing buildings is to be generally consistent with the height of other buildings in this zone and should be designed to enhance local streetscape amenity.
BLACKMANS BAY	
(a) The local business precinct centred on Opal Drive should be further developed in order to ensure its ongoing attraction and viability. (b) The secondary precinct on the corner of Ocean Esplanade and Pearsall Avenue should contain local businesses that best complement this beachfront location.	(a) Other compatible services and more intensive development should be located close to the Blackmans Bay shopping centre. (b) This secondary precinct should contain local businesses which provide local retail and restaurant type services.
MARGATE	
(a) Margate's central business area should be further developed in a manner that provides for improved public amenity, convenience, functionality, safety and social or recreational opportunities.	(a) Key site redevelopments and main street improvements are required to improve the streetscape, pedestrian movement, traffic management and the standard of private development.
MARGATE MARINA	

(a) Future commercial and residential uses should complement and demonstrate a synergy with the marina complex and any maritime research or educational activities occurring within the precinct.	(a) Visual impact shall be minimised so that buildings are articulated and limited in height and follow existing landforms to minimise scale and bulk. Sensitive landscaping shall occur to protect coastal amenity. Public access to the foreshore is to be enhanced.

20.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Educational and occasional care	Only if for home-based child care in accordance with a license under the *Child Care Act 2001*
Natural and cultural values management	
Passive recreation	
Residential	Only if home-based business
Utilities	Only minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	Only if consulting room, medical centre or post office
Community meeting & entertainment	Only if for art and craft centre, civic centre, community hall, museum, public art gallery or public hall.
Educational and occasional care	Only if an employment training facility and except if no permit required
Food services	Except if a take away food premises with a drive through facility
General retail and hire	Except if adult sex product shop or supermarket

Residential	Only if above ground floor level (except for access) or if more than 25 m from frontage, and except if no permit required
Discretionary	
Use Class	**Qualification**
Business and professional services	Except if permitted
Community meeting and entertainment	Except if permitted
Educational and occasional care	Except if no permit required or permitted
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
General retail and hire	Except if permitted
Hotel industry	Except if adult entertainment venue
Residential	Except if permitted
Sports and recreation	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	
Prohibited	
Use Class	**Qualification**
All other uses	

20.3 Use Standards

20.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays. except for office and administrative tasks.	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

20.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	

20.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

20.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) 10.00 am to 12 noon Sundays and public holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements;

	(b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

20.4 Development Standards for Buildings and Works

20.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 9 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (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; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of

	existing buildings on adjoining lots in the residential zone.

20.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 5 m, if fronting Channel Highway. 2 m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from a residential zone must be no less than: (a) 3 m;	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:

(b) half the height of the wall, whichever is the greater.	(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

20.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;

(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** No Performance Criteria.

20.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade ;	**P1** Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;

(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	(d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

20.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1 m.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the

	characteristics of the site and the characteristics of the adjoining residentially-zones land.

20.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

20.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence;

	(e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

20.4.8 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

20.5 Development Standards for Subdivision

20.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 300 m^2. except if for public open space, a riparian reserve or utilities.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.

A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 15 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.

A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

21.0 General Business Zone

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.

21.1.1.2 To ensure the major centres provide for a range of convenience and goods and services as well as some community services and facilities for the municipal area and surrounds.

21.1.1.3 To provide a focus for employment at the municipal level primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services.

21.1.1.4 To facilitate residential use above ground floor level.

21.1.1.5 To ensure development is highly accessible by public transport, walking and cycling.

21.1.1.2 To ensure the rural service centres provide for the daily and weekly needs of the community.

21.1.1.3 To provide for a mix of retail and office based employment servicing the local area including a supermarket and a range of specialty shops.

21.1.1.4 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.

21.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KINGSTON	

(a) A number of general business areas that are outside of the main central Kingston area will provide a range of retail and other commercial functions.	(a) These areas should be developed so that they provide for enjoyable shopping experiences with a focus on convenience and easy access for private vehicles.

21.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KINGSTON	
(a) Future development is to be consistent with a convenient shopping experience and should not adversely impact on surrounding or neighbouring uses.	(a) Development should accommodate a high quality of landscaping and design, be set back from external boundaries and be easily accessible.

21.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Residential	Only if home-based business
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	
Community meeting and entertainment	
Educational and occasional care	Only if above ground floor level, (except for access).
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop or supermarket.
Passive recreation	

Residential	Only if above ground floor level (except for access).
Research and development	Only if above ground floor level (except for access).
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
Custodial facility	Only if a remand centre.
Educational and occasional care	Except if Permitted.
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
General retail and hire	Except if permitted
Hospital services	
Hotel industry	Except if adult entertainment venue.
Natural and cultural values management	
Research and development	Except if permitted.
Residential	Except if No Permit Required or Permitted.
Service industry	Only if an extension to an existing use.
Sports and recreation	
Storage	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	

Visitor accommodation	Except if camping and caravan park or overnight camping area
Prohibited	
Use Class	**Qualification**
All other uses	

21.3 Use Standards

21.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

21.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	

21.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 11:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

21.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and public holidays.	Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

21.4 Development Standards for Buildings and Works

21.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 12 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (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; (e) be no more than 18 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

21.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 5 m, if fronting Channel Highway. 3 m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and

	the forecourt is afforded very good passive surveillance.
A2 Building setback from a residential zone must be no less than: (a) 5 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

21.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;

(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** No Performance Criteria.

21.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;	**P1** Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces;

(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

21.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1m.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.

A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

21.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

21.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:

(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	(a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

21.4.8 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

21.5 Development Standards for Subdivision

21.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 300 m^2.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area

except if for public open space, a riparian reserve or utilities.	Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 15 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;

	(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

22.0 Central Business Zone

22.1 Zone Purpose

22.1.1 Zone Purpose Statements

22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.

22.1.1.2 To maintain and strengthen the principal activity centre providing for a wide range of services and facilities to serve the surrounding subregion, with a strong focus on the retail and commercial sector.

22.1.1.3 To facilitate high density residential development and visitor accommodation within the activity centre above ground level and surrounding the core commercial activity centre.

22.1.1.4 To ensure development is highly accessible by public transport, walking and cycling.

22.1.1.5 To provide for public open spaces as a focus for community facilities and events.

22.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KINGSTON	
(a) Kingston is the commercial centre of the municipality and should continue to develop in a coordinated and cohesive	(a) The most significant commercial and community related activity should be located within central Kingston.

manner that best responds to the needs of the community. (b) Central Kingston should provide a wide range of public and private services that suitably match the needs of the Kingborough community.	(b) Gaps in existing services are to be identified and appropriate developments encouraged that meet these local needs.

22.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KINGSTON	
(a) Central Kingston should be further developed and improved so that it is a pleasant destination, and is characterised by attractive public spaces and a modern urban design. (b) Central Kingston will be developed so that visitors are able to access the area and move about in a safe and efficient manner. (c) Car parking needs are to be met in a manner that allows for active streetscape functions, pedestrian safety and convenient locations.	(a) The redevelopment of significant land parcels (such as the former Kingston High School site) and public streetscapes will be based on contemporary urban planning techniques that meet long term community needs. (b) Traffic modelling will be required to ensure efficient movement and physical infrastructure will be provided to best meet the needs of vehicles, cyclists and pedestrians. (c) Car parking areas are not to face immediately onto streets within central Kingston and should be designed so that common areas are provided behind, under or above buildings facing the street.

22.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Residential	Only if home-based business
Utilities	Only if minor utilities
Permitted	

Use Class	**Qualification**
Business and professional services	
Community meeting and entertainment	
Educational and occasional care	Only if above ground floor level, (except for access).
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop or supermarket.
Passive recreation	
Residential	Except if No Permit Required. Only if above ground floor level (except for access).
Research and development	Only if above ground floor level (except for access).
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
Custodial facility	Only if a remand centre.
Educational and occasional care	Except if Permitted.
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
General retail and hire	Except if permitted
Hospital services	
Hotel industry	Except if adult entertainment venue.
Natural and cultural values management	
Research and development	Except if permitted.

Residential	Except if No Permit Required or Permitted.
Service industry	Only if an extension to an existing use.
Sports and recreation	
Storage	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area
Prohibited	
Use Class	**Qualification**
All other uses	

22.3 Use Standards

22.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

22.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

22.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 11:00 pm and 6:00 am, except for security lighting;	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:

(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	(a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

22.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

22.4 Development Standards for Buildings and Works

22.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 15 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) be no more than 20 m.
A2 Building height within 10m of a residential zone must be no more than: (a) 8.5m; or (b) 9.5m if for 6 Summerleas Road (FR 130964 /1), 58 Channel Highway (FR 30067/2), 56A Channel Highway (FR 198046/1), 56 Channel Highway (FR 30067/3), 54 Channel Highway (FR 126454/4), 52 Channel Highway (FR 126454/5), 50 Channel Highway (FR 146799/1), 48 Channel Highway (FR 20911/3), 46 Channel Highway (FR 20911/2), or 44 Channel Highway (FR 140017/0, FR 140017/1, FR 140017/2).	**P2** Building height within 10m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

22.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Building setback from frontage must be parallel to the frontage and must be no more than: 3 m, if fronting Channel Highway. nil m, if fronting any other street.	Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from a residential zone must be no less than: (a) 6 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

22.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) not include security shutters over windows or doors with a frontage to a street or public place; (g) provide awnings over the public footpath if existing on the site or on adjoining lots.	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;

	(h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** No Performance Criteria.

22.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways;	**P1** Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

(f) provide well-lit public access at the ground floor level from any external car park.	

22.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1 m.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

22.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

22.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

22.4.8 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

22.5 Development Standards for Subdivision

22.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 200 m^2. except if for public open space, a riparian reserve or utilities.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;

	(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 10 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough

	Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

23.0 Commercial Zone

23.1 Zone Purpose

23.1.1 Zone Purpose Statements

23.1.1.1 To provide for large floor area retailing and service industries.

23.1.1.2 To provide for a specific mix of activities (describe mix) that cannot be accommodated in other Activity Centres and does not compromise the viability of those Centres.

23.1.1.3 To provide for development that requires high levels of vehicle access and car parking for customers.

23.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

23.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this Zone.	

23.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities

Permitted	
Use Class	**Qualification**
Bulky goods sales	
Business and professional services	
Food services	Only if a take away food premises or cafe.
General retail and hire	Only if gross floor area per tenement is no less than 200 m^2
Passive recreation	
Discretionary	
Use Class	**Qualification**
Community meeting and entertainment	
Educational and occasional care	
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
Hotel industry	Only if a bottle shop located at 11 Spring Farm Lane, Kingston (folio of the Register 189699/1)
General retail and hire	Except if Permitted.
Research and development	
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.

Vehicle fuel sales and service	
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

23.3 Use Standards

23.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

23.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	

23.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 11:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

23.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays.	Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

23.3.5 Outdoor Work Areas

Objective:	
To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.	**P1** Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans located within 50 m of a residential zone must be accompanied by effective acoustic screening in the intervening space.

23.4 Development Standards for Buildings and Works

23.4.1 Building Height

Objective:

To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 9 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (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; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

23.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no less than: 10 m, if fronting Channel Highway. 5 m, if fronting any other street.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;

	(c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide adequate opportunity for parking.
A2 Building setback from the General Residential or Inner Residential Zone must be no less than: (a) 5 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

23.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;

(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (g) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building on land adjoining a residential zone must comply with all of the following: (a) be coloured using colours with a light reflectance value not greater than 40 percent.; (b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.	**P2** No performance criteria.

23.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

23.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways);	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development;

(b) the building has a setback from the frontage of no more than 1m.	(b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

23.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

23.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

23.4.8 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

23.5 Development Standards for Subdivision

23.5.1 Subdivision

Objective:
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.

Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 1,000 m^2. except if for public open space, a riparian reserve or utilities.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 10; (e) is a minimum of 15 m x 20 m in size.	P2 The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 25 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;

	(b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

24.0 Light Industrial Zone

24.1 Zone Purpose

24.1.1 Zone Purpose Statements

24.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

24.1.1.2 To promote efficient use of existing industrial land stock.

24.1.1.3 To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4 To provide industrial activity with good access to strategic transport networks.

24.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy

MARGATE	
(a) This light industrial area is a preferred location for maritime related industries, provided residential amenity can be protected and the scale of development will not overly dominate the landform.	(a) The potential for adverse impacts on amenity is to be reduced through attention to noise mitigation, visual measures, traffic control and local road upgrades.

24.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
MARGATE	
(a) Future industrial activities should be carried out in a manner that minimises adverse impacts on residential amenity, environmental and coastal values, and local public infrastructure.	(a) Development proposals will be required to be sensitively designed to avoid overwhelming the character of the landscape, to protect local amenity and values and to contribute to the progressive upgrade of the local road system.

24.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Equipment and machinery sales and hire	Only if hire of machinery and equipment
Manufacturing and processing	
Port and shipping	Except if a wharf

Service industry	
Storage	
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	Only if take away food premises or cafe
General retail and hire	Only if for an existing general retail and hire use
Passive recreation	
Port and shipping	Only if a wharf
Recycling and waste disposal	Only if a scrap yard or waste transfer station
Research and development	
Resource processing	
Sports and recreation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

24.3 Use Standards

24.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 100 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must be within: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks.	**P1** Hours of operation of a use, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), within 100 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

24.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time.	**P1** Noise emissions measured at the boundary of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must not cause environmental harm within the residential zone.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	**P2** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

24.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

24.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria

A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must be within the hours of: (a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

24.3.5 Outdoor Work Areas

Objective:	
To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1).	**P1** Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans located within 50 m of a residential zone, except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), must be accompanied by effective acoustic screening in the intervening space.

24.4 Development Standards for Buildings and Works

24.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 9 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (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; (e) Except at 21 Patriarch Drive, Huntingfield (folio of the Register volume 34164 folio 1), be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

24.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no less than:	**P1** Building setback from frontage must satisfy all of the following:

10 m.	(a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide adequate opportunity for parking.
A2 Building setback from a residential zone must be no less than: (a) 10 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, (d) industrial activity.

24.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;	**P1** Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that is visible from the street or other public space boundary;

(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; (f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (g) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building on land adjoining a residential zone must comply with all of the following: (a) be coloured using colours with a light reflectance value not greater than 40 percent.; (b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.	**P2** No performance criteria.

24.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 20 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 10 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	**P1** Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate windows and doors for ground floor offices to look upon public access to the building; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (f) provide for sight lines to other buildings and public spaces.

24.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

24.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line;	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following:

(b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

24.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 2.1m must not be erected within 10 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

24.4.8 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

24.5 Development Standards for Subdivision

24.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 1,000 m^2. except if for public open space, a riparian reserve or utilities.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building;	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;

(d) has an average slope of no more than 1 in 10; (e) is a minimum of 20 m x 20 m in size.	(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 25 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough

	Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

25.0 General Industrial Zone

This zone is not used in this planning scheme.

26.0 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

(a) fetter existing or potential rural resource use and development on other land;

(b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;

(c) contribute to the incremental loss of productive rural resources.

26.1.1.5 To provide for protection of rural land so future resource development opportunities are no lost.

26.1.1.6 To ensure development respects and protects the natural and landscape values on the land.

26.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
MARGATE	
(a) Land immediately south of Margate which is to the east and west of the Channel Highway is earmarked for future residential development.	(a) The Rural Resource Zone is being utilised here as a holding zone that enables existing uses to continue up until that time that this land can be more intensively developed. This will in turn depend on such factors as sufficient wastewater treatment capacity and justifying an extension of the urban growth boundary for Margate.

26.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
MARGATE	
(a) Future development of this land south of Margate that is zoned Rural Resource should not adversely compromise its longer term potential for a more intensive urban use.	(a) The land should continue to be used for rural purposes until circumstances change that enable its more intensive development, which is anticipated to primarily be for residential purposes.

26.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Passive recreation	
Resource development	Only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan.

Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Educational and occasional care	Only if for home-based child care in accordance with a licence under the *Child Care Act 2001*
Residential	Only if home-based business or an extension or replacement of an existing dwelling
Resource development	Except where No Permit Required or Discretionary
Discretionary	
Use Class	**Qualification**
Bulky goods sales	Only if rural suppliers, garden and landscape suppliers or timber yard
Community meeting and entertainment	Only if by the Council, an agency or a community organisation.
Crematoria and cemeteries	
Domestic Animal breeding, boarding and training	
Educational and occasional care	Only if related to rural resource use. Except if Permitted.
Emergency services	
Extractive Industry	
Food Services	Only if for the serving of agricultural produce primarily from the region.
General retail and hire	Only if for the sale of agricultural produce primarily from the property or for the hire of rural equipment.
Manufacturing and processing	Only if manufacturing of rural equipment or processing rural products.
Motor racing facility	
Pleasure boat facility	

Research and development	
Residential	Only if single dwelling
Resource development	Only if intensive animal husbandry
Resource processing	
Recycling and waste disposal	
Service industry	Only if primarily for vehicles and machinery used for resource development uses.
Sports and recreation	Only if firing range, golf course or driving range; outdoor recreation facility; race course and sports ground
Storage	Only if contractors yard, freezing and cool storage, liquid fuel deport, solid fuel deport or woodyard
Tourist operation	
Transport depot and distribution	Only if for transport and distribution of rural equipment and products.
Visitor accommodation	Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.
Utilities	Except if No Permit Required.
Prohibited	
Use Class	**Qualification**
All other uses	

26.3 Use Standards

26.3.1 Sensitive Use (including residential use)

Objective:	
To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.	
Acceptable Solutions	Performance Criteria
A1	**P1**

A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the *Child Care Act 2001*.	A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following: (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use on adjoining land; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.

26.3.2 Vistor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m^2.	**P1** Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;

	(e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct; (f) not fetter the rural resource use of the property or adjoining land.

26.3.3 Discretionary Use

Objective:	
To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.

26.4 Development Standards for Buildings and Works

26.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.	
Acceptable Solutions	Performance Criteria

A1 Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy; (c) if for a non-residential use, the height is necessary for that use.

26.4.2 Setback

Objective:	
To minimise land use conflict and fettering of use of rural land from residential use, maintain desireable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 20 m.	**P1** Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
A2	**P2** Building setback from side and rear boundaries must maintain the character of the surrounding

Building setback from side and rear boundaries must be no less than: 50 m.	rural landscape, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation.
A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.	**P3** Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following: (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the location of existing buildings on the site; (d) retention of vegetation; (e) the zoning of adjoining and immediately opposite land; (f) the existing use on adjoining and immediately opposite sites; (g) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (h) any proposed attenuation measures; (i) any buffers created by natural or other features.
A4 Buildings and works must be setback from land zoned Environmental Management no less than:	**P4** Buildings and works must be setback from land zoned Environmental Management to minimise

100 m.	unreasonable impact from development on environmental values, having regard to all of the following: (a) the size of the site; (b) the potential for the spread of weeds or soil pathogens; (c) the potential for contamination or sedimentation from water runoff; (d) any alternatives for development.

26.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline.	**P1** The location of buildings and works must satisfy all of the following: (a) be located on a skyline or ridgeline only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces; (b) be consistent with any Desired Future Character Statements provided for the area;

	(c) be located in and area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.
A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	**P3** The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following: (a) does not have significant impact on the rural landscape of the area; (b) does not unreasonably impact upon the privacy of adjoining properties; (c) does not affect land stability on the lot or adjoining areas.

26.4.4 Plantation Forestry

Objective:	
To ensure that plantation forestry does not significantly impact watercourses, sensitive uses and landscape values.	
Acceptable Solutions	Performance Criteria

A1 Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.	**P1** No Performance Criteria.

26.5 Development Standards for Subdivision

26.5.1 New Lots

Objective:	
To prevent further fragmentation and fettering of rural resource land.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.	**P1** A lot must satisfy all of the following: (a) be no less than 40 ha; except for: (i) 16 Dillons Road, Alonnah (CT 244430/1); where the minimum lot size is determined as the entire portion of the land in this zone; (b) have a frontage of no less than 6 m; (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate rural resource use; (d) be provided with safe vehicular access from a road; (e) provide for the sustainable commercial operation of the land by either: (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan; (ii) encompassing an existing or proposed non-agricultural rural resource use; (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2;

	(g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling; (h) if vacant, must: (i) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3; (ii) not result in a significant increase in demand for public infrastructure or services; (i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area. (j) each lot must be capable of containing a building area clear of all hazards and environmental values. (j) each lot must be capable of containing a building area clear of all hazards and environmental values.

26.5.2 Reorganisation of Boundaries

Objective:	
To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, a riparian or littoral reserve or utilities.	**P1** The reorganisation of boundaries must satisfy all of the following: (a) all existing lots are adjoining or separated only by a road; (b) no existing lot was formally a crown reserved road or other reserved land; (c) provide for the sustainable commercial operation of the land by either:

	(i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan, (ii) encompassing an existing or proposed non-agricultural rural resource use in one lot; (d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2; (e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot; (f) a new vacant lot must: (i) contain land surplus to rural resource requirements of the primary agricultural lot; (ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3. (iii) not result in a significant increase in demand for public infrastructure or services; (g) all new lots must comply the following: (i) be no less than 1ha in size; (ii) have a frontage of no less than 6m; (iii) be serviced by safe vehicular access arrangements; (h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area. (i) be capable of containing a building area clear of all hazards and environmental values.

26.5.3 Historic Heritage Places

Objective:	
To provide for the preservation of heritage places surplus to agricultural needs of rural properties.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The subdivision of a lot for the purposes of excising a Local Heritage Place listed in the Heritage Code to this planning scheme or a place listed on the Tasmanian Heritage Register must satisfy all of the following: (a) the place no longer contributes to, or supports, the agricultural use and commercial operation of the property; (b) the subdivision will ensure that the heritage values of the place will be restored and maintained into the future through appropriate mechanisms on the title; (c) any urgent works on the heritage fabric of the place are undertaken within 12 months of the issue of title; (d) the heritage curtilage of the place is contained within the lot; (e) the loss of the land to the remainder of the property will not significantly reduce its agricultural use and commercial operation; (f) setback from a dwelling on the lot to new boundaries satisfy clause 26.4.2; (g) serviceable frontage is provided; (h) safe vehicular access arrangements are provided.

27.0 Significant Agricultural Zone

This zone is not used in this planning scheme.

28.0 Utilities Zone

28.1 Zone Purpose

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

28.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

28.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this Zone.	

28.2 Use Table

No Permit Required	
Use Class	**Qualification**
Utilities	Only if minor utilities
Natural and cultural values management	
Permitted	
Use Class	**Qualification**
Recycling and waste disposal	Only if existing facility.
Utilities	Except if No Permit Required.
Discretionary	
Use Class	**Qualification**

Bulky goods sales	Only if at a refuse disposal site or waste transfer station
Emergency services	
General retail and hire	Only if at Baretta Waste Transfer Station
Passive recreation	
Recycling and waste disposal	Except if Permitted.
Research and development	
Service industry	
Sports and recreation	
Storage	Only if associated with a utility
Transport depot and distribution	
Tourist operation	Only if visitor information or visitor centre adjacent to or on a road.
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

28.3 Use Standards

28.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if: (i) for office and administrative tasks;	**P1** Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle

or (ii) a Utilities use.	movements, noise or other emissions that are unreasonable in their timing, duration or extent.

28.3.2 28.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

28.3.3 External Lighting

Objective:	
To ensure that external lighting (not including street lighting) does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of

External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

28.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) Nil Sundays and Public Holidays.	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

28.3.5 Discretionary Use

Objective:	
To ensure that uses not directly associated with a utility do not compromise the use of that land for utility purposes.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Discretionary use must not compromise or reduce the operational efficiency of an existing or intended utility having regard to all of the following: (a) the compatibility of the utility and the proposed use; (b) the location of the proposed use in relation to the utility; (c) any required buffers or setbacks; (d) access requirements.

28.4 Development Standards for Buildings and Works

28.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings unless the height is necessary for the functional requirements of infrastructure; (c) not unreasonably overshadow adjacent public space;

	(d) allow for a transition in height between adjoining buildings, where appropriate.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	**P2** Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone unless the height is necessary for the functional requirements of infrastructure.

28.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 10 m.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape.
A2 Building setback from a residential zone must be no less than: (a) 5 m; (b) half the height of the wall, whichever is the greater.	**P2** Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;

	(b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots.

28.4.3 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping is not required along the frontage of a site if the building has nil setback to frontage.	**P1** Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.	**P2** Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

28.4.4 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	**P1** Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

28.4.5 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use;

	(g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

28.4.6 Environmental Values

Objective:	
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

28.5 Development Standards for Subdivision

28.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	**P1** Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	**P2** The frontage of each lot must be capable of adequately serving the intended purpose.
A3 Services capable of adequately serving the intended purpose must be connected to each lot.	**P3** Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:

	(a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, as the case may be.
A4 No trees of high conservation value will be impacted.	**P4** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

29.0 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

29.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

29.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this zone.	

29.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	**Qualification**
Community meeting and entertainment	Only if a reserve management plan applies
Educational and occasional care	Only if a reserve management plan applies
Emergency services	Only if a reserve management plan applies
Food services	Only if a reserve management plan applies
General retail and hire	Only if a reserve management plan applies
Pleasure boat facility	Only if a reserve management plan applies
Research and development	Only if a reserve management plan applies
Residential	Only if a reserve management plan applies
Sports and recreation	Only if a reserve management plan applies.
Tourist operation	Only if a reserve management plan applies
Utilities	Only if a reserve management plan applies
Vehicle parking	Only if a reserve management plan applies
Visitor accommodation	Only if a reserve management plan applies
Discretionary	
Use Class	**Qualification**
Community meeting and entertainment	Except if permitted

Education and occasional care	Except if permitted Only if at 31-45 Nubeena Crescent, Taroona (folio of the Register volume 203333 folio 1)
Emergency services	Except if permitted
Extractive Industry	Only in Conservation Area, Regional Reserve or Public Reserve under the *Crown Lands Act 1976*.
Pleasure boat facility	Except if permitted
Port and shipping	Only if existing facility
Research and development	Except if permitted
Residential	Except if permitted Only if for bushfire hazard management on land known as 81 Channel Highway, Taroona (folio of the Register volume 198412 folio 1) and directly associated with and subservient to a Residential use on land known as 83 Channel Highway, Taroona (folio of the Register volume 167539 folio 1).
Resource development	Only if for grazing of animals on native pasture or existing non-native pasture. Only if marine farming shore facility or other facility dependant on a coastal location.
Resource processing	Only if dependant on a coastal location.
Sports and recreation	Except if permitted
Tourist operation	Except if permitted
Utilities	Except if Permitted.
Vehicle parking	
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	**Qualification**
All other uses	

29.3 Standards

29.3.1 Use Standards for Reserved Land

Objective:	
To provide for use consistent with any strategies for the protection and management of reserved land.	
Acceptable Solutions	Performance Criteria
A1 Use is undertaken in accordance with a reserve management plan.	**P1** Use must satisfy all of the following: (a) be complementary to the use of the reserved land; (b) be consistent with any applicable objectives for management of reserved land provided by *the National Parks and Reserves Management Act 2002*; (c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.

29.4 Development Standards for Buildings and Works

29.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no more than 7.5 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;

	(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.

29.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on nearby rural land and protect environmental values on adjoining land zoned Environmental Living and adjoining land in the World Heritage Area.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape; (b) minimise adverse impact on the landscape as viewed from the road; (c) be consistent with the prevailing setbacks of existing buildings on nearby lots; (d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the landscape as viewed from the road.
A2 Building setback from side and rear boundaries must comply with any of the following: (a) as proscribed in an applicable reserve management plan;	**P2** Building setback from side and rear boundaries must satisfy all of the following:

(b) be no less than 30 m.	(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.
A3 Buildings and works must be setback from land zoned Environmental Living no less than 30 m.	**P3** Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following: (a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living; (b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised; (c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living; (d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living; (e) be no less than 10m or if there is an existing building setback less than this distance, the setback must not be less than the existing building.
A4 Building setback for buildings for sensitive use (including residential use) must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;	**P4** Building setback for buildings for sensitive use (including residential use) must satisfy all of the following: (a) be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land;

(b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	(b) be sufficient to provide a separation distance no less than: 40 m from land zoned Rural Resource or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building; 80 m from land zoned Significant Agriculture or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building.

29.4.3 29.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline; (b) be located within a building area, if provided on the title; (c) be an addition or alteration to an existing building; (d) as prescribed in an applicable reserve management plan.	**P1** The location of buildings and works must satisfy all of the following: (a) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures; (iii) the location of clearing has the least environmental impact; (b) be located on a skyline or ridgeline only if:

	(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape. (d) strategies to minimise and mitigate adverse environmental impacts are identified.
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	**P2** Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.
A3 Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	**P3** Fill and excavation must satisfy all of the following: (a) there is no adverse impact on natural values; (b) does not detract from the landscape character of the area; (c) does not impact upon the privacy for adjoining properties; (d) does not affect land stability on the lot or adjoining land.

29.5 Development Standards for Subdivision

29.5.1 Subdivision

Objective:	
To ensure subdivision of land is for the management of environmental values.	
Acceptable Solutions	Performance Criteria
A1 Subdivision must comply with any of the following: (a) be for the purpose of providing for public open space, a reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. (b) be for lots proscribed in an applicable reserve management plan.	**P1** Subdivision is for the purpose of providing a lot for an allowable use.

30.0 Major Tourism Zone

31.0 Port and Marine Zone

31.1 Zone Purpose

31.1.1 Zone Purpose Statements

31.1.1.1 To provide for port and marine activity related to shipping and other associated transport facilities and supply and storage.

31.1.1.2 To provide for major ports and associated marine activities of regional strategic importance that are reliant on a waterfront location, and to allow for other uses that support the port and marine purpose.

31.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
KETTERING	

(a) The foreshore area north of Ferry Road at Kettering will continue to serve as a working port with a mix of commercial and recreational uses.	(a) Future activities must complement the existing marine based uses along this waterfront. Residential or visitor accommodation uses are inappropriate as they unduly fetter commercial and recreational uses.

31.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
KETTERING	
(a) The Kettering foreshore areas will continue to provide for a range of commercial functions with public access provided to the maximum extent possible. (b) The height, scale and bulk of development within this part of Kettering must be consistent with surrounding development and not be too obtrusive when viewed from Ferry Road or the waterway.	(a) Waterfront and foreshore development must be sensitively designed to allow for public access, complement neighbouring development, be accessible and be of a scale that suits Kettering's rural village character. (b) Waterfront and foreshore development must be designed so that its height and scale is in keeping with other neighbouring buildings and structures.

31.2 Use Table

No Permit Required	
Use Class	**Qualification**
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Bulky goods sales	Only if for boat sales or other maritime purposes
Emergency services	

Equipment and machinery sales and hire	Only if ship chandlery or boat hire
Manufacturing and processing	Only if associated with maritime purposes
Passive recreation	
Pleasure boat facility	
Port and shipping	
Service industry	Only if for port and shipping purposes.
Sports and recreation	Only if for marine, aquatic or aviation based activities
Storage	Only if for port and shipping purposes.
Transport depot and distribution	Only if for port and shipping purposes.
Tourist operation	Only if for marine, aquatic or aviation based activities.
Utilities	Except if No Permit Required.
Discretionary	
Use Class	**Qualification**
Business and professional services	Only if for maritime purposes
Educational and occasional care	Only if employment training centre
Food services	
Resource processing	Only if for aquaculture
Storage	Except if Permitted.
Tourist operation	Except if Permitted.
Transport depot and distribution	Except if Permitted.
Vehicle fuel sales and service	Except if Permitted.
Vehicle parking	
Prohibited	
Use Class	**Qualification**

All other uses	

31.3 Use Standards

31.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 100 m of a residential zone must be within: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks.	**P1** Hours of operation of a use within 100 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

31.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian	**P1** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	**P2** Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

31.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10.00 pm and 6.00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	**P1** External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

31.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to	**P1** Commercial vehicle movements, (including loading and unloading and garbage removal) to

or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays.	or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

31.3.5 Outdoor Work Areas

Objective:	
To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilation fans must not be located within 50 m of a residential zone.	**P1** Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilation fans located within 50 m of a residential zone must be accompanied by effective acoustic screening in the intervening space.

31.4 Development Standards for Buildings and Works

31.4.1 Building Height

Objective:
To ensure that building height does not result in excessive impact on the landscape.

Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 6 m.	**P1** Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area;

31.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape.	
A1 Building setback from frontage must be no less than: 5 m.	**P1** Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide adequate opportunity for parking.

31.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Building design must address the street by complying with all of the following: (a) provide the main pedestrian entrance to the building at the frontage; (b) screen mechanical plant from view from the street and other public spaces;	**P1** Building design must satisfying all of the following: (a) provide the main access to the building in a way that is visible from the street; (b) ensure the visual impact of mechanical plant is limited when viewed from the street;

(c) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof.	(c) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; (d) be consistent with any Desired Future Character Statements provided for the area.

31.4.4 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 2.4 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m.	**P1** Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of public roads and other public spaces, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

31.4.5 Environmental values

Objective:
To ensure that the design and location of buildings and works avoids and minimises adverse environmental impacts.

Acceptable Solutions	Performance Criteria
A1 No trees of high conservation value will be impacted.	**P1** Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

31.5 Development Standards for Subdivision

31.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 2,000 m^2. except if for public open space, a riparian reserve or utilities.	**P1** The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 10; (e) is a minimum of 20 m x 40 m in size.	**P2** The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.

A3 The frontage for each lot must be no less than: 25 m.	**P3** The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criteria.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the Kingborough Public Open Space Contribution Policy, Policy 6.3, November 2021.
A7 No trees of high conservation value will be impacted.	**P7** The design of each lot must minimise, mitigate and offset impacts on trees of high conservation value.

32.0 Particular Purpose Zone 1 - Urban Growth Zone

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

32.1.1.1 To identify non-urban land intended to be largely converted to urban use and development in the future.

32.1.1.2 To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.

32.1.1.3 To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010–2035).

32.1.2 Local Area Objectives

There are no local area objectives for this zone.

32.1.3 Desired Future Character Statements

There are no desired future character statements for this zone.

32.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Permitted	
Use Class	**Qualification**
Residential	Only if a single dwelling or home-based business.
Resource development	Only if agricultural use except for controlled environment agriculture.
Utilities	Only if minor utilities
Discretionary	
Use Class	**Qualification**
Passive recreation	
Utilities	Except if permitted
Prohibited	

Use Class	Qualification

32.3 Use Standards

There are no use standards in this zone.

32.4 Development Standards for Buildings and Works

32.4.1 Buildings and Works

Objective:	
To ensure that development does not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria
A1 Development must comply with any of the following: (a) be for an addition to an existing dwelling, an ancillary dwelling or a home based business; (b) be for a single dwelling and is on a lot no more than 2,000 m^2 in size; (c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.	**P1** Development must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities.

32.5 Development Standards for Subdivision

32.5.1 Subdivision

Objective:	
To ensure that subdivision of land not in accordance with a Specific Area Plan does not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision of land must satisfy either of the following:

	(a) be to provide for public open space, a public reserve, or a Utilities use class by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. (b) be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities.

33.0 Particular Purpose Zone 2 - Future Road Corridor

33.1 Zone Purpose

33.1.1 Zone Purpose Statements

33.1.1.1 To identify land that may be required for a road corridor in the future.

33.1.1.2 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.

33.1.1.3 To ensure 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.

33.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

33.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

33.2 33.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Permitted	
Use Class	**Qualification**

Passive recreation	
Resource development	Only if agricultural use except for controlled environment agriculture, tree farming and plantation forestry.
Utilities	Only if minor utilities or road infrastructure.
Discretionary	
Use Class	**Qualification**
Resource development	Except if permitted.
Utilities	Except if permitted.
Prohibited	
Use Class	**Qualification**
All other uses	

33.3 Use Standards

There are no Use Standards for this zone.

33.4 Development Standards for Buildings and Works

33.4.1 Buildings and Works

Objective:	
To ensure 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 work 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 pursuant to S.9A(5) of the *Roads and Jetties Act 1935*, where the land is declared to be the	**P2** No Performance Criteria.

intended line of a state highway or subsidiary road.	

33.5 Development Standards for Subdivision

33.5.1 Subdivision

Objective:	
To ensure 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 Criteria.
A2 Subdivision must comply with the consent of the Minister pursuant to S.9A(5) of the *Roads and Jetties Act 1935*, where the land is declared to be the intended line of a state highway or subsidiary road.	**P2** No Performance Criteria.

Part E
Codes

E1.0 Bushfire-Prone Areas Code

E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

E1.2.1 This code applies to:

(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and

(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

E1.2.2 A permit is required for all use and development to which this code applies that is not exempt from this code under clause E1.4.

E1.3 Definition of Terms in this Code

E1.3.1 In this code, unless the contrary intention appears:

Term	**Definition**
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas*.
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or (b) where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.

bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguous	means separated by less than 20m.
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
fire hydrant	means as defined in Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.
group home	means use of land for residential accommodation for people with disabilities.
hardstand	means as defined in Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.
hazard management area	means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
hazardous use	E1.3 Bushfire-Prone Areas Code means a use where: (a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012*.
hose lay	means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the

	carriageway, from the edge of the road carriageway to the nearest point of the building area.
respite centre	means use of land for respite care for the sick, aged or persons with disabilities.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
TFS	means Tasmania Fire Service.
vulnerable use	E1.3 Bushfire-Prone Areas Code means a use that is within one of the following Use Classes: (a) Custodial Facility; (b) Educational and Occasional Care; (c) Hospital Services; (d) Residential if for respite centre, residential aged care home, retirement home, and group home.
water corporation	means the corporation within the meaning of the *Water and Sewerage Corporation Act 2012*.

E1.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and

(b) adjustment of a boundary in accordance with clause 9.3 of this planning scheme.

E1.5 Use Standards

E1.5.1 Vulnerable Uses

Objective:	
Vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; and (e) other advice, if any, from the TFS.
A2 An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;	**P2** No Performance Criterion.

(b) the ability of occupants of the vulnerable use to: (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel.	
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	**P3** No Performance Criterion.

E1.5.2 Hazardous Uses

Objective:	
Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site;

	(d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and (e) other advice, if any, from the TFS.
A2 An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and (b) available fire protection measures to: (i) prevent the hazardous use from contributing to the spread or intensification of bushfire; (ii) limit the potential for bushfire to be ignited on the site; (iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and (iv) reduce risk to emergency service personnel.	**P2** No Performance Criterion.
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	**P3** No Performance Criterion.

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective:	
Subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.	
Acceptable Solutions	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas*; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018*	**P1** A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

Construction of buildings in bushfire-prone areas; and (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	

E1.6.2 Subdivision: Public and fire fighting access

Objective:	
Access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Acceptable Solutions	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and	**P1** A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays;

proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person.	(vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Table E1 Standards for roads

Element		Requirement
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m;

		(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743:2018 Road signs-Specifications*.

Table E2 Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and

		(j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table E3 Standards for fire trails

Element		Requirement
A.	All fire trails	The following design and construction requirements apply: (a) all-weather, 4-wheel drive construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;

		(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; and (ii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
B.	Fire trail length is 200m or greater.	The following design and construction requirements apply: (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:	
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P1 No Performance Criterion.

A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P2 No Performance Criterion.

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected;

		(c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table E5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;

	tank supports)	(c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within Australian Standard AS 2304:2019 Water storage tanks for fire protection systems; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

E2.0 Potentially Contaminated Land Code

E2.1 Purpose of the Potentially Contaminated Land Code

E2.1.1 The purpose of this provision is to:

(a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

E2.2 Application of this Code

E2.2.1 This Code applies to:

(a) a use, on potentially contaminated land, that is a sensitive use, or a use listed in a use class in Table E2.2.1 and is one of the uses specified as a qualification; or

(b) development on potentially contaminated land.

Table E2.2.1 - Use Table

Use Class	**Qualification**
Passive recreation	If for public parks, gardens and playgrounds.
Sports and recreation	If for outdoor recreation facilities.

E2.2.2 A permit is required for all use and development to which this Code applies that is not exempt from this Code under clause E2.4.

E2.3 Definition of Terms

background concentration	means as defined in Part 5A of the *Environmental Management and Pollution Control Act 1994*.
contaminated	means the condition of land or water, where any chemical substance or waste has been added as a direct or indirect result of human activity at above background concentration and represents or potentially represents an adverse impact on human health or the environment.
environmental site assessment	means a report prepared by an suitably qualified person on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination, prepared in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.
Director	means as defined in the *Environmental Management and Pollution Control Act 1994*.
potentially contaminating activity	means an activity listed in Table E2.2 as a potentially contaminating activity, other than an activity carried out as ancillary to a Residential use class.
Potentially contaminated land	means land that is, or adjoins, land that the applicant or the planning authority:

	(a) knows to have been used for a potentially contaminating activity by reference to:– (i) a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or (ii) a previous permit ; or (b) ought reasonably to have known was used for a potentially contaminating activity.
site history	means the collection of information from historical sources to determine if a site is likely to have been impacted by a potentially contaminating activity.
suitably qualified person (contaminated land)	means a person who, in the opinion of the planning authority, meets the criteria set out in section 6 of Schedule B9 of the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.

E2.4 Use or Development exempt from this Code

E2.4.1 The following use and development is exempt from this Code.

E2.4.2 Development:

(a) to investigate potentially contaminated land; or

(b) in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*.

E2.4.3 Any use or development where a site history prepared by an suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

E2.4.4 Development that does not involve disturbance of more than 1m² of land.

E2.4.5 Any use or development that the Director, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.

E2.5 Use Standards

Objective:	
To ensure that potentially contaminated land is suitable for the intended use	
Acceptable Solutions	Performance Criteria
A1 The Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.	P1 Land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.

E2.6 Development Standards

E2.6.1 Subdivision

Objective:	
To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.	
Acceptable Solutions	Performance Criteria
A1 For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:	**P1** Subdivision does not adversely impact on health and the environment and is suitable for its intended use, having regard to:

(a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use.	(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use or development commences; and (iii) a statement that the land is suitable for the intended use or development.

E2.6.2 Excavation

Objective:	
To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Excavation does not adversely impact on health and the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before excavation commences; and

	(iii) a statement that the excavation does not adversely impact on human health or the environment.

Table E2.2 Potentially Contaminating Activities

Potentially Contaminating Activity	Potentially Contaminating Activity
Acid / alkali plant and formulation	Mineral processing
Ammunition manufacture and usage (e.g. shooting ranges)	Mine sites involving waste rock or tailings deposits
Asbestos production, handling or disposal	Oil or gas production or refining
Asphalt/bitumen manufacturing	Paint formulation and manufacture
Battery manufacturing or recycling	Pesticide manufacture and formulation sites
Boat/ship building, marinas, slip ways and associated boat yards	Petroleum product or oil storage
Boiler or kiln usage	Pharmaceutical manufacture and formulation
Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents)	Power stations
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries

Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works
Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

E3.0 Landslide Code

E3.1 Purpose

E3.1.1 The purpose of this provision is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

E3.2 Application

E3.2.1 This Code applies to:

(a) Development for buildings and works or subdivision on land within a Landslide Hazard Area;

(b) Use of land for vulnerable use or hazardous use within a Landslide Hazard Area.

E3.3 Definition of Terms

E3.3.1 In this Code, unless the contrary intention appears:

acceptable risk	means a risk society is prepared to accept as it is. That is; without management or treatment.
AGS	means the Australian Geomechanics Society.
dangerous substance	means a substance that has the potential to cause harm to persons, property, or the environment, because of one or more of the following: (a) the chemical properties of the substance; (b) the physical properties of the substance;

	(c) the biological properties of the substance. Without limiting this definition includes all dangerous goods, combustible liquids, hazardous substances and agvet chemicals .
group home	means use of land for residential accommodation for people with disabilities.
hazardous chemical of a manifest quantity	means a hazardous chemical, as defined in the *Work Health and Safety Regulations 2012*, if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the *Work Health and Safety Regulations 2012* [S2].
hazardous use	E3.3 Landslide Code means a use that: (a) is in the use class Vehicle fuel sales and service; or (b) involves dangerous substances and is in one of the following use classes: (i) Extractive industries, if the use involves the storage of a hazardous chemical of a manifest quantity (ii) Hospital services (iii) Manufacturing and processing (iv) Research and development (v) Storage (vi) Transport and distribution (vii) Utilities
landslide risk management report	means an assessment and report by a suitably qualified person (landslip) prepared in accordance with the Australian Geomechanics Society - Practice Note Guidelines for Landslide Risk Management 2007. It includes a landslide risk assessment.
Landslide Hazard Area	means an area shown on the planning scheme maps as a landslide hazard area including: (a) Low Landslide Hazard Area; (b) Medium Landslide Hazard Area; (c) Medium Active Landslide Hazard Area; (d) High Landslide Hazard Area.

major works	means any of the following: (a) excavation of 100 m3 or more in cut volume; (b) excavation or soil disturbance of an area of 1,000 m^2 or more; (c) clearance of vegetation involving an area of more than 1,000 m^2; (d) water storages or swimming pools with a volume of 45,000 litres or more.
major extenion	means and extension that is not a minor extension.
minor extension	means an extension of a building by no more than 40 m^2 in gross floor area.
suitably qualified person (landslide)	means a suitably qualified person as follows: (a) for any Landslide Hazard Area, a geotechnical engineer or an engineering geologist as specified in the Director of Building Control's determination: "Certificates of Specialists or Other Persons" that can complete a landslide risk assessment; or (b) for a Low Landslide Hazard Area, a civil engineer.
tolerable risk	means the residual tolerable risk after the hazard has been satisfactorily treated. The residual tolerable risk may be assessed using either qualitative or qualitative methods in the landslide risk assessment either: (a) if using the AGS qualitative risk assessment method apply the "As Low As Reasonably Possible (ALARP)" principle with the residual tolerable risk level no higher than a "moderate" risk level under the AGS 2007(c) risk method; or (b) if using the AGS quantitative risk assessment method then the tolerable loss of life for the person most at risk as suggested by the AGS 2007(c) to be: (i) if existing slope / existing development: 10-4 / annum; (ii) if new constructed slope / new developmenet / existing landslide: 10-5 / annum.
vulnerable use	E3.3 Landslide Code means a use that: (a) is in the Residential Use Class and is one of the following uses: (i) respite centre; (ii) residential aged care facility;

	(iii) retirement village; (iv) group home; or (b) is in one of the following Use Classes: (i) Custodial facility; (ii) Educational and occasional care; (iii) Hospital services; (iv) Visitor accommodation.

E3.4 Use or Development Exempt from this Code

The following use or development is exempt from this Code:

(a) adjustment of a boundary in accordance with clause 9.3 of this planning scheme

(b) a subdivision creating no more than two lots within a Low Landslide Hazard Area;

(c) buildings within a Low Landslide Hazard Area;

(d) minor extensions within the Medium Landslide Hazard Area;

(e) major extensions and new buildings with a gross floor area no more than 200 m² in the Medium Landslide Hazard Area;

(f) minor structures or outbuildings; and

(g) use or development of land for Extractive industry where a mining lease under the *Mineral Resources Development Act 1995* is in force, excluding a hazardous use.

E3.5 Application Requirements

E3.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) A plan, drawn to scale, accurately showing the siting of the proposed use or development relative to landslide hazard areas;

(b) A landslide risk management report.

E3.5.2 In addition to any other application requirements, the planning authority must require the applicant to provide the following information, which is considered necessary to determine compliance with performance criteria:

(a) in regard to an application for a hazardous use that is subject consideration under E3.6.1 P1 and P2 or a vulnerable use that is subject consideration under E3.6.2 P1 and P2:

(i) a submission demonstrating the purported overriding benefit to the community of the use, in terms of significant long term social or economic community benefits.

E3.6 Use Standards

E3.6.1 Hazardous Use

Objective:	
To ensure that: (a) hazardous use is only located in Landslide Hazard Areas in exceptional circumstances; (b) if hazardous use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and take into consideration the characteristics, nature and scale of the use.	
Acceptable Solutions	Performance Criteria
A1 Hazardous use relates to an alteration or intensification of an approved use.	**P1** Hazardous use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.
A2 No acceptable solution.	**P2** Hazardous use must satisfy all of the following: (a) No part of the hazardous use is in a High Landslide Hazard Area; (b) Landslide risk to people and the environment associated with the hazardous use is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. (c) Landslide risk to people and the environment associated with the hazardous use must take into consideration the characteristics, nature and scale of the use to:

	(i) prevent the exposure of people and the environment to dangerous substances as a consequence of landslide; (ii) minimise the risk to emergency personnel.

E3.6.2 E3.6.2 Vulnerable Use

Objective:	
To ensure that: (a) vulnerable use, other than visitor accommodation, is only located on land in a Landslide Hazard Area in exceptional circumstances; (b) if a vulnerable use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and the characteristics, nature and scale of the use taking into consideration the specific circumstances of users of the site.	
Acceptable Solutions	Performance Criteria
A1 Vulnerable use is for visitor accommodation.	**P1** Vulnerable use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.
A2 No acceptable solution.	**P2** Vulnerable use must satisfy all of the following: (a) No part of the vulnerable use is in a High Landslide Hazard Area; (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:

	(i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; whilst minimising risk to emergency personnel.

E3.7 Development Standards for Buildings and Works

E3.7.1 Buildings and Works, other than Minor Extensions

Objective:	
To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Buildings and works must satisfy all of the following: (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.7.2 Minor Extensions

Objective:
To ensure that landslide risk associated with buildings and works for minor extensions in Landslide Hazard Areas is:

(a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.	
Acceptable Solutions	Performance Criteria
A1 Buildings and works for minor extensions must comply with the following: (a) be in a Medium Landslide Hazard Area.	**P1** Buildings and works for minor extensions must satisfy all of the following: (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.7.3 Major Works

Objective:	
To ensure that landslide risk associated with major works in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Major works must satisfy all of the following: (a) no part of the works is in a High Landslide Hazard Area; (b) the landslide risk associated with the works is either: (i) acceptable risk; or

	(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.8 Development Standards for Subdivision

E3.8.1 Subdivision

Objective:	
To ensure that landslide risk associated with subdivision in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either: (i) acceptable risk, or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.
A2 Subdivision is not prohibited by the relevant zone standards.	P2 No performance criteria.

Map E3 Landslide Hazard Area (Medium-active) – LISTmap

Open the full map extent (link to interactive map)

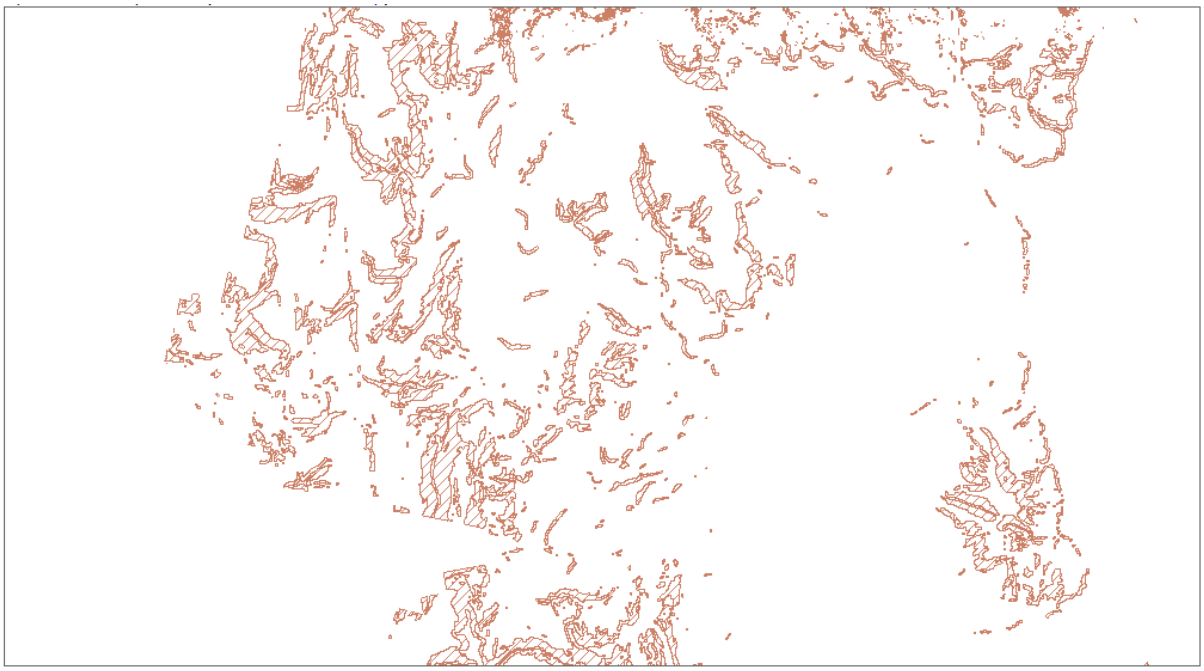


Legend
Landslide Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

Map E3 Landslide Hazard Area (Medium) – LISTmap

Open the full map extent (link to interactive map)

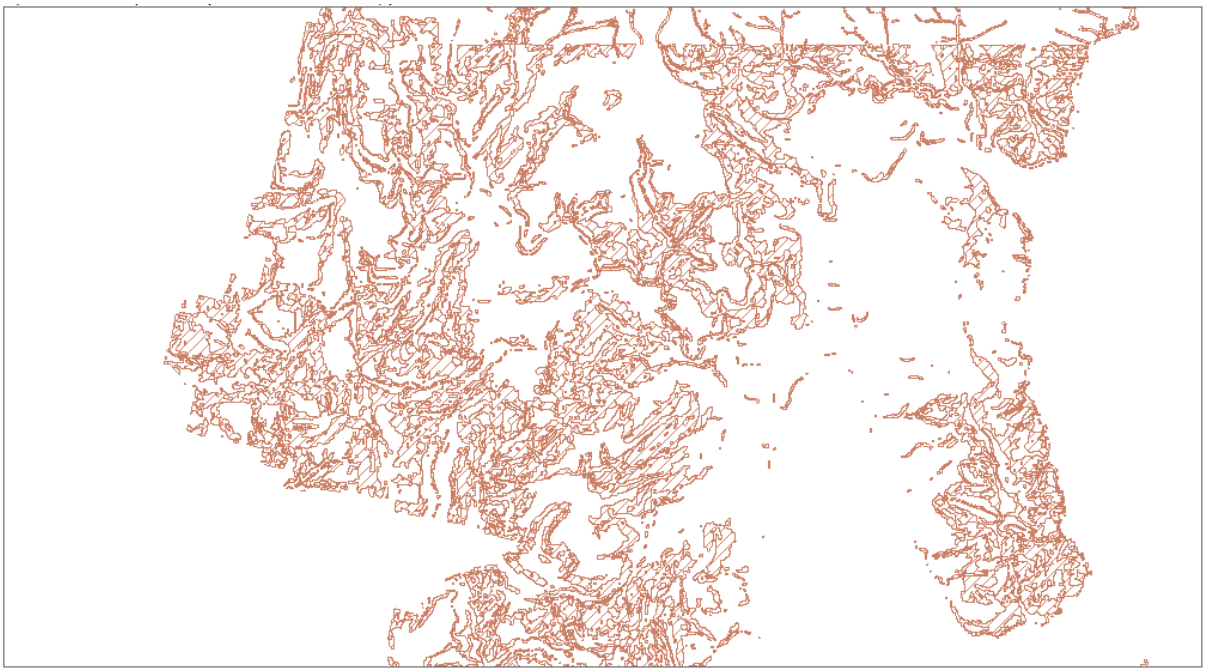


Legend
Landslide Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

Map E3 Landslide Hazard Area (Low) – LISTmap

Open the full map extent (link to interactive map)



Legend
Landslide Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E4.0 This code number is not used in this planning scheme

E5.0 Road and Railway Assets Code

E5.1 Purpose of the Road and Railway Assets Code

E5.1.1 The purpose of this provision is to:

(a) protect the safety and efficiency of the road and railway networks; and

(b) reduce conflicts between sensitive uses and major roads and the rail network.

E5.2 Application of this Code

E5.2.1 This Code applies to use or development of land:

(a) that will require a new vehicle crossing, junction or level crossing; or

(b) that intensifies the use of an existing access; or

(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:

(i) a rail network;

(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.

E5.3 Definition of Terms

E5.3.1 In this Code, unless the contrary intention appears:

average annual daily traffic (AADT)	means the total volume of vehicle traffic for a year divided by 365 days.
category 1 road	means a category 1 Trunk Road as defined in Tasmania State Road Hierarchy (Department of State Growth)
category 2 road	means a category 2 Regional Freight Road as defined in Tasmania State Road Hierarchy (Department of State Growth)
junction	means an intersection of two or more roads at a common level, including intersections of on and off ramps and grade-separated roads.
level crossing	means as defined in Section 35 of the *Rail Infrastructure Act 2007*.

limited access road	means a road proclaimed as limited access under Section 52A of the *Roads and Jetties Act 1935*.
rail network	means as defined in the *Rail Infrastructure Act 2007*.

E5.4 Use or Development exempt from this Code

E5.4.1 If for a temporary access or level crossing, with the written consent of the relevant road or rail authority.

E5.5 Use Standards

E5.5.1 Existing road accesses and junctions

Objective:	
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	P1 Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any written advice received from the road authority.
A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed	P2 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not

limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.

E5.5.2 Exiting level crossings

Objective:	
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.	
Acceptable Solutions	Performance Criteria
A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	**P1** Any increase in vehicle traffic at an existing access across part of a rail network, must be safe and not unreasonably impact on the efficiency of the rail network, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the use and frequency of the rail network; (d) any alternative access; (e) the need for the use; (f) any traffic impact assessment; and (g) any written advice received from the rail authority.

E5.6 Development Standards

E5.6.1 Development adjacent to roads and railways

Objective:	
To ensure that development adjacent to category 1 or category 2 roads or the rail network: (a) ensures the safe and efficient operation of roads and the rail network; (b) allows for future road and rail widening, realignment and upgrading; and (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.	
Acceptable Solutions	Performance Criteria
A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category	**P1** The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than

2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. **A1.2** Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to: (a) the proposed setback; (b) the existing setback of buildings on the site; (c) the frequency of use of the rail network; (d) the speed limit and traffic volume of the road; (e) any noise, vibration, light and air emissions from the rail network or road; (f) the nature of the road; (g) the nature of the development; (h) the need for the development; (i) any traffic impact assessment; (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and (k) any written advice received from the rail or road authority.

E5.6.2 Road accesses and junctions

Objective:	
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	**P1** For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road;

	(c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.
A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	**P2** For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.

E5.6.3 New level crossings

Objective:	
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Level crossings must be safe and not unreasonably impact on the efficiency of the rail network, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the rail network;

	(c) the location of the level crossing; (d) any alternative access; (e) the need for the level crossing; (f) any traffic impact assessment; (g) any measures to prevent access to the rail network; and (h) any written advice received from the rail authority.

E5.6.4 Sight distance at accesses, junctions and level crossings

Objective:	
To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	**P1** The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.

Table E5.1 Safe intersection sight distance

Vehicle Speed	Safe Intersection Sight Distance in metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Where:

(a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.

(b) For Safe Intersection Sight Distance:

(i) All sight lines (driver to object vehicle) are to be between points 1.2m above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5m to the side and below, and 2.0m above all sight lines;

(ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E5.1 and the access junction;

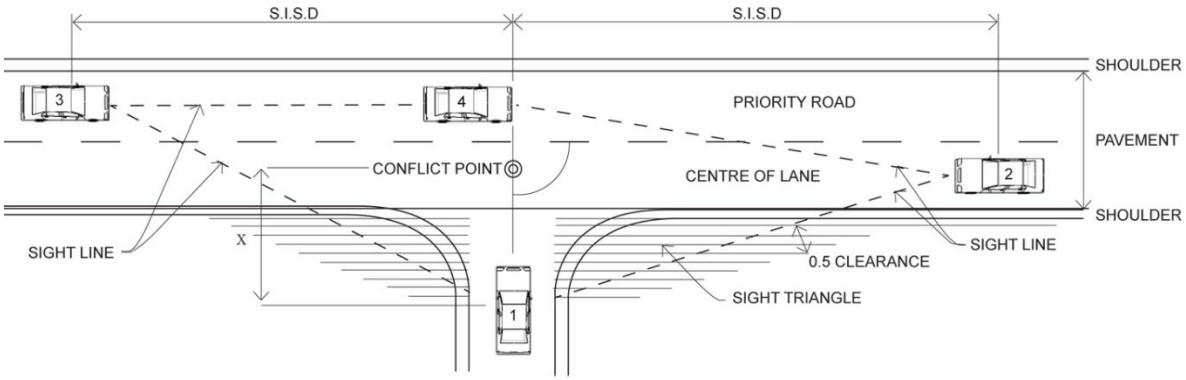
(iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E5.1;

(iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4 in Figure E5.1;

(v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access in Figure E5.1; and

(vi) The distance of a driver from the conflict point in Figure E5.1 (X), is a minimum of. 7m for category 1 roads and category 2 roads, and 5m for all other roads.

Figure E5.1 Sight Lines for Accesses and Junctions



E6.0 Parking and Access Code

E6.1 Purpose

E6.1.1 The purpose of this provision is to:

(a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;

(b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;

(c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;

(d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;

(e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;

(f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;

(g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;

(h) provide for safe servicing of use or development by commercial vehicles.

E6.2 Application

E6.2.1 This code applies to all use and development.

E6.3 Definition of Terms

E6.3.1 In this Code, unless the contrary intention appears:

building line	means a line coincident with the front wall of a building extending either side of the building.
commercial vehicle	means a small rigid vehicle, medium rigid vehicle, heavy rigid vehicle or articulated vehicle described in section 2 “Design Vehicles” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.
floor area	for the purposes of this Code, means the gross floor area, excluding the area of stairs, loading bays, access ways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
material change	means an increase in vehicle use of more than 10%.

E6.4 Use or Development Exempt from this Code

E6.4.1 No use or development is exempt from this code.

E6.5 Application Requirements

E6.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

(a) an assessment, by a suitably qualified person, of parking demand created by a use or development and the ability for such demand to be satisfied in the vicinity of a proposed use of development, if reliant on performance criteria to satisfy E6.6.1, E6.6.3 or E6.6.4;

(b) a design of parking facilities;

(c) a Traffic Impact Assessment, if the increase in the number of vehicle movements per day is more than 40;

E6.6 Use Standards

E6.6.1 Number of Car Parking Spaces

Objective:	
To ensure that: (a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport. (b) a use or development does not detract from the amenity of users or the locality by: (i) preventing regular parking overspill; (ii) minimising the impact of car parking on heritage and local character.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	**P1** The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following: (a) car parking demand; (b) the availability of on-street and public car parking in the locality; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision;

	(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site; (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity; (j) any verified prior payment of a financial contribution in lieu of parking for the land; (k) any relevant parking plan for the area adopted by Council; (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.

E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability

Objective:	
To ensure that a use or development provides sufficient accessible car parking for people with a disability.	
Acceptable Solutions	Performance Criteria
A1	**P1** No Performance Criteria.

Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	

E6.6.3 Number of Motorcycle Parking Spaces

Objective:	
To ensure enough motorcycle parking is provided to meet the needs of likely users of a use or development.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	**P1** The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate: (a) motorcycle parking demand; (b) the availability of on-street and public motorcycle parking in the locality; (c) the availability and likely use of other modes of transport; (d) the availability and suitability of alternative arrangements for motorcycle parking provision.

E6.6.4 Number of Bicycle Parking Spaces

Objective:	
To ensure enough bicycle parking is provided to meet the needs of likely users and by so doing to encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips.	
Acceptable Solutions	Performance Criteria

A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	**P1** The number of on-site bicycle parking spaces provided must have regard to all of the following: (a) the nature of the use and its operations; (b) the location of the use and its accessibility by cyclists; (c) the balance of the potential need of both those working on a site and clients or other visitors coming to the site.

E6.7 Development Standards

E6.7.1 Number of Vehicular Accesses

Objective:	
To ensure that: (a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising: (i) the number of vehicle access points; and (ii) loss of on-street car parking spaces; (b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses; (c) vehicle access points do not have a dominating impact on local streetscape and character.	
Acceptable Solutions	Performance Criteria
A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	**P1** The number of vehicle access points for each road frontage must be minimised, having regard to all of the following: (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points; (b) whether the additional access points can be provided without compromising any of the following:

	(i) pedestrian safety, amenity and convenience; (ii) traffic safety; (iii) residential amenity on adjoining land; (iv) streetscape; (v) cultural heritage values if the site is subject to the Local Historic Heritage Code; (vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.

E6.7.2 Design of Vehicular Accesses

Objective:	
To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.	
Acceptable Solutions	Performance Criteria
A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	**P1** Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users.

E6.7.3 Vehicular Passing Areas Along an Access

Objective:	
To ensure that: (a) the design and location of access and parking areas creates a safe environment for users by minimising the potential for conflicts involving vehicles, pedestrians and cyclists; (b) use or development does not adversely impact on the safety or efficiency of the road network as a result of delayed turning movements into a site.	
Acceptable Solutions	Performance Criteria
A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) it meets a road serving more than 6000 vehicles per day; (d) have the first passing area constructed at the kerb; (e) be at intervals of no more than 30 m along the access.	P1 Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users.

E6.7.4 On-Site Turning

Objective:	
To ensure safe, efficient and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.	
Acceptable Solutions	Performance Criteria
A1	**P1**

On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units;	On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users; (e) suitability of the location of the access point and the traffic volumes on the road.

E6.7.5 Layout of Parking Areas

Objective:	
To ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	Performance Criteria
A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.	**P1** The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.

E6.7.6 Surface Treatment of Parking Areas

Objective:	
To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.	
Acceptable Solutions	Performance Criteria

A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	**P1** Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following: (a) the suitability of the surface treatment; (b) the characteristics of the use or development; (c) measures to mitigate mud or dust generation or sediment transport.

E6.7.7 Lighting of Parking Areas

Objective:	
To ensure parking and vehicle circulation roadways and pedestrian paths used outside daylight hours are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.	
Acceptable Solutions	Performance Criteria
A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	**P1** Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following: (a) enables easy and efficient use of the area; (b) minimises potential for conflicts involving pedestrians, cyclists and vehicles; (c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;

	(d) prevents unreasonable impact on the amenity of adjoining users through light overspill; (e) is appropriate to the hours of operation of the use.

E6.7.8 Landscaping of Parking Areas

Objective:	
To ensure that large parking and circulation areas are landscaped to: (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; (b) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties; (c) contribute to the creation of vibrant and liveable places; (d) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.	
Acceptable Solutions	Performance Criteria
A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	**P1** Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following: (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; (c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.

E6.7.9 Design of Motorcycle Parking Areas

Objective:	
To ensure that motorcycle parking areas are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	Performance Criteria

A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	**P1** The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the following: (a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building; (b) avoiding creation of concealment points to minimise the risk.

E6.7.10 Design of Bicycle Parking Facilities

Objective:	
To encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips by providing secure, accessible and convenient bicycle parking spaces.	
Acceptable Solutions	Performance Criteria
A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	**P1** The design of bicycle parking facilities must provide safe, obvious and easy access for cyclists, having regard to all of the following: (a) minimising the distance from the street to the bicycle parking area; (c) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building; (d) avoiding creation of concealment points to minimise the risk.
A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking	**P2** The design of bicycle parking spaces must be sufficient to conveniently, efficiently and safely serve users without conflicting with vehicular or

Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard. [R1]	pedestrian movements or the safety of building occupants.

E6.7.10.R1 Austroads – Cycling Aspects of Austroads Guides 2011 is also a useful reference for the design of bicycle storage facilities.

E6.7.11 Bicycle End of Trip Facilities

Objective:	
To ensure that cyclists are provided with adequate end of trip facilities.	
Acceptable Solutions	Performance Criteria
A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	**P1** End of trip facilities must be provided at an adequate level to cater for the reasonable needs of employees having regard to all of the following: (a) the location of the proposed use and the distance a cyclist would need to travel to reach the site; (b) the users of the site and their likely desire to travel by bicycle; (c) whether there are other facilities on the site that could be used by cyclists; (d) opportunity for sharing bicycle facilities by multiple users.

E6.7.12 Siting of Car Parking

Objective:	
To ensure that the streetscape, amenity and character of urban areas is not adversely affected by siting of vehicle parking and access facilities.	
Acceptable Solutions	Performance Criteria
A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on	**P1** Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical

a site except if a parking area is already provided in front of the building line of a shopping centre.	solution because of one or more of the following: (a) there is a lack of space behind the building line to enable compliance with A1; (b) it is not reasonably possible to provide vehicular access to the side or rear of the property; (c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5; (d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot; (e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia; (f) the provision of the parking behind the building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme; (g) the provision of the parking behind the building line would result in the loss directly or indirectly of one or more significant trees listed in the Significant Trees Code in this planning scheme, and only if designed and located to satisfy all of the following: (i) does not visually dominate the site; (ii) maintains streetscape character and amenity; (iii) does not result in a poor quality of visual or audio amenity for the occupants of immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses;

	(iv) allows passive surveillance of the street.

E6.7.13 Facilities for Commercial Vehicles

Objective:	
To ensure that facilities for commercial vehicles are provided on site, as appropriate.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	**P1** Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users.

E6.7.14 Access to a Road

Objective:	
To ensure that access to the road network is provided appropriately.	
Acceptable Solutions	Performance Criteria
A1 Access to a road must be in accordance with the requirements of the road authority.	**P1** No Performance Criteria.

Table E6.1 Number of Car Parking Spaces Required

Land Use	**Rate (spaces)**	**Car parking measure**
Use Class: Bulky goods sales		
Motor vehicle, boat or caravan sales	1	for each 100m^2 of display, storage and workshop floor area.

Retail plant nursery	1	for each 50m^2 of floor area.
Bulky goods sales except as otherwise specified in this table.	1	for each 50m^2 of floor area
Use Class: Business and professional services		
Funeral parlour	0.3	for each seat or for each m^2 of floor area, whichever is the greater
Medical centre	5	for each person providing health services
Office	1	for each 30m^2 of floor area
Veterinary centre	3.5	for each 100m^2 floor area
Business and professional services, except as otherwise specified in this table.	1	for each 30m^2 of floor area
Use Class: Community meeting & entertainment		
Art and craft centre	1	for each 30m^2 of floor area
Exhibition centre, library, museum or public art gallery	1	for each 20m^2 of floor area
Cinema, church, civic centre, function centre, public hall, theatre	1	for each 15m^2 floor area or for each 3 seats whichever is the greater
Community meeting & entertainment, except as otherwise specified in this table.	1	for each 15m^2 floor area or for each 3 seats whichever is the greater
Use Class: Custodial facility		
Custodial facility	0.67	for each bedroom; or 1.5 spaces for each unit with all spaces in excess of 1 to each unit to be provided as a visitor space whichever is the greater
Use Class: Crematoria and cemeteries		
Cemetery	30	for each cemetery
Crematorium	1	for each 3 seats or 30 spaces, whichever is the greater
Use Class: Domestic animal breeding, boarding or training		

Domestic animal breeding, boarding or training	1	for each 40m^2 of floor area
Use Class: Educational and occasional care		
Childcare centre	0.25	for each child the centre is licensed to accommodate
Primary school	0.67	for each employee and a pick up and set down area with 1 space for each 30 students
Secondary school	0.67	for each employee and a pick up and set down area with 1 space for each 30 students and 1 space for each 10 students aged over 17
Tertiary institution	0.5	for each employee and 0.1 for each student
Educational and occasional care, except as otherwise specified in this table	0.5	for each employee and 0.1 for each student/client.
Use Class: Emergency services		
Emergency services	1	for each 40m^2 of floor area.
Use Class: Equipment and machinery sales and hire		
Equipment and machinery sales and hire	1	for each 50m^2 of floor area.
Use Class: Extractive industry		
Extractive industry	2	for each 3 employees
Use Class: Food services		
Restaurant	15	for each 100m^2 of floor area or 1 space for each 3 seats, whichever is the greater.
Take-away food premises	15	for each 100m^2 of floor area or 1 space for each 3 seats, whichever is the greater. Drive through (if applicable): Queuing area for 5 - 12 cars.
Food services, except as otherwise specified in this table	15	for each 100m^2 of floor area or 1 space for each 3 seats, whichever is the greater.
Use Class: General retail and hire		

Convenience store	1	for each 20m^2 of floor area.
Market	2.5	for each stall.
General retail and hire, except as otherwise specified in this table.	1	for each 30m^2 of floor area.
Use Class: Hospital services		
Hospital services	1	for each 40m^2 of floor area
Use Class: Hotel industry		
Hotel industry	1	for each 3m^2 of public bar room floor area and1 space for each 6m^2 of beer garden area and 1 space for each 8m^2 of lounge or dining room floor area and 1 space for each 10m^2 of gaming room floor area and 1 space for each 30m^2 of bottleshop floor area and 1 space for each 2 bedrooms and 1 space for each accommodation unit, as applicable.
Use Class: Manufacturing and processing		
Manufacturing and processing	1	for each 50m^2 of floor area.
Use Class: Motor racing facility		
Motor racing facility		Subject to traffic and parking impact assessment.
Use Class: Natural and cultural values management		
Natural and cultural values management	No require ment.	No requirement.
Use Class: Passive recreation		
Passive recreation	No require ment.	No requirement.
Use Class: Pleasure boat facility		
Boathouse	0.5	for each boathouse.
Marina	0.6	spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces to each marina employee.

Pleasure boat facility, except as otherwise specified in this table.		Subject to traffic and parking impact assessment.
Use Class: Port and shipping		
Servicing or repair of boats or marine equipment	1	for each 50m^2 of floor area.
Passenger terminal		Subject to traffic and parking impact assessment.
Seaward operations e.g. shipping channel or maintenance dredging	No requirement	No requirement
Wharf		Subject to traffic and parking impact assessment.
Port and shipping, except as otherwise specified in this table.	2	for each 3 staff.
Use Class: Recycling and waste disposal		
Recycling and waste disposal	1	for each 100m^2 or 1 space for each 1.5 employees, whichever is the greater.
Use Class: Research and development		
Research and development	1	for each 40m^2 of floor area.
Use Class: Residential		
Boarding house or hostel or residential college	1	for each staff member and 1 for every 3 licensed residents.
Caretaker's dwelling	1	for each caretaker's dwelling
Home occupation	1	visitor space for each home occupation
Home-based business	1	for each non-resident employee and 1 visitor space for each home-based business
Multiple dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom)	1	for each dwelling and: 1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)

Multiple dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)	2	for each dwelling and: 1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)
Residential aged care facility or respite centre	3	for every 10 licensed beds and 1 space for emergency services
Residential mobile home park	1	for each mobile home and 1 visitor space for every 4 mobile homes
Retirement village	1	for each dwelling and 1 visitor space for every 4 dwellings
Single dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom)	1	
Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)	2	
Use Class: Resource development		
Resource development	No requirement	No requirement
Use Class: Resource processing		
Resource processing	1	For each $50m^2$ of floor area
Use Class: Service industry		
Service industry	3	for each 100m 2 floor area, or 3 spaces for each work bay; whichever is the greater.
Use Class: Sports and recreation		
Bowling green	30	for the first green and 15 for each additional green.

Fitness centre	4.5	for each 100m^2 of floor area
Golf course	4	for each tee and 1 space for each 15m^2 floor area for licensed club facilities
Swimming pool (other than in conjunction with a dwelling)	5.6	for each 100 m^2 of site area.
Squash court (other than in conjunction with a dwelling)	4	for each court
Tennis court (other than in conjunction with a dwelling)	4	for each court
Sports and recreation, except as otherwise specified in this table		Subject to traffic and parking impact assessment.
Use Class: Storage		
Storage	1	for each 100m^2 of floor area and 1 for each 40 m^2 of ancillary office floor area.
Use Class: Tourist operation		
Tourist operation	1	for each 25m^2 of floor area for indoor attractions, displays, restaurants and the like; plus 1 space for each 40m 2 of outdoor area for attractions, displays and the like; plus a minimum of 1 bus parking space.
Use Class: Transport depot and distribution		
Transport depot and distribution		3.5 spaces to each 100m^2 of floor area.
Use Class: Utilities		
Utilities	No requirement	No requirement
Use Class: Vehicle fuel sales and service		
Vehicle fuel sales and service	6	6 spaces to each work bay plus 1 space to each 20 m^2 floor area of convenience store
Use Class: Vehicle parking		
Vehicle parking	No requirement	No requirement
Use Class: Visitor accommodation		

Backpacker's hostel	1	for every 4 licensed beds.
Bed and breakfast establishment	1	for each bedroom
Camping and caravan park	1	for each individual camping or caravan site and 50% of the relevant requirement for ancillary use.
Guest house	1	for each bedroom
Holiday cabin, holiday unit	1	for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use.
Motel	1	for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use.
Overnight camping area	1	for each camping site and 1 space for each staff member.
Residential hotel	1	for each bedroom.
Serviced apartment	1	for each serviced apartment unit
Visitor accommodation, except as otherwise specified in this table.	1	for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use.

Operation of Table E6.1

(a) Table E6.1 sets out the number of car parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is the product of the second and third columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.

(b) Where an existing use or development is extended or intensified, the additional number of car parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of parking spaces is not reduced.

(c) Where there is an existing surplus of car parking spaces on the land, any additional parking required may be drawn from the surplus.

Table E6.2 Number and Class of Bicycle Parking Spaces Required

Land Use Term	**Employee/resident bicycle parking requirement**	**Class**	**Visitor/customer/student bicycle parking requirement**	**Class**
Use class: Bulky goods sales				

Bulky goods sales	2	1 or 2	1 for each 2000 m^2 floor area (minimum 2)	3
Use class: Business and professional services				
Medical centre	1 for each 8 practitioners	1 or 2	1 for each 4 practitioners	3
Office	1 for each 250 m^2 floor area after the first 250 m^2 floor area	1 or 2	1 for each 1000 m^2 of floor area if the floor area exceeds 1000 m^2	3
Veterinary centre	1 for each 8 practitioners	1 or 2	1 for each 8 practitioners	3
Business and professional services, except as otherwise specified in this table.	1 for each 250 m^2 floor area after the first 250 m^2 floor area	1 or 2	1 for each 1000 m^2 of floor area if the floor area exceeds 1000 m^2	3
Use class: Community meeting and entertainment				
Community meeting and entertainment	1 for each 500 m^2 of floor area	1 or 2	4 plus 2 for each 200 m^2 floor area	3
Use class: Educational and occasional care				
Childcare centre	1 for each 20 employees	1 or 2	1 for each 20 children	3
Primary school	1 for each 20 employees	1 or 2	1 for each 10 students	3
Secondary school	1 for each 20 employees	1 or 2	1 for each 10 students	3
Tertiary institution (excl student accommodation)	1 for each 20 employees	1 or 2	1 for each 20 full time students	3
Use class: Food services				
Restaurant	1 for each 100 m^2 of floor area available to the public	1 or 2	1 for each 200 m^2 floor area after the first 200 m^2 floor area (minimum 2)	3
Take away food premises	1 for each 100 m^2 of floor area available to the public	1 or 2	1 for each 50 m^2 floor area	3

Food services, except as otherwise specified in this table.	1 for each 100 m^2 of floor area available to the public	1 or 2	1 for each 200 m^2 floor area after the first 200 m^2 floor area (minimum 2)	3
Use class: General retail and hire				
Amusement parlour	1 for each 500 m^2 floor area after the first 500 m^2 floor area	1 or 2	2 plus 1 for each 50 m^2 floor area	3
Shop	1 for each 500 m^2 floor area after the first 500 m^2 floor area	1 or 2	1 for each 500 m^2 floor area	3
Use class: Hospital services				
Hospital services	1 for each 15 patient beds	1 or 2	1 for each 30 beds	3
Use class: Hotel industry				
Hotel industry	1 for each 25 m^2 bar floor area plus 1 for each 100m^2 lounge/beer garden area	1 or 2	1 for each 25 m^2 bar floor area plus 1 for each 100 m^2 lounge, beer garden area	3
Use class: Manufacturing and processing				
Manufacturing and processing	1 for each 1000 m^2 of floor area	1 or 2	No requirement	-
Use class: Residential				
Residential aged care home	1 for each 7 patient beds	1 or 2	1 for each 30 beds	-
Use class: Resource processing				
Resource processing	1 for each 1000 m^2 of floor area	1 or 2	No requirement	-
Use class: Visitor accommodation				
Visitor accommodation	1 for each 40 accommodation rooms	1 or 2	1 for each 30 accommodation rooms	3
Use class: All other use classes				
All other use classes	No requirement	-	No requirement	-

Classification of Bicycle Parking Facilities

Class	Security Level	Description
1	High	Fully enclosed individual lockers
2	Medium	Locked compounds with communal access using duplicate keys
3	Low	Facilities to which the bicycle frame and wheels can be locked

Operation of Table E6.2

(a) Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.

(b) Where an existing use or development is extended or intensified, the number of additional bicycle parking spaces required must be calculated on the amount of extension or intensification, provided the existing number of bicycle parking spaces is not reduced.

(c) Where there is an existing surplus of bicycle parking spaces on the land, any additional bicycle parking required may be drawn from the surplus.

(d) No new bicycle parking spaces are required to be provided for a change of use in an existing building where there is no increase in the floor area of the building and floor area used is less than 500m^2.

E7.0 Stormwater Management Code

E7.1 Purpose

E7.1.1 The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

E7.2 Application

E7.2.1 This code applies to development requiring management of stormwater. This code does not apply to use.

E7.3 Definition of Terms

E7.3.1 In this code, unless the contrary intention appears;

ARI	means the average recurrence interval, which means the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.

impervious surface	includes any roof or external paved or hardstand area, including for a road, driveway, a vehicle loading, parking and standing apron, cycle or pedestrian pathway, plaza, uncovered courtyard, deck or balcony or a storage and display area.
major stormwater drainage system	means the combination of overland flow paths (including roads and watercourses) and the underground reticulation system designed to provide safe conveyance of stormwater runoff and a specific level of flood mitigation.
minor stormwater drainage system	means the stormwater reticulation infrastructure designed to accommodate more frequent rainfall events (in comparison to major stormwater drainage systems) having regard to convenience, safety and cost.
stormwater drainage system	means a major or minor stormwater drainage system.
suitably qualified person (stormwater management)	means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.

E7.4 Development Exempt from this Code

E7.4.1 No development is exempt from this code.

E7.5 Application Requirements

E7.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

(a) a report from a suitably qualified person advising of the suitability of private and public stormwater systems for a proposed development or use;

(b) a report from a suitably qualified person on the suitability of a site for an on-site stormwater disposal system.

E7.6 Use Standards

There are no use standards in this code.

E7.7 Development Standards

E7.7.1 Stormwater Drainage and Disposal

Objective:
To ensure that stormwater quality and quantity is managed appropriately.

Acceptable Solutions	Performance Criteria
A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	P1 Stormwater from new impervious surfaces must be managed by any of the following: (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles (b) collected for re-use on the site; (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.
A2 A stormwater system for a new development must incorporate water sensitive urban design principles [R1] for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m^2; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	P2 A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.
A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	P3 No Performance Criteria.

A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	P4 No Performance Criteria.

E7.7.1.R1 Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania or the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), a nationally recognised stormwater modelling software package used to assess land development proposals based on local conditions including rainfall, land use and topography, is recognised as current best practice.

Table E7.1 Acceptable Stormwater Quality and Quantity Targets

80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.
Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia 2004) or through catchment modelling completed by a suitably qualified person.

E8.0 Electricity Transmission Infrastructure Protection Code

E8.1 Purpose

E8.1.1 The purpose of this provision is to:

(a) ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure;

(b) ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;

(c) maintain future opportunities for electricity transmission infrastructure.

E8.2 Application

E8.2.1 This code applies to:

(a) development (including subdivision) within:

(i) an electricity transmission corridor;

(ii) 55m of a communications station;

(b) use and development (including subdivision) within 65m of a substation facility.

E8.3 Definition of Terms

E8.3.1 In this code, unless the contrary intention appears;

capable of sensitive use	means use or development where: (a) a permit is not required to commence or carry out a sensitive use or development; (b) a sensitive use or development must be granted a permit; or (c) a planning authority has discretion to refuse or permit a sensitive use or development.
communications station	means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity.
electricity transmission corridor (ETC)	means land that is identified on the planning scheme maps as being within the ETC overlay [R1].
electricity transmission entity	means an electricity entity as defined under the *Electricity Supply Industry Act 1995* that is licenced to carry on operations in the electricity supply industry under that Act with respect to transmission of electricity.
electricity transmission infrastructure (ETI)	means electricity infrastructure as defined by the *Electricity Supply Industry Act 1995* for or associated with the transmission of electricity. This includes but is not limited to overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity.
inner protection area (IPA)	means land that is identified on the planning scheme maps as being within the IPA overlay [R2].
registered electricity easement	means an easement or wayleave held by or benefiting an electricity entity, including: (a) an easement registered under the *Land Titles Act 1980*; (b) a registered wayleave as defined in the *Electricity Wayleaves and Easement Act 2000*.
substation facility	means land that is identified on the planning scheme maps as owned, leased, licensed (or similar) by the electricity transmission entity for use as

	a substation or switching station. This definition does not include easements or land used solely for access to the substation facility.
suitably qualified person (Electricity Transmission)	means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.
unregistered wayleave	means a wayleave which is entered in the Roll of Unregistered Wayleaves maintained by the electricity transmission entity under the *Electricity Wayleaves and Easement Act 2000* [R3]

Footnotes

[R1] The ETC incorporates:

(a) land within 60m of the centreline of an existing overhead electricity transmission line;

(b) land within 10m of an unregistered wayleave (and including the wayleave), whether associated with an existing transmission line or not; and

(c) land within 10m of the centreline of underground cabling used for, or associated with, electricity transmission.

[R2] The IPA incorporates:

(a) land subject to an unregistered wayleave;

(b) land within 25m of the centreline of an existing 110 kV overhead transmission line;

(c) land within 30m of the centreline of an existing 220 kV overhead transmission line;

(d) land within 6m of the centreline of underground cabling used for, or associated with, electricity transmission.

Note: Unregistered wayleaves established by the Electricity Wayleaves and Easement Act 2000 are unregistered easement rights which can vary in width and are not shown on the title documents for land.

[R3] These easements are not referenced in Schedule 2 of a Torrens Title.

E8.4 Use and Development Exempt from this Code

The following use and development is exempt from this code:

E8.4.1 Use and development within the electricity transmission corridor, but not within the inner protection area, when involving:

(a) additions or alterations to an existing building, or the construction of a nonhabitable building, provided the gross floor area is no more than 150m²;

(b) minor utilities or works not associated with the development of a new building.

E8.4.2 Use or development within 65m of a substation facility but no closer than 5m if:

(a) not involving the storing or handling of material, which is capable of generating airborne particulate matter, outside of a fully enclosed building;

(b) not involving a sensitive use;

(c) when involving a sensitive use the new use or development does not involve a habitable building or habitable room.

E8.4.3 Development within 55m of a communications station if:

(a) building height is no more than 9.5m; and

(b) a building is located:

(i) not less than 5m from any security fence associated with a communications station or the boundary of a site within which a communications station is located; or

(ii) not less than 20m from the communications station;

whichever is the lesser (distance).

E8.4.4 Development of Utilities within 55m of a communications station.

E8.4.5 Use or development of electricity transmission infrastructure.

E8.5 Application Requirements

E8.5.1 Where performance criteria require the planning authority to have regard to the written advice or requirements of the electricity transmission entity, the applicant must provide the written advice of the electricity transmission entity setting out the entity's views of the proposed use or development.

E8.5.2 In the case of development within the electricity transmission corridor, but outside the inner protection area, the applicant must demonstrate, to the satisfaction of the planning authority that, prior to submission of its application, it has notified, in writing, the electricity transmission entity of the substance and extent of its proposed use or development.

E8.5.3 In addition to any other application requirements, the planning authority may require an assessment, by a suitably qualified person, of noise emissions, as necessary to determine compliance with any acceptable solutions or performance criteria.

E8.6 Use Standards

E8.6.1 Sensitive use within 65m of a substation facility

Objective:	
To ensure that sensitive use within a habitable building or habitable rooms within a dwelling adequately responds to the potential amenity impact of substation noise.	
Acceptable Solutions	Performance Criteria
A1	**P1**

No Acceptable Solution.	Use must be located an appropriate distance from the substation facility having regard to the following: (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility; (b) the written advice from the electricity transmission entity.

E8.6.2 Use other than sensitive use within 65m of a substation facility

Objective:	
To ensure that use of land does not adversely affect the safe and reliable operation of electricity transmission infrastructure within the facility.	
Acceptable Solutions	Performance Criteria
A1 A use must not result in materials stored or handled within the site becoming airborne contaminates which transmit into a substation facility.	**P1** Use must be located an appropriate distance from the substation facility, having regard to all of the following: (a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility; (b) the requirements of the electricity transmission entity.

E8.7 Development Standards for Buildings and Works

E8.7.1 Development within the electricity transmission corridor

Objective:
To ensure that development is located appropriate distances from electricity transmission infrastructure to: (a) ensure operational efficiencies, access and security of existing or future electricity transmission infrastructure;

(b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure	
Acceptable Solutions	Performance Criteria
A1 Development is not within: (a) an inner protection area; or (b) a registered electricity easement.	**P1** Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following: (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity.

E8.7.2 Development for sensitive uses within 65m of a substation facility

Objective:	
To ensure that development is located appropriately to: (a) ensure that sensitive uses within habitable buildings or habitable rooms within a dwelling adequately respond to the potential amenity impact of substation noise; (b) ensure operational efficiencies and security of existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Development must be located an appropriate distance from the substation facility having regard to the following: (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an

	environmental nuisance) as a result of noise emissions from the substation facility; (b) any written advice from the electricity transmission entity.

E8.7.3 Development for uses other than sensitive uses within 65m of a substation facility

Objective:	
To ensure that development is located appropriately to protect against risk to the security, operational efficiency and access to existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
A1 Development must be located no less than 5m from a substation facility.	**P1** Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.

E8.7.4 Development within 55m of a communication station

Objective:	
To ensure that development located close to a communication station does not adversely impact upon the security, operational efficiency and access to those facilities.	
Acceptable Solutions	Performance Criteria
A1 No part of the development: (a) extends above the height of the facility's antennae/disk when measured in horizontal plane; (b) is located less than: (i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or (ii) 20m to the communications station; whichever is the lesser;	**P1** Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.

E8.8 Development Standards for Subdivision

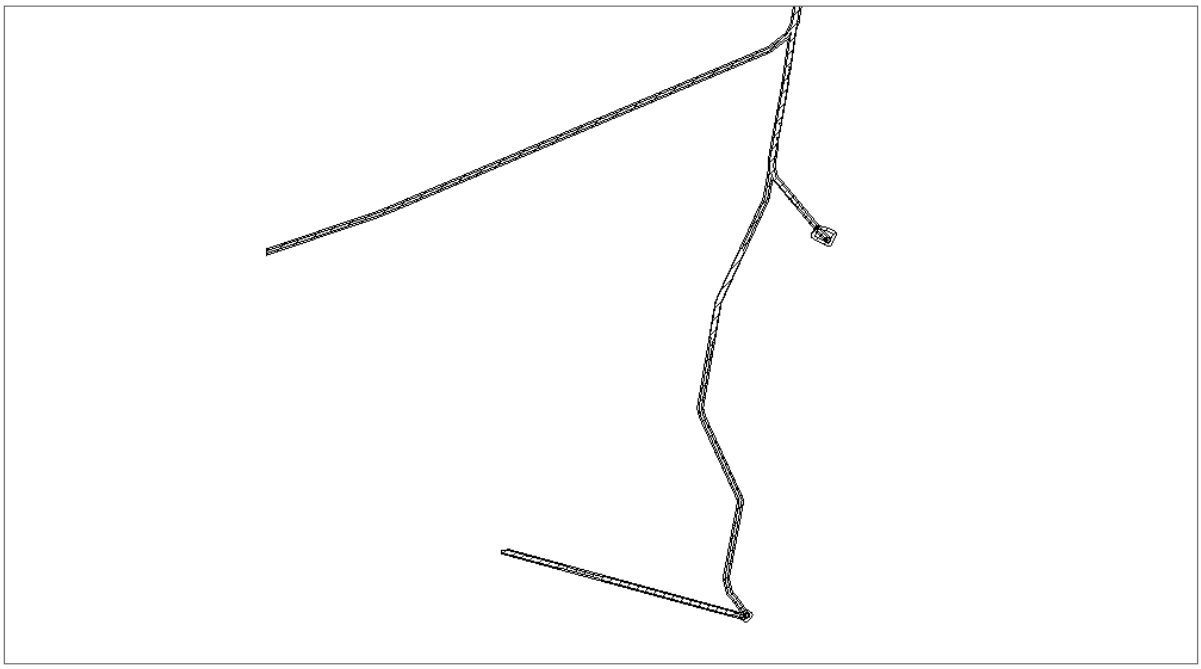
E8.8.1 Subdivision

Objective:	
To provide for new lots that: (a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity; (b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
A1 Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following: (a) separation of existing dwellings; (b) creation of a lot for public open space, road or access; (c) creation of a lot in which the building area is located entirely outside the inner protection area.	**P1** Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following: (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity.
A2 A lot, any part of which is located within 65m of a substation facility and which is capable of sensitive use, must: (a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or	**P2** A lot, any part of which is located within 65m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:

(b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed: (i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (iii) 65 dB(A) (LAmax) at any time. a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness; b. Noise levels are to be averaged over a 15 minute interval.	(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility; (b) the written advice of the electricity transmission entity.
A3 A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than: (a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or (b) 20m to the communications station; whichever is the lesser.	**P3** The design of each lot must: (a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station; (b) have regard to the written advice of the electricity transmission entity.

Map E8 Electricity Transmission Infrastructure Protection Overlay

Open the full map extent (link to the interactive map)



Legend
Electricity Transmission Infrastructure Protection Overlay

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E9.0 Attenuation Code

E9.1 Purpose

E9.1.1 The purpose of this provision is to:

(a) minimise adverse effect on the health, safety and amenity of sensitive use from uses with potential to cause environmental harm; and

(b) minimise likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause environmental harm.

E9.2 Application

E9.2.1 This code applies to:

(a) development or use that includes the activities listed in Table E9.1 and E9.2 in a zone other than the Light Industrial, General Industrial or Port and Marine Zone;

(b) development or use for sensitive use, including subdivision intended for sensitive use;

(i) on land within an Attenuation Area shown on the planning scheme maps, or

(ii) on land within the relevant attenuation distance from an existing or approved (permit granted) activity listed in Tables E9.1 and E9.2 if no Attenuation Area is shown on the planning scheme maps and that activity is not located in the Light Industrial, General Industrial or Port and Marine Zone.

E9.3 Definition of Terms

E9.3.1 In this code, unless the contrary intention appears:

attenuation distance	means the distance listed in Tables E9.1 and E9.2.
sensitive zone	means the General Residential; Inner Residential; Low Density Residential; Rural Living; Environmental Living; Urban Mixed Use; Village; Community Purpose; Recreation; Local Business; General Business; Central Business; Commercial; Environmental Management; Major Tourism zones.
site specific study	means an environmental impact assessment carried out by a suitably qualified person meeting the technical components of s.74 *Environmental Management and Pollution Control Act 1994*.
uses with potential to cause environmental harm	means all activities listed in Tables E9.1 and E9.2.

E9.4 Use and Development exempt from this Code

E9.4.1 The use or development described below is exempt from this code if any of the following apply:

(a) activities requiring assessment under the *Environmental Management and Pollution Control Act 1994* by the Board of the Tasmanian Environment Protection Authority;

(b) additions or alterations to an existing building used for sensitive use provided that the gross floor area does not increase by more than 50% or 100 m^2 whichever is the greater.

E9.5 Application Requirements

E9.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a site specific study if considered necessary to determine compliance with performance criteria.

E9.6 Use Standards

E9.6.1 Use with Potential to Cause Environmental Harm

Objective:	
To ensure that use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 Use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.	**P1** Use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following: (a) operational characteristics; (b) scale and intensity; (c) degree of hazard or pollution that may be emitted from the activity; (d) hours of operation; (e) nature of amenity impacts from likely light, noise, odour, particulate, radiation, vibration or waste emissions; (f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality; (g) measures to eliminate, mitigate or manage emissions.

E9.7 Development Standards

E9.7.1 Development for Use with Potential to Cause Environmental Harm

Objective:	
To ensure that development for use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level.	
Acceptable Solutions	Performance Criteria

A1 Development for use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.	**P1** Development for use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following: (a) operational characteristics; (b) scale and intensity; (c) degree of hazard or pollution that may be emitted from the activity; (d) hours of operation; (e) nature of amenity impacts from likely light, noise, odour, particulate, radiation, vibration or waste emissions; (f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality; (g) measures to eliminate, mitigate or manage emissions.

E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm

Objective:	
To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following: (a) the nature of the use with potential to cause environmental harm; including:

	(i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may emitted from the activity; (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance; (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions

Table E9.1 Attenuation Distances

The attenuation distances in Table E9.1 and E9.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

Activity	Sub-category	Likely environmental impacts	Attenuation Distance (metres)
Abattoirs (primary)	large animals, greater than 100 tonnes/ year production	odours, noise	500
	large animals, less than 100 tonnes/year production		300
	small animals (e.g. poultry)		300
Abattoirs (secondary)	rendering	odours	1000
Pre-mix bitumen plants (e.g. batching)	mobile and static	odours	500
Brickworks	n/a	dust, particulates noise	200
Composting (vegetation only)	with or without turning	odour	500
Composting (animal wastes)	incorporating human and animal wastes without turning	odour	500

Composting (animal wastes)	incorporating human and animal wastes, with turning	odour	1000
Concrete batching plants	n/a	dust, noise	100
Concrete or stone articles	not pipe extrusion	dust, noise	100
Crematoria	n/a	odours, particulates	300
Dairy Products	production of dairy products	odours	100
Disposal Site	all except specific categories below.	odours, dust, disease, vectors, visual	500
	transfer station (except very large stations	odours, dust, disease, vectors, visual	150
	non-putrescible wastes	odours, noise	50
	spray irrigation of liquid wastes of animal or vegetative origin (primary treated), (other than sewage treatment plants)	odours, disease, vectors	500
	spray irrigation of liquid wastes of animal or vegetative origin (secondary treated), (other than sewage treatment plants)		200
Feedlot and holding yard	cattle and sheep	odours	3000
Fibreglass manufacturing	n/a	odours	200
Fish Processing (primary)	fish filleting etc.	odours, noise, lights	100
Fish Processing (secondary)	fish meal production etc.	odours, noise, lights	1000
Flour Mills	n/a	particulates, noise	300
Foundry	n/a	odours, particulates, noise	1000

Late Night Music Venue	n/a	noise	200
Liquid waste treatment, other than sewage treatment plants	e.g. treatment lagoons for wash down, processing effluent etc.	odours	200
Metal Fabrication	n/a	odours, noise	500
Organic waste treatment	e.g. cattle and pig slurry	odours	500
Piggery	intensive husbandry	odours	500
Poultry	intensive husbandry	odours	500
Quarry/pit etc.	no blasting, crushing or vibratory screening	noise, dust	300
	Blasting hard rock	noise, vibration, dust	1000
	Blasting other than hard rock	noise, vibration, dust	300
	Crushing or cutting	noise, dust	750
	Vibratory screening	noise, dust	500
Saleyard	stock	odours, noise	500
Sandblasting	n/a	noise, odours, particulates	300
Sawmill	including wood waste burnt in approved incinerator, wood chipper or use of internal combustion powered chainsaw.	noise, particulates	300
Smallgoods manufacture	n/a	odours	100
Storage	petroleum products and crude oil with fixed roofs	odours, noise	300
	petroleum products and crude oil with floating roofs	odours, noise	100
	wet salted or unprocessed hides	odours	300
Wood Preservation	Without wood chipper	odours, noise	100

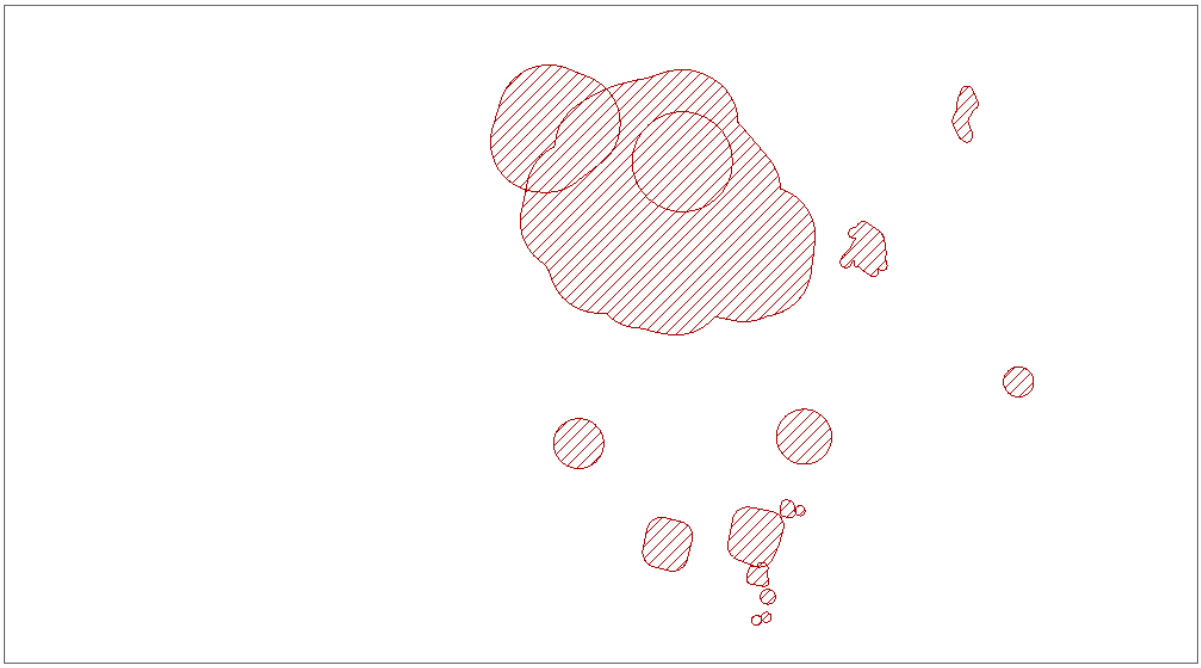
	Wood chipper	noise	300

Table E9.2 Attenuation Distances for Sewage Treatment Plants

Type of installation	Designed Capacity Dry Weather Flow			
KL/Day	<275	<1,375	< 5,500	<13,750
Person equivalent	<1,000	<5,000	<20,000	<50,000
	Distance in metres			
Aerobic pondage (septic effluent)	100	-	-	-
Mechanical/Biological treatment	100	200	300	400
Sludge drying beds/sludge digesters not within enclosed premises.	150	250	300	400
Aerobic ponds	150	350	700	1000
Anaerobic ponds	400	550	700	850
Facultative ponds	300	700	1400	2200
Land disposal of secondary treatment effluent (iv)	TBA	TBA	TBA	TBA
Spray irrigation	200	200	200	200
Flood irrigation	50	50	50	50

Map E9 Attenuation Code

Open the full map extent (link to the interactive map)



Legend
Buffer Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E10.0 Biodiversity Code

E10.1 Purpose

E10.1.1 The purpose of this provision is to:

(a) minimise loss of identified threatened native vegetation communities and threatened flora species;

(b) conserve identified threatened fauna species by minimising clearance of important habitat and managing environmental impact;

(c) minimise loss of other biodiversity values that are recognised as locally significant by the Planning Authority;

E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

E10.3 Definition of Terms

In this code, unless the contrary intention appears;

Biodiversity Protection Area	means the area to which this code applies, as shown on the planning scheme maps.
biodiversity offsets	means measures that compensate for the residual adverse impacts of an action on the environment, when: (a) alternatives and options to avoid those impacts have been exhausted; (b) it is still considered desirable for other economic, social or environmental reasons for the action to proceed.
clearance and conversion	means the process of removing native vegetation from an area of land and: (a) leaving the area of land, on a permanent or extended basis, in a state predominantly unvegetated with native vegetation; or (b) replacing the native vegetation so removed, on a permanent or extended basis, with residential, commercial, mining, agriculture or other non-agricultural development.
disturbance	means the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community.
natural values determination	means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: (a) the location of priority biodiversity values affecting the site; (b) the significance of priority biodiversity values, with particular reference to Table E10.1;
natural values assessment	means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: (a) the location of priority biodiversity values affecting the site; (b) the significance of priority biodiversity values, with particular reference to Table E10.1; (c) any likely impact on these priority biodiversity values including existing activities on the site, nearby land uses, weeds, pests, pathogens and the degree of connectivity with other land with natural values;

	(d) the likely impact of the proposed development or use on these priority biodiversity values; (e) recommendations for the design and siting of the proposed development or use to avoid or minimise the identified impacts; (f) recommendations for the mitigation or management of any residual impacts.
potential habitat	means all habitat types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section, DPIPWE in consultation with species specialists, and endorsed by the Scientific Advisory Committee under the *Threatened Species Protection Act 1995*.
Previously cleared and converted land	means land: (a) whose owner can demonstrate a history of agricultural or other non-forest land use over a consecutive period of at least 5 years, since 1985, during which the land did not contain trees or threatened native vegetation communities; or (b) that has been cleared and converted in the immediately preceding 5-year period in accordance with a certified forest practices plan or a permit issued under the *Land Use Planning and Approvals Act 1993*.
priority biodiversity values	means as specified in Table E10.1.
priority species	means non-listed taxa identified in the Tasmanian RFA (Commonwealth of Australia and State of Tasmania 1997, as amended) as requiring some form of protection or further research, non-listed species identified as poorly reserved in Tasmania, type localities and edge-of-range populations.
significant habitat	means native vegetation determined from published scientific literature and/or agreed by the Threatened Species Section (DPIPWE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the known range of a threatened or vulnerable flora or fauna species that: (i) is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or (ii) if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species.

	It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species.
special circumstances	means particular circumstances associated with the proposed use or development that justify loss of high priority biodiversity values. Special circumstances are considered to exist if one or more of the following apply: (a) the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location; (b) ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence; (c) the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity; (d) the development is located on an existing title within the Inner Residential, General Residential, Low Density Residential, Rural Living or Environmental Living Zone and is for a single dwelling and/or associated outbuilding.
suitably qualified person (biodiversity)	means a person possessing the knowledge, skills and experience to provide advice on ecological issues associated with the use and development of land. The person must be cognisant of current legislation and policy and be mindful of best practice in management and mitigation of potential impacts.
threatened native vegetation community	means a native vegetation community listed as a threatened vegetation community under the *Nature Conservation Act 2002* or a threatened ecological community under *the Environment Protection and Biodiversity Conservation Act 1999*.
threatened species	means a fauna or flora species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.

E10.4 Development Exempt from this Code

E10.4.1 The following development is exempt from this code:

(a) clearance and conversion or disturbance associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;

(b) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;

(c) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmanian or the Parks and Wildlife Service on land owned or administered by the Crown or Council;

(d) fire hazard management works in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

(e) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearance and conversion and disturbance is the minimum necessary for adequate protection from bushfire;

(f) the removal or destruction of declared weeds or local environmental weeds;

(g) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;

(h) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;

(i) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;

(j) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;

(k) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;

(l) works for the purpose or erecting or maintaining a boundary fence:

  (i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or

  (ii) within 2 m of a boundary line if in other zones;

(m) for general maintenance, harvesting and/or improvements associated with existing agricultural activities provided the clearance and conversion or disturbance:

  (i) only impacts on low priority biodiversity values; and

  (ii) is consistent with a plan of management justifying the activity is an integral part of an existing agricultural operation; and

  (iii) is confined to no more than 1ha of land in the Rural Resource zone; and

(iv) is confined to no more than 500m^2 in all other zones, except the Environmental Management zone; and

(v) has not been preceded by clearing on the same site for the same purpose in the past 2 years.

(n) clearance and conversion or disturbance of previously cleared and converted land;

E10.5 Application Requirements

E10.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a natural values determination if considered necessary to determine compliance with acceptable solutions.

E10.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a natural values determination;

(b) a natural values assessment;

(c) a report detailing how impacts on priority biodiversity values will be avoided, minimised, and/or mitigated;

(d) a special circumstances justification report;

(e) a biodiversity offsets plan.

E10.6 Use Standards

There are no use standards in this code.

E10.7 Development Standards

E10.7.1 Buildings and Works

Objective:	
To ensure that development for buildings and works that involves clearance and conversion or disturbance within a Biodiversity Protection Area does not result in unnecessary or unacceptable loss of priority biodiversity values.	
Acceptable Solutions	Performance Criteria
A1 Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.	**P1** Clearance and conversion or disturbance must satisfy the following: (a) if low priority biodiversity values:

	(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and/or (b) if moderate priority biodiversity values: (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and (iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and

	(iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and/or (c) if high priority biodiversity values: (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and (iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and (iv) special circumstances exist; and (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and

	(vi) clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.

E10.8 Subdivision Standards

E10.8.1 Subdivision

Objective:	
To ensure that: (a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values; (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.	
Acceptable Solutions	Performance Criteria
A1 Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following: (a) be for the purposes of separating existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within the Biodiversity Protection Area; (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area.	**P1** Clearance and conversion or disturbance must satisfy the following: (a) if low priority biodiversity values: (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; and (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; and/or (b) if moderate priority biodiversity values:

	(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; and (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; and (iii) moderate priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title; and (iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and/or. (c) if high priority biodiversity values: (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; and

	(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; and (iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title; and (iv) special circumstances exist; and (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and (vi) clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.
A2 Subdivision is not prohibited by the relevant zone standards.	**P2** No performance criteria.

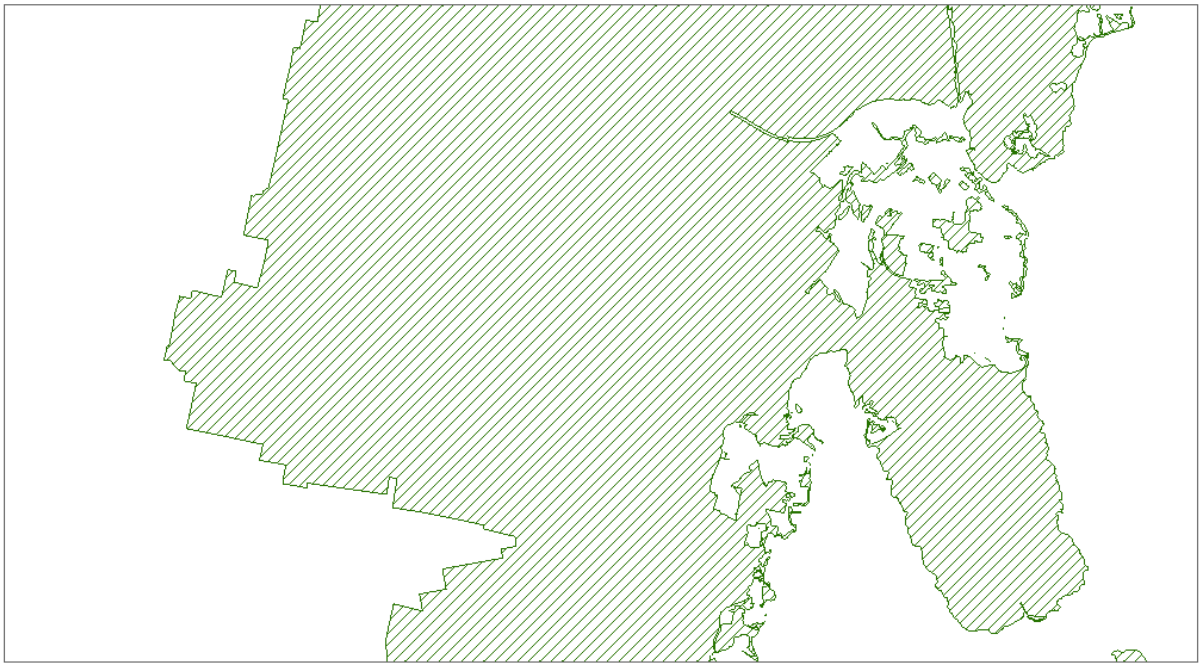
Table E10.1 Priority Biodiversity Values

High Priority Biodiversity Values	Moderate Priority Biodiversity Values	Low Priority Biodiversity Values

Native vegetation communities listed as threatened under the *Nature Conservation Act 2002*	Significant habitat for and/or areas known to contain threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* that are: (a) recognised as rare; and (b) are not specific to the municipal area.	All other native vegetation communities.
Significant habitat for and/or areas known to contain threatened species listed under the *Threatened Species Protection Act 1995* or *the Environment Protection and Biodiversity Conservation Act 1999* that are: (a) recognised as endangered or vulnerable; or (b) largely confined in their total distribution to the municipal area; or (c) have most of their range within the municipal area.	Potential habitat for threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.	
Native vegetation communities with a distribution on a bioregional basis having contracted to less than 10% of its former area.	Native vegetation communities approaching a reduction in areal extent of 70% within a bioregional context.	
Native vegetation communities with a total area on a bio-regional basis generally being less than 1,000 ha.	Other priority species that are not listed but are considered of conservation significance in the municipal area.	
Remnants occurring on land systems components which have been more than 90% cleared of their native vegetation.	High conservation value trees.	

Map E10 Biodiversity Protection Area – LISTmap

Open the full map extent (link to interactive map)



Legend
Biodiversity Protection Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E11.0 Waterway and Coastal Protection Code

E11.1 Purpose

E11.1.1 The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

(a) minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;

(b) minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;

(c) protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

(d) minimise impact on water quality in potable water supply catchment areas.

E11.2 Application

E11.2.1 This code applies to development within:

(a) Waterway and Coastal Protection Areas;

(b) Future Coastal Refugia Areas;

(c) Potable Water Supply Areas.

This code does not apply to use.

E11.3 Definition of Terms

E11.3.1 In this code, unless the contrary intention appears;

buildings and works dependant on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities, wharves and food services facilities serving users of coastal areas. Dwellings are not included.
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
Future Coastal Refugia Area	means land within a Future Coastal Refugia Area shown on the planning scheme maps.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using The Tasmanian River Condition Index (TRCI): Physical Form Field Manual and Hydrology User's Manual (NRM South 2009). (This does not imply absolute stability as the bank and bed of all streams is subject to natural erosion over time. Thus, an unstable bank or bed is one that erodes at a faster rate than natural).
natural values	means biodiversity, environmental flows, natural streambank stability and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
natural values assessment	means an assessment by a suitably qualified person which is generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009) and includes: (a) a survey of the site for natural values; (b) an assessment of the significance of the natural values of a site;

	(c) an assessment of the likely impact of the proposed development on natural values; (d) recommendations for the appropriate siting and design of proposed development to minimise likely impact on natural values; (e) recommendations for how the likely impact on natural values can be avoided, minimised or mitigated; (f) a site plan depicting the above information.
Potable Water Supply Area	means land within a Potable Water Supply Area shown on the planning scheme maps.
riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.
river condition	means condition of a waterway as determined using the Tasmanian River Condition Index (TRCI) (NRM South 2009).
soil and water management plan	means a specific site plan acceptable to the planning authority that details sediment and erosion control measures on building and construction sites prepared by a suitably qualified person in accordance with best practice guidelines. [R1]
soil disturbance	includes disturbance of the bed of a watercourse, wetland or lake.
Waterway and Coastal Protection Area	means land in either of the following; (a) within a Waterway and Coastal Protection Area shown on the planning scheme maps; (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in Table E11.1; but does not include a piped watercourse or drainage line. If an inconsistency in regards to width exists between Table E11.1 and the Waterway and Coastal Protection Area shown on the planning scheme maps, the distance in Table E11.1 prevails. The categorisation of a watercourse, or a section of a watercourse, is defined by its depiction on the planning scheme maps by the Waterway and Coastal Protection Area regardless of the actual area of the catchment.
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

E11.3.R1 Soil and Water Management for Building and Construction Sites (DPIPWE 2009?) and the Wetlands and Waterways Works Manual (DPIWE, 2003) are recognised as best practice guidelines.

E11.4 Development Exempt from this Code

E11.4.1 The following development is exempt from this code:

(a) development associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;

(b) development that does not involve clearing of vegetation or soil disturbance;

(c) development involving clearing or modification of vegetation or soil disturbance:

(i) on pasture, cropping, vineyard or orchard land;

(ii) within a private garden, public garden or park, national park or State-reserved land,

provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a Covenant in Gross;

(d) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;

(e) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmanian or the Parks and Wildlife Service on land owned or administered by the Crown or Council;

(f) fire hazard management works required in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

(g) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearing and soil disturbance is the minimum necessary for adequate protection from bushfire;

(h) the removal or destruction of declared weeds or local environmental weeds;

(i) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;

(j) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;

(k) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;

(l) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;

(m) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;

(n) works for the purpose or erecting or maintaining a boundary fence;

(i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or

(ii) within 2 m of a boundary line if in other zones;

(o) The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use.

E11.5 Application Requirements

E11.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a natural values assessment;

(b) a soil and water management plan;

(c) a coastal processes assessment;

(d) a site survey from a qualified land surveyor identifying the location of a Waterways and Coastal Protection Area, a Future Coastal Refugia Area or a Potable Water Supply Area, if uncertainty exists as to the relative location of the development site.

E11.6 Use Standards

There are no use standards in this code.

E11.7 Development Standards

E11.7.1 Buildings and Works

Objective:	
To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.	
Acceptable Solutions	Performance Criteria
A1	**P1** Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	(a) avoid or mitigate impact on natural values; (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values; (c) avoid or mitigate impacts on riparian or littoral vegetation; (d) maintain natural streambank and streambed condition, (where it exists); (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (f) avoid significantly impeding natural flow and drainage; (g) maintain fish passage (where applicable); (h) avoid landfilling of wetlands; (i) works are undertaken generally in accordance with Waterways and Wetlands Works Manual (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, December, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.
A2 Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	**P2** Building and works within a Future Coastal Refugia Area must satisfy all of the following: (a) allow for the landward colonisation of wetlands and other coastal habitats from adjacent areas; (b) not be landfill; (c) avoid creation of barriers or drainage networks that would prevent future tidal inundation; (d) ensure coastal processes of deposition or erosion can continue to occur; (e) avoid or mitigate impact on natural values;

	(f) avoid or mitigate impact on littoral vegetation; (g) works are undertaken generally in accordance with Waterways and Wetlands Works Manual (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, December 2010).
A3 Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.	**P3** Buildings and works within a Potable Water Supply Area must satisfy all of the following: (a) ensure no detriment to potable water supplies; (b) be in accordance with the requirements of the water and sewer authority.
A4 Development must involve no new stormwater point discharge into a watercourse, wetland or lake.	**P4** Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following: (a) risk of erosion and sedimentation is minimised; (b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed; (c) potential for significant adverse impact on natural values is avoided.

E11.7.2 Buildings and Works Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately provided for, whilst minimising impact on natural values, acknowledging the economic, social, cultural and recreational benefits that arise from such development.	
Acceptable Solutions	Performance Criteria
A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or	**P1** Buildings and works must satisfy all of the following:

slipway must be no more than 20% of the size of the facility existing at the effective date.	(a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible; (d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (e) impacts to coastal processes, including sand movement and wave action, are minimised and any potential impacts are mitigated so that there are no significant long-term impacts; (f) waste, including waste from cleaning and repairs of vessels and other maritime equipment and facilities, is managed in accordance with current best practice so that significant impact on natural values is avoided.
A2 No Acceptable Solution for dredging and reclamation.	**P2** Dredging or reclamation must satisfy all of the following: (a) be necessary to establish a new or expanded use or development or continue an existing use or development; (b) impacts on coastal processes that may lead to increased risk of inundation, including sand movement and wave action, are minimised and potential impacts are mitigated so that there are no significant long-term impacts;
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	**P3** Coastal protection works initiated by the private sector must satisfy all of the following: (a) be designed by a suitably qualified person;

	(b) minimise adverse impact on coastal processes that may lead to increased risk of inundation, including wave action and behaviour, sediment dynamics, current and tidal flows in the area.

E11.8 Subdivision Standards

E11.8.1 Subdivison

Objective:	
To ensure that: (a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values; (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values.	
Acceptable Solutions	Performance Criteria
A1 Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area must comply with one or more of the following: (a) be for the purpose of separation of existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.	**P1** Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following: (a) minimise impact on natural values; (b) provide for any building area and any associated bushfire hazard management area to be either: (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or (ii) able to accommodate development capable of satisfying this code. (c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.

A2 Subdivision is not prohibited by the relevant zone standards.	**P2** No performance criteria.

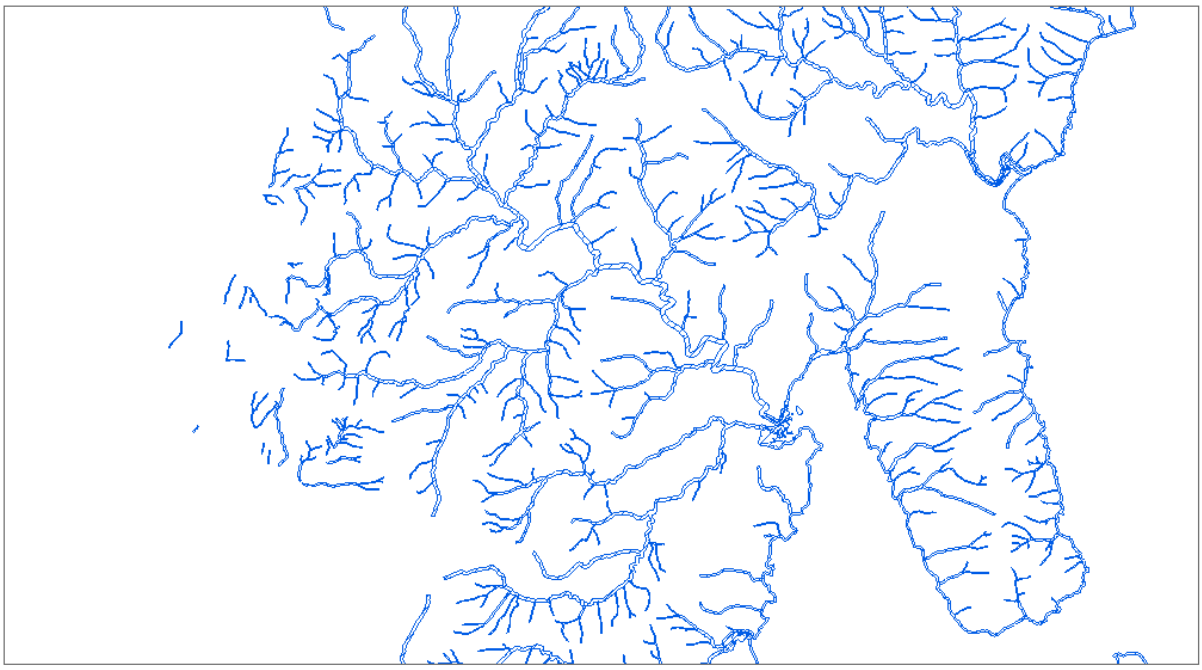
Table E11.1 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas

Watercourse, Wetland, other Waterbody or the Coast	**Width**
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100 ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50 ha to 100 ha.	20m
Class 4: All other watercourses carrying water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m
Operation of Table E11.1: Spatially defining 'width': (a) Width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes. (b) In the case of watercourses, the Protection Area also includes the waterway itself, being between the top of the banks on either side.	

Map E11.1 Waterway and Coastal Protection Areas – LISTmap

Open the full map extent (link to the interactive map)



Legend
Waterway and Coastal Protection Areas

Note: This overlay map has been filtered to show only the selected overlay feature for the Planning Scheme currently being viewed.

E12.0 This code number is not used in this planning scheme

E13.0 Historic Heritage Code

E13.1 Purpose

E13.1.1 To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

E13.2 Application

E13.2.1 This code applies to development involving land defined in this code as any of the following:

(a) a Heritage Place;

(b) a Heritage Precinct;

(c) a Cultural Landscape Precinct;

(d) a Place of Archaeological Potential.

E13.2.2 This code does not apply to use, unless a Heritage Place is listed because its use or history of use is a key criterion in its listing.

E13.2.3 This code does not apply to signs.

E13.3 Definition of Terms

E13.3.1 In this code, unless the contrary intention appears:

archaeological evidence	means low level remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste and/or by-products, residues, pollen.
archaeological impact assessment	means a report prepared by a suitably qualified person that includes a design review and describes the impact of proposed works upon archaeological sensitivity (as defined in a statement of archaeological potential).
archaeological method statement	means a report prepared by a suitably qualified person that includes the following where relevant to the matter under consideration: (a) strategies to identify, protect and/or mitigate impacts to known and/or potential archaeological values (typically as described in a Statement of Archaeological Potential); (b) collections management specifications including proposed storage and curatorial arrangements; (c) identification of measures aimed at achieving a public benefit; (d) details of methods and procedures to be followed in implementing and achieving (a), (b) and (c) above; (e) expertise to be employed in achieving (d) above; (f) reporting standards including format/s and content, instructions for dissemination and archiving protocols.
conservation	means all the processes of looking after a place so as to retain its historic cultural heritage significance
conservation plan	means a plan prepared by a suitably qualified person in accordance with The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance (Kerr J, National Trust of Australia, NSW, 1982).

cultural landscape precinct	means an area shown on the planning scheme maps as a cultural landscape precinct and described in Table E13.3 as having particular historic cultural heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value.
heritage impact statement	means a report from a suitably qualified person setting out the effect of the proposed development on the historic cultural heritage significance of the place.
heritage precinct	means an area shown on the planning scheme maps as a heritage precinct and described in Table E13.2 as having particular historic cultural heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.
historic cultural heritage significance	means as defined in the *Historic Cultural Heritage Act 1995*. For precincts, historic cultural heritage significance is informed by the statements of historic cultural heritage significance in Tables E13.3 and E13.4.
heritage place	means a place listed and described in Table E13.1.
place	means a place listed and described in Table E13.1 that is a site, area, landscape, building or other work, group of buildings or other works, with any associated views, spaces, and surroundings such as historic plantings or landscaping features, or evidence of past land use.
place of archaeological potential	means a place described in Table E13.4 as having the potential to contain archaeological remains that provide information about the past.
restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
statement of archaeological potential	means a report prepared by a suitably qualified person that includes all of the following: (a) a written and illustrated site history; (b) overlay plans depicting the main historical phases of site development and land use on a modern base layer; (c) a disturbance history.

	(d) a written statement of archaeological significance and potential accompanied by an archaeological sensitivity overlay plan depicting the likely surviving extent of important archaeological evidence (taking into consideration key significant phases of site development and land use, and the impacts of disturbance).
statement of compliance	means a report from a suitably qualified person setting out their assessment of the proposed development's compliance with this Code.
statement of significance	means a report from a suitably qualified person setting out the historic cultural heritage significance of the place.
suitably qualified person (historic heritage)	means a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualifications and experience in the cultural heritage.

E13.4 Development Exempt from this Code

E13.4.1 The following development is exempt from this code:

Development within the specific extent of a heritage place

(a) the demolition or removal of internal building or works not involving:

  (i) the removal of heritage fabric such as skirting boards, fire mantles or ceiling roses; or

  (ii) alterations to the original plan form of a building;

(b) maintenance and minor repair of buildings, including repainting, re-cladding, re-roofing and re-stumping where like-for-like materials and external colours are used;

(c) temporary structural stabilisation works as certified by a structural engineer;

(d) permanent stabilisation works considered by a suitably qualified person to meet the Purpose and Objectives of this Code;

(e) building works, alterations, and modifications required for compliance with fire regulations under the Building Code of Australia not visible externally upon completion from a street, park, reserve or other public space bounded by the property;

Development within a heritage precinct, cultural landscape precinct, heritage place or place of archaeological potential

(f) works incidental to the maintenance of a garden or grounds, excepting where the garden or grounds are specifically part of the General Description column in Table E13.1;

(g) if they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners;

(h) a maximum of 1 mast for telecommunications and a single flagpole provided each is not more than 6m in height and is not attached to any building within a heritage place listed in Table E13.1;

(i) the construction or demolition of:

  (i) side and rear boundary fences:

    a. not adjoining a road or public reserve; and

    b. not more than a total height of 2.1m above natural ground level;

    except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1;

  (ii) fencing of agricultural land or for protection of wetlands and watercourses;

  (iii) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety;

(j) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1 the construction or demolition of;

  (i) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;

(k) the planting, clearing or modification of vegetation for any of the following purposes, except where the vegetation is specifically part of the General Description column in Table E13.1:

  (i) the landscaping and the management of vegetation:

    a. on pasture or cropping land, other than for plantation forestry on prime agricultural land; or

    b. within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;

  (ii) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;

  (iii) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;

(iv) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

(v) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;

(vi) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;

(vii) for soil conservation or rehabilitation works including 'Landcare' activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the *Weed Management Act 1999*;

(viii) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;

(ix) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;

(x) within 1m of a title boundary for the purpose of erecting an approved boundary fence or for maintaining an existing boundary fence;

Development within a heritage precinct, cultural landscape precinct or heritage place (but not on a place of archaeological potential)

(l) minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:

(i) minor widening or narrowing of existing carriageways; or making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices; and

(ii) markings, street lighting and landscaping, except where any of those elements are specifically part of the General Description column in Table E13.1;

(m) minor infrastructure within a road reservation, park, playground or outdoor recreation facility such as, playground equipment, seating and shelters, public art, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, traffic control devices and markings, and the like incidental to the function of that road reservation, park , playground or outdoor recreational facility;

(n) construction, placement or demolition of minor outbuildings or structures if:

  (i) no new outbuilding is closer to a street frontage than the main building;

  (ii) the gross floor area of each outbuilding or structure does not exceed $9m^2$ and a combined total area of such buildings or structures does not exceed $20m^2$;

  (iii) no side is longer than 3m;

  (iv) no part of the outbuilding or structure is higher than 2.4m above natural ground level;

  (v) the maximum change of level as a result of cut or fill is 0.5m; and

  (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service;

(o) construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary;

(p) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1, the laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland;

Development within a heritage precinct or cultural landscape precinct (but not on a heritage place or a place of archaeological potential)

(q) Development within a road , park or other public space that is not visible from a road, park or other public space bounding the site;

Development within a heritage precinct, a cultural landscape precinct or a place of archaeological potential (but not on a heritage place)

(r) one satellite dish no more than 2m in diameter;

(s) solar collector panels and photovoltaic cells on a roof;

(t) boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level;

(u) the construction of buildings or works, other than a dwelling, in the Rural Resource Zone or the Significant Agricultural Zone, that are directly associated with, and a subservient part of, an agricultural use if:

(i) individual buildings do not exceed 100m^2 in gross floor area;

(ii) the setback from all property boundaries is not less than 30m;

(iii) no part of the building or works are located within 30m of a wetland or watercourse;

(iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and

(v) the building or works are not located on prime agricultural land;

General

(v) the demolition or removal of a building or works stated in the 'particular exclusions from listing' column in the Tables to this code;

(w) any type of development stated in the 'particular exempt development' column in the Table to this code;

(x) the provision, maintenance or repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:

(i) electricity, gas, sewerage, storm water and water reticulation to individual streets, lots or buildings;

(ii) traffic control devices and markings, fire hydrants and the like on public land;

(y) maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines, where like for like materials and finishes are used for reinstatement are used;

Development involving the excavation of land in a place of archaeological potential

(z) development involving the disturbance of ground in a Place of Archaeological Potential if, either:

(i) the development area where ground disturbance is proposed has been assessed under a previous development application and the archaeological potential was realised when that permitted was acted upon or the site was found not to be of archaeological sensitivity; or

(ii) an archaeological impact assessment is provided by a suitably qualified person demonstrating that the nature of the development will not result in disturbance of ground considered to be of archaeological sensitivity;

(aa) excavation for the purposes of maintenance or replacement of electricity, gas, sewerage, stormwater or water reticulation infrastructure within a Place of Archaeological Potential, provided all such activities will be confined to within existing service trenches, pits or wells that have been previously excavated.

E13.5 Application Requirements

E13.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a conservation plan;

(b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;

(c) a statement of significance;

(d) a heritage impact statement;

(e) a statement of compliance;

(f) a statement of archaeological potential;

(g) an archaeological impact assessment;

(h) an archaeological method statement;

(i) a report outlining environmental, social, economic or safety reasons claimed to be of greater value to the community than the historic cultural heritage values of a place proposed to be demolished or partly demolished, and demonstrating that there is no prudent and feasible alternative;

(j) for an application for subdivision, plans showing :

(i) the location of existing buildings; and

(ii) building envelopes on the relevant lots, including the balance lot.

E13.6 Use Standards

E13.6.1 There are no use standards in this code.

E13.7 Development Standards for Heritage Places

E13.7.1 Demolition

Objective:

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	**P1** Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied; (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition.

E13.7.2 Buildings and Works other than Demolition

Objective:	
To ensure that development at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Development must not result in any of the following:

	(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.
A2 No Acceptable Solution.	**P2** Development must be designed to be subservient and complementary to the place through characteristics including: (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.
A3 No Acceptable Solution.	**P3** Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.
A4 No Acceptable Solution.	**P4** Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.
A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	**P5** New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.

E13.7.3 Subdivision

Objective:	
To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following: (a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values; (b) ensuring a sympathetic pattern of subdivision; (c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.

E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Demolition must not result in the loss of any of the following:

	(a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply; (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.

E13.8.2 Buildings and Works other than Demolition

Objective:	
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
A2 No Acceptable Solution	**P2** Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.

A3 No Acceptable Solution	**P3** Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.
A4 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	**P4** New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.

E13.8.3 Subdivision

Objective:	
To ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Subdivision must not result in any of the following: (a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2; (b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct; (c) potential for a confused understanding of the development of the precinct; (d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct.
A2 No Acceptable Solution	**P2** Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.

E13.9 Development Standards for Cultural Landscape Precincts

E13.9.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a Cultural Landscape Precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Demolition must not result in the loss of any of the following: (a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (b) fabric or landscape elements, including plants, trees, fences, walls, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless both of the following apply; (i) there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (ii) there are no prudent and feasible alternatives.

E13.9.2 Buildings and Works other than Demolition

Objective:	
To ensure that development undertaken within a Cultural Landscape Precinct is sympathetic to the character of the precinct.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.3.

A2 No Acceptable Solution	**P2** Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.3.

E13.9.3 Subdivision

Objective:	
To ensure that subdivision within a Cultural Landscape Precinct retains the character of the precinct and does not increase the likelihood of incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Subdivision must not result in any of the following: (a) detriment to the historic cultural heritage significance of the precinct, as set out in Table E13.3; (b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct; (c) potential for a confused understanding of the development of the precinct; (d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct
A2 No Acceptable Solution	**P2** Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.3.

E13.10 Development Standards for Places of Archaeological Potential

E13.10.1 Building, Works and Demolition

Objective:	
To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Building and works do not involve excavation or ground disturbance.	Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to: (a) the nature of the archaeological evidence, either known or predicted; (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential; (c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition; (d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation; (e) measures proposed to preserve significant archaeological evidence 'in situ'.

E13.10.2 Subdivision

Objective:	
To ensure that subdivision does not increase the likelihood of adverse impact on a place of archaeological potential.	
Acceptable Solutions	Performance Criteria
A1 Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.	**P1** Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following: (a) that no archaeological evidence exists on the land; (b) that there is no significant impact upon archaeological potential.

Table E13.1 Heritage Places

Ref. No.	**Name, Location and/or Address**	**C.T.**	**General Description**	**Specific Extent**	**Particular Exclusions from Listing**	**Particular Exempt Development**
1	Blackmans Bay Geoheritage Site; Fossil Cove Drive, Blackmans Bay					
2	Blackmans Bay Geological Monument; Fossil Cove Drive, Blackmans Bay					
3	Coningham Nature Recreation Area					
4	Next to public jetty, Gordon		D'Entrecasteaux Monument Historic Site			
5	2936 Channel Highway, Kettering		Old Hawkers Store, fine Victorian Gothic building			
6	Ferry Road, Kettering		Oyster Cove Inn			
7	96 Beach Road, Kingston		St Aloysius Catholic Church (1873)			
8	Channel Highway, Kingston		"Red House", Kingston Golf Club House			
9	Channel Highway, Kingston		St Clements Church (and churchyard)			
10	11 Channel Highway, (on corner of Beach Road), Kingston		St Clements Rectory			
11	203 Channel Highway, Kingston		Australian Antarctic Division HQ			
12	Near Channel Highway and Summerleas Road roundabout (Central Kingston side)		Firth Burial Ground and site of Wesleyan Chapel			

13	RA 1179 Channel Highway, Huntingfield		"Huntingfield House"			
14	67 Cleburne Street, Kingston		"Sunnyside House", single storey, sandstone dormers (1832-1840)			
15	Denison Street, Kingston		Kingston Reformed Church with prominent spire as town landmark			
16	Hutchins Street, Kingston		Former Kingston School			
17	Lynden Road, Bonnet Hill		"Bonnet Farm" house			
18	Maranoa Road, Kingston		Calvin Christian Primary School			
19	Roslyn Avenue, Kingston Heights		"Boronia House"			
20	RA 20 Scotts Road, Kingston		"Summerleas" house			
21	Southern Outlet north of overpass, Kingston		Row of poplars on eastern side of road as landmark			
22	Summerleas Road, Kingston		"Forest Glen" (house)			
23	RA 219 Summerleas Road, Kingston		"Wharncliffe Cottage"			
24	RA 221 Summerleas Road, Kingston		"Wharncliffe" house including stone outbuildings, Hawthorn hedges			
25	Channel Highway, Margate		Brookfield Seed Drying Kiln, 3 storey weatherboard building painted "Brookfield" on northern approach to Margate			
26	Middleton		"Sunnybanks" (house), single storey Georgian home with hipped roof			

27	Huon Road, Neika		"The Old School House"			
28	1122 Huon Road, Neika		"High Peak" (1891)			
29	Old Station Road, Oyster Cove		Oyster Cove Historic Site			
30	Taronga		"Pine Banks Farm" c 1847			
31	Taronga Road, Taronga		Browns River Probation Station 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			
32	Alum Cliffs Track, Taroona		Foundations of Joseph Moir's Mausoleum c1874			
33	Alum Cliffs area, Taroona					
34	Cnr Channel Highway and Churchill Avenue, Taroona		Churchill Road tunnel built between 1840 and 1846			
35	Cnr Channel Highway and Taroona Crescent, Taroona		Old Public Hall c1902			
36	Channel Highway, Taroona		Stone Trough (horse), made of stone and moved from original site			
37	98 Channel Highway, Taroona		St Pius X Catholic Church			
38	162 Channel Highway, Taroona		"Taroona Tea House" 1898, weatherboard cottage with steep corrugated iron hipped roof			

39	234 Channel Highway, Taroona		Shot Tower and adjacent stone buildings (1870)			
40	240 Channel Highway, Taroona		"Acton" house			
41	269 Channel Highway, Taroona		"Hillgrove"			
42	55-57 Morris Avenue, Taroona		"Wimmarleigh" house			
43	6 Morris Avenue, Taroona		House, former "Wimmarleigh" stables			
44	5 Oakleigh Avenue, Taroona		James Nairn's house c1819, weatherboard home with corrugated iron roof			
45	Original Grange property, Taroona		Stone steps c1839 leading to the waterfront			
46	South of Shot Tower in front of Garden Cottage, Taroona		Large stone retaining walls c 1855-1870			
47	Taroona State High School, Taroona		Foundations of George Dixon's house c1894			
48	Taroona Crescent, Taroona		Batchelors Grave			
49	17 Taroona Crescent, Taroona		"Taroona House" c1895-1897			
50	Tinderbox		Tinderbox Farm			
51	Tinderbox Peninsula		Mt Louis Signal Station Site			
52	Tinderbox Peninsula		Fort Pierson/Oxley Lookout			
53	332 Tinderbox Road, Tinderbox		"Pilot House"			
54	Channel Highway, Woodbridge		"St Simon's & St Jude's" Church			

55	Channel Highway, Woodbridge		Woodbridge Uniting Church, Federation Carpenter Gothic building opposite Woodbridge High School			
56	Adventure Bay Road, Adventure Bay		Captain Cook Land Site and Monument (stone monument)			
57	Adventure Bay Road, Adventure Bay		Furneaux and Cook Monument (bronze plaque on monument)			
58	Fluted Cape State Reserve, Adventure Bay					
59	5 Lumeah Road, Adventure Bay		"Lumeah" (house)			
60	Lutregala Creek Forest Reserve, Adventure Bay					
61	Main Road, Adventure Bay		Bligh Museum			
62	Mount Cook area		Lockleys Road, Adventure Bay			
63	Mount Mangana Invertebrate Site					
64	Mount Mangana Forest Reserve and adjacent areas					
65	The Neck		Big Hummock and Trugannini Steps			
66	Two Tree Point, near Resolution Creek		Two mature blue gum (E globulus)			
67	Waterfall Creek State Reserve, Adventure Bay					
68	Bruny Island Main Road, Alonnah		Former Bruny Island Council Chambers and Courthouse			

69	3764 Bruny Island Main Road, Alonnah		St Brenadan's Catholic Church (Romanesque building)			
70	Lutregala Marsh Area		Bruny Island Main Road, Alonnah			
71	School Road, Alonnah		Bruny Island District School (3 weatherboard buildings)			
72	The Esplanade, Alonnah		Alonnah Jetty			
73	Barnes Bay		"Lennonville" house (1838)			
74	Barnes Bay		Quarantine Station (Historic classification)			
75	Barnes Bay Road, Barnes Bay		Former Barnes Bay Ferry Terminal (1954-1983)			
76	680 Bruny Island Main Road, Barnes Bay		North Bruny Island CWA Rooms			
77	Missionary Road, Barnes Bay		Lawrence Family Vault (marble funerary monument) located opposite Kirby Lodge.			
78	Bay of Islands, Mount Bruny					
79	Lighthouse Road, Cape Bruny		Light Station and associated buildings			
80	South Bruny National Park					
81	35 Bruny Island Main Road, Dennes Point		"Woodlands Park" (house). Victorian Georgian home			
82	Dennes Hill					
83	4561 Bruny Island Main Road, Lunawanna		St Michaels and All Angels Anglican Church			

84	4586 Bruny Island Main Road, Lunawanna		Lunawanna Memorial Hall			
85	Jetty Beach Road, Lunawanna		Cape Bruny Lighthouse jetty			
86	Shallow Bottom Point Area, Lighthouse Road, Lunawanna					
87	"Murrayfield", Trumpeter, Variety Bay		St Peters Church (ruins) and three convict graves			

Table E13.2 Heritage Precincts

Ref. No.	Name of Precinct	Statement of Historic Cultural Heritage Significance
T1	Taroona, Oakleigh Avenue	This precinct is significant for reasons including: 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. 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.
T2	Taroona, Wimmarleigh Avenue	This precinct is significant for reasons including: 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.

T3	Taroona High School	This precinct is significant for reasons including: 1. Significant as a good quality 1950's educational landscape environment. 2. The precinct has relatively intact post WWII school buildings. 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.
T4	Taroona, Belhaven Avenue	This precinct is significant for reasons including: 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.
T5	Taroona, Seaview Avenue	This precinct is significant for reasons including: 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. 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.
T6	Taroona, Taroona Crescent	This precinct is significant for reasons including: 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. 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.
KB1	Kingston Beach	This precinct is significant for reasons including: 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. The precinct exhibits a strong beachside landscape with strong residential amenity and character.
W1	Woodbridge	This precinct is significant for reasons including; 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.
E1	Electrona	The precinct is significant for reasons including: 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.

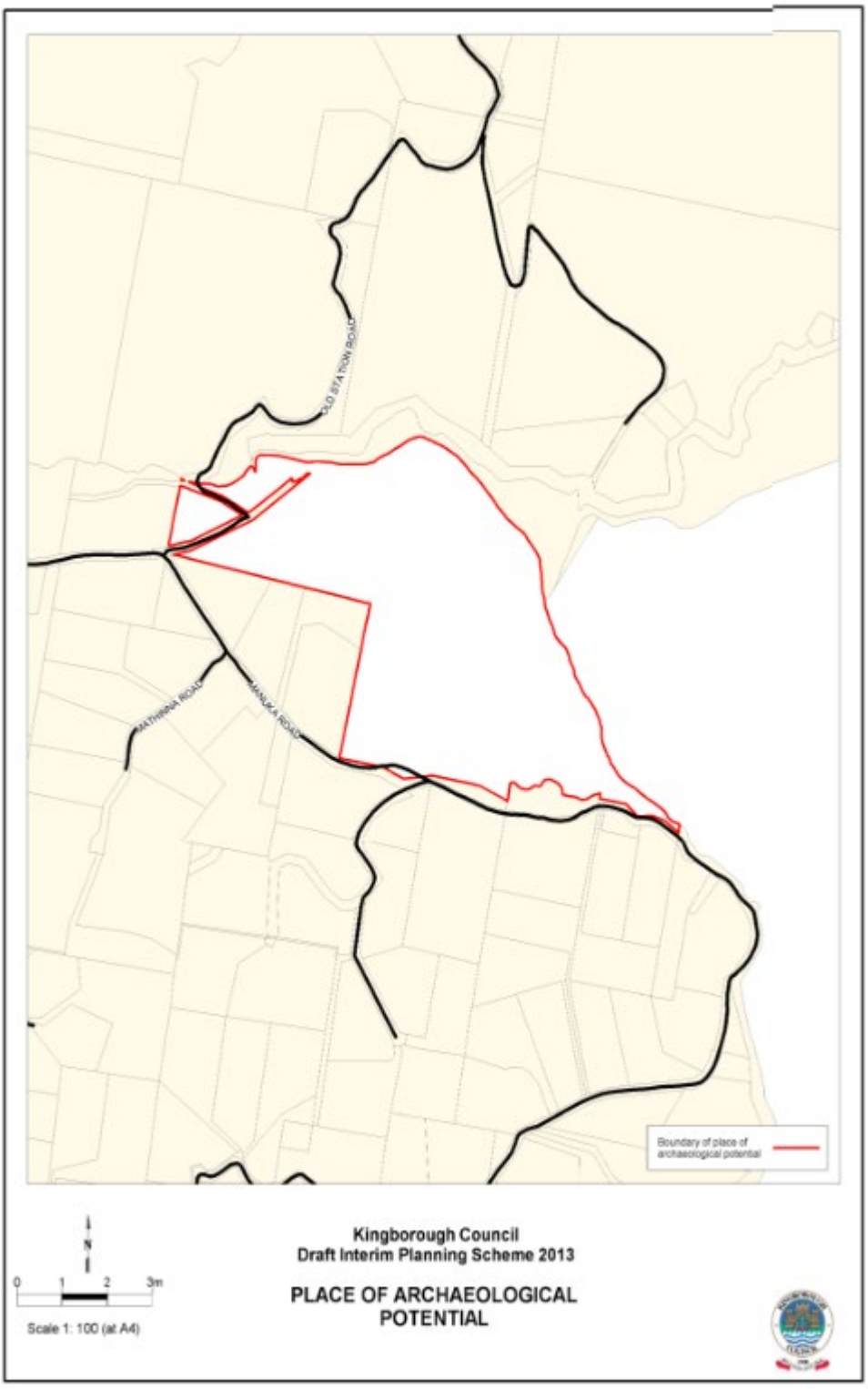
		4. A compact area of dwellings that are all in, or accessed by Graham Street, although, five dwellings front the Channel Highway. 5. Numbers 1,2,4,7,9,11,13,14,16,18 & 20 Graham Street are small weatherboard cottages/bungalows of the same design with low gabled roofs with a gable and skillion extension 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. 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). 7. All cottages have low unpainted picket fences of the same style.

Table E13.3 Cultural Landscape Precincts

There are no Cultural Landscape Precincts listed in this Scheme.

Table E13.4 Places of Archaeological Potential

Ref. No.	Address	Name	C.T.	Specific Extent	General Description (site features)	Likely Archaeological Potential	Particular Exempt Development
	Old Station Road, Oyster Cove		126088/1				

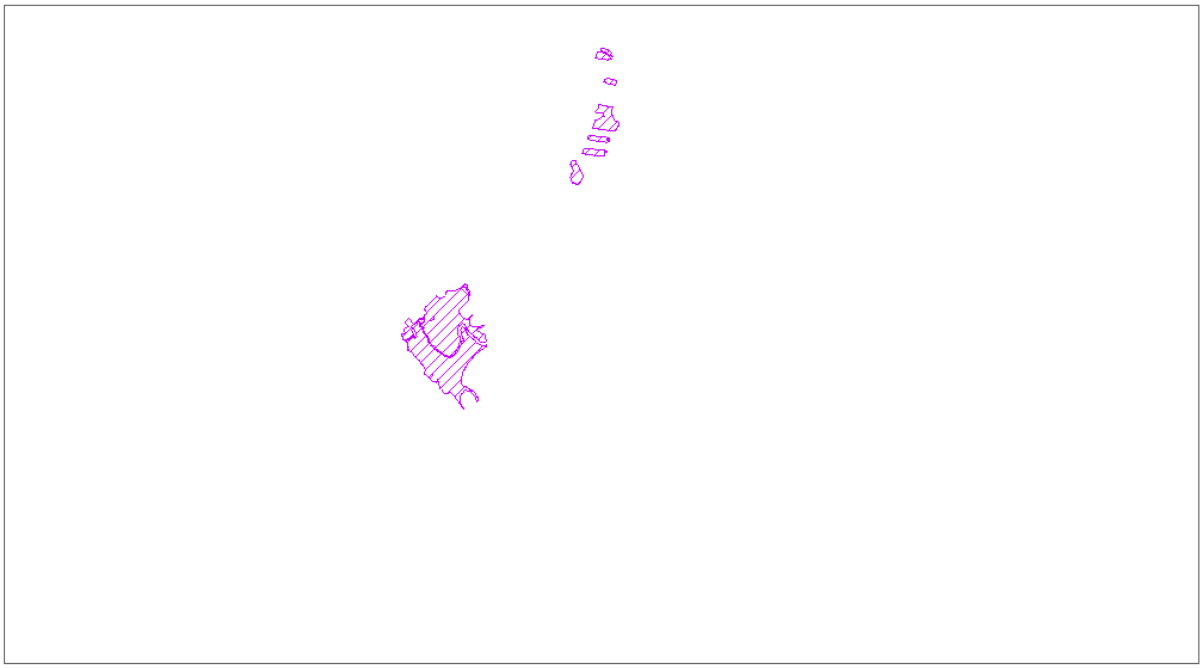


Kingborough Council
Draft Interim Planning Scheme 2013

PLACE OF ARCHAEOLOGICAL POTENTIAL

Map E13 Historic Heritage – LISTmap

Open the full map extent (link to the interactive map)



Legend
Historic Heritage Areas

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E14.0 Scenic Landscapes Code

E14.1 Purpose

E14.1.1 The purpose of this provision is to recognise and protect landscapes that are important for their scenic values.

E14.2 Application

E14.2.1 This code applies to development on land defined within this Code as either of the following:

(a) a Scenic Landscape Area;

(b) a Scenic Landscape Corridor.

This code does not apply to use.

E14.3 Definition of Terms

E14.3.1 In this code, unless the contrary intention appears:

bushland	means land which is dominated by native vegetation.
disturbance	means the alteration of the appearance of bushland through actions including cutting down, felling, thinning, logging, removing, destroying, poisoning, ringbarking, uprooting, slashing or burning.
scenic landscape value	means the specific characteristics or features of a landscape that collectively contribute to its value. Scenic landscape value for specific scenic landscape areas or scenic landscape corridors may be provided in Table E14.1 to this code.
landscape impact statement	means a report from a suitably qualified person that considers the impact of proposed development on the scenic landscape value of a Scenic Landscape Area or Scenic Landscape Corridor, and may include measures to avoid, mitigate or minimise impacts.
Scenic Landscape Area	means an area of scenic value retaining a predominantly natural appearance, including prominent skylines and hill faces that contribute to the background of important vistas, as recognised and shown on the planning scheme maps as a Scenic Landscape Area.
Scenic Landscape Corridor	means an area of scenic value on either side of a major road, retaining a traditional rural character composed of agricultural land, bushland, mature exotic trees and/or hedgerows, as recognised and shown on the planning scheme maps as a Scenic Landscape Corridor.
statement of landscape significance	means a report from a suitably qualified person setting out the scenic landscape value of a Scenic Landscape Area or Scenic Landscape Corridor.

E14.4 Development Exempt from this Code

E14.4.1 The following development is exempt from this code:

(a) if in a Scenic Landscape Area:

(i) planting, clearing or modification of vegetation on pasture, cropping, vineyard or orchard land;

(ii) planting, clearing or modification of vegetation within a private garden, public garden or park, national park or State-reserved land,

provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a covenant in gross;

(b) if in a Scenic Landscape Corridor:

(i) planting, clearing or modification of vegetation on pasture, cropping, vineyard or orchard land, with the exception of exotic trees more than 10 m in height and hedgerows;

(ii) planting, clearing or modification of vegetation within a private garden, public garden or park, national park or State-reserved land,

provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a covenant in gross;

(c) fire hazard management works required in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

(d) fire hazard management works on land owned or administered by the Crown or Council;

(e) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of vegetation cleared is the minimum necessary;

(f) the removal or destruction of declared weeds or local environmental weeds;

(g) works considered necessary by an authority to remedy an unacceptable risk to public or private safety;

(h) works within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;

(i) works within 2m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;

(j) works within 2m of a title boundary for the purpose or erecting or maintaining a boundary fence;

E14.5 Application Requirements

E14.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a statement of landscape significance;

(b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the landscape value of the area;

(c) a landscape impact statement.

E14.6 Use Standards

There are no use standards in this code.

E14.7 Development Standards

E14.7.1 Removal of Bushland within Scenic Landscape Areas

Objective:	
To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.	
Acceptable Solutions	Performance Criteria
A1 Removal or disturbance of bushland must comply with both of the following: (a) be on land no less than 50 m (in elevation) from a skyline; (b) be no more than 500 m^2 in extent.	**P1** Removal or disturbance of bushland must be minimised and must satisfy both of the following: (a) result in only negligible change to the silhouette of skylines; (b) maintain scenic landscape value.

E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas

Objective:	
To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.	
Acceptable Solutions	Performance Criteria
A1 Buildings must comply with one of the following: (a) not be visible from public spaces; (b) be an addition or alteration to an existing building that; (i) increases the gross floor area by no more than 25%; (ii) does not increase the building height; (iii) provides external finishes the same or similar to existing.	**P1** Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary: (a) have external finishes that are non-reflective and coloured to blend with the landscape; (b) be designed to: (i) incorporate low roof lines that follow the natural form of the land; (ii) minimise visual impact in height and bulk;

	(iii) minimise cut and fill; (c) be located below skylines; (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.
A2 Works must not be visible from public spaces.	**P2** Works visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary; (a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials; (b) cut and fill is minimised; (c) surfaces of retaining walls and batters are finished with a natural appearance; (d) fences are post & wire or other designed of a similarly transparent appearance.

E14.7.3 Removal of Bushland and Exotic Vegetation within Scenic Landscape Corridors

Objective:	
To ensure that removal or disturbance of bushland and exotic vegetation does not cause an unreasonable change to, or have an unreasonable adverse effect on, the scenic landscape value of Scenic Landscape Corridors.	
Acceptable Solutions	Performance Criteria
A1 Removal or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must not be visible from the pertinent road.	**P1** Removal or or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must be minimised and must result in only minor change to scenic landscape value.

E14.7.4 Appearance of Buildings and Works within Scenic Landscape Corridors

Objective:
To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse effect on, the scenic landscape value of Scenic Landscape Corridors.

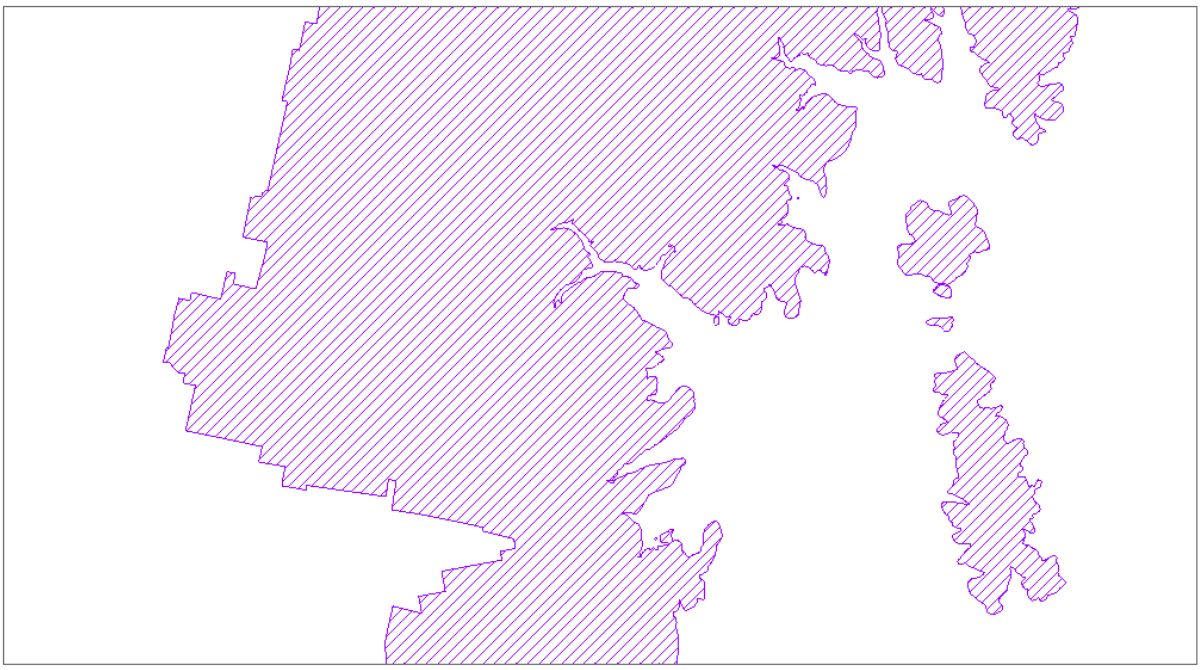
Acceptable Solutions	Performance Criteria
A1 Buildings and works must comply with one of the following: (a) not be visible from the pertinent road; (b) be an addition or alteration to an existing building that; (i) increases the gross floor area by no more than 25%; (ii) does not increase the building height; (iii) provides external finishes the same or similar to existing.	**P1** Buildings and works visible from the pertinent road must maintain scenic landscape value through satisfying one or more of the following, as necessary; (a) be set back from the pertinent road as far as reasonably practical; (b) be externally coloured using colours commonly applied to buildings within the local rural landscape; (c) be designed to: (i) minimise visual impact due to height and bulk; (ii) minimise cut and fill; (d) be located to maintain significant view corridors from the pertinent major road to prominent natural features; (e) be located to take advantage of any existing native or exotic vegetation, or new vegetation, for visual screening purposes; (f) fences are post & wire or other design of a similarly transparent appearance.

Table 14.1 Specific Scenic Landscape Value

Scenic Landscape Area or Scenic Landscape Corridor	Scenic Landscape Value

Map E14 Scenic Landscapes Code – LISTmap

Open the full map extent (link to the interactive map)



Legend
Scenic Landscape/ Management Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E15.0 Inundation Prone Areas Code

E15.1 Purpose

E15.1.1 The purpose of this provision is to:

(a) identify areas which are at risk of periodic or permanent inundation from one or more of the following:

(i) riverine, watercourse and inland flooding, (where spatial information exists),

(ii) storm tide,

(iii) sea level rise;

(b) manage development in areas at risk from periodic or permanent inundation so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk,

(ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,

(iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;

(c) facilitate sustainable development of the coast in response to the impacts of climate change;

(d) manage development on the coast so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk,

(ii) adverse effects on the stability and functioning of the coastal environment are minimised,

(iii) future options for adaptation, protection, retreat or abandonment of property and infrastructure are maintained and associated future costs are minimised,

(iv) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;

(e) preclude development that will affect flood flow or be affected by flood water, or change coastal dynamics in a way detrimental to development sites or other property;

(f) provide for appropriate development dependent on a coastal location.

E15.2 Application

E15.2.1 This code applies to:

(a) development on land in the Coastal Inundation High, Medium and Low Hazard Areas:

(i) where shown on the planning scheme maps as separate Coastal Inundation High, Medium and Low Hazard Area overlays,

(ii) where shown on the planning scheme maps as a combined Inundation Hazard Investigation Area overlay and as particularly defined and separated by reference to AHD values in Table E15.2;

(b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Inundation High, Medium and Low Hazard Areas or the Riverine Inundation Hazard Area;

(c) development on land subject to risk of riverine flooding of 1% AEP or more, including:

(i) land within the Riverine Inundation Hazard Area,

(ii) land not within the Riverine Inundation Hazard Area but nevertheless subject to risk of flooding of 1% AEP or more;

(d) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works).

E15.3 Definition of Terms

E15.3.1 In this code, unless the contrary intention appears:

AEP	means annual exceedance probability.
buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included.
Coastal Inundation Hazard Investigation Area	means an area for which risk from inundation from storm tide and permanent inundation from sea level rise has been identified but where the high, medium and low hazard areas have not been spatially quantified due to limitations of available data.
Coastal Inundation High Hazard Area	means an area forecast to be subject to 0.2 m sea level rise from the Mean High Tide by 2050 and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Low Hazard Area	means an area forecast to be subject to inundation from a 1% AEP storm tide event in 2100, the 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Medium Hazard Area	Means an area forecast to be subject to a 1% AEP storm tide event in 2050 and 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
coastal protection works	means a hard structure (such as a sea wall, groyne or breakwater) or soft engineering technique (such as beach nourishment), placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. [R1]
existing floor area	means the gross floor area as at the effective date.

flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a relevant agency; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any inundation risk management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.
inundation	means permanent, periodic or anticipated flooding of land whether by sea or rainfall and includes inundation by high tide.

inundation risk management plan	means a specific site plan acceptable to the planning authority that details: (a) the risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100), (b) any inundation control measures or design features proposed to be employed to reduce risk to an acceptable level, prepared by a suitably qualified person in accordance with best practice guidelines.
landfill	means fill or manipulation of the natural ground level that is greater than 0.5 m in height and 10 m^2 in area but does not include fill within 3 m of the footings or foundations of a building.
Riverine Inundation Hazard Area	means land determined to be at risk from riverine, watercourse or inland flooding that has a 1% AEP or more. This includes: (a) land within the Riverine Inundation Hazard Area on the planning scheme maps; (b) land not within the Riverine Inundation Hazard Area on the planning scheme maps but nevertheless subject to risk of flooding of 1% AEP or more;
relevant agency	means as defined in the former provisions of the Act. [R2]
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.

Footnotes

[R1] The Tasmanian Coastal Works Manual by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guideline.

[R2] The former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the L*and Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

E15.4 Development Exempt from this Code

E15.4.1 The following development is exempt from this code [R1] :

(a) coastal protection works undertaken by, or on behalf of, an agency or council that have been designed by a suitably qualified person;

(b) development on land at 141 Cemetery Road, Lunawanna (folio of the Register volume 201948 folio 1);

Footnotes

[R1] Emergency works are not regulated by planning schemes pursuant to S.40 of the Emergency Management Act 2006.

E15.5 Application Requirements

E15.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving landfill to provide an assessment by a suitably qualified person, accompanied by any necessary engineering detail, outlining the following:

(a) existing overland flow paths associated with rainfall events and coastal processes affecting the subject land,

(b) how existing flow paths enter onto the subject land from adjoining land and how the flow paths exit onto adjoining land,

(c) how any modifications to flow paths proposed on the land impact on the flow paths relied on by nearby and adjoining land,

(d) how any proposed infrastructure and techniques will ensure the net discharge of stormwater does not exceed pre-development levels and water quality characteristics of receiving waters are maintained or improved;

(e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium and Low Hazard Areas pursuant to the AHD levels provided in Table E15.1, if the proposed development site is within the Coastal Inundation Hazard Investigation Area overlay shown on the planning scheme maps.

E15.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) an inundation risk management plan,

(b) a site analysis plan identifying any natural or constructed features that influence overland flow paths prior to and after inundation events,

(c) a coastal works management plan,

(d) evidence that proposed building or works will be designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by riverine, watercourse or inland flooding, or a storm surge event,

(e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium or Low Hazard Area, as relevant, pursuant to the AHD levels provided in Table E15.1, if uncertainty exists as to the relative location of the development site,

(f) any of the information listed in E15.5.1, above.

Regional Explanatory Note

The Inundation Hazard Investigation Area has not yet been mapped.

It will cover stretches of the coast not covered by the mapped Coastal Inundation High, Medium and Low Hazard Areas.

This mapping will be completed prior to this planning scheme coming into effect and an overlay will be included in the final maps accordingly.

An approximate guide as to where the Coastal Inundation Hazard Investigation Area will occur is:

any land on or near the coast below the AHD levels provided in Table E15.1.

E15.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to inundation risk.	
Acceptable Solutions	Performance Criteria
A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.	**P1** Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must satisfy all of the following: (a) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (b) need for future remediation works is minimised; (c) access to the site must not be lost or substantially compromised by expected future sea level rise either on or off-site;

	(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E15.7 Development Standards for Buildings and Works

E15.7.1 Coastal Inundation High Hazard Areas

Objective:	
To ensure that high risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	**P1** For a habitable building, including extensions to existing habitable buildings, there are no Performance Criteria except if it is development dependent on a coastal location. R1
A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	**P2** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia must satisfy all of the following: (a) if an outbuilding, be a component of an existing dwelling; (b) risk to users of the site, adjoining or nearby land is acceptable; (c) risk to adjoining or nearby property or public infrastructure is acceptable; (d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (e) need for future remediation works is minimised; (f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. except if it is development dependent on a coastal location R1.

E15.7.1.R1 Refer E15.7.6

E15.7.2 Coastal Inundation Medium Hazard Areas

Objective:	
To ensure that medium risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a new habitable building there is no Acceptable Solution.	**P1** A new habitable building must satisfy all of the following: (a) floor level of habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must be no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) risk to users of the site, adjoining or nearby land is acceptable; (c) risk to adjoining or nearby property or public infrastructure is acceptable; (d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (e) need for future remediation works is minimised; (f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; (g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works; except if it is development dependent on a coastal locationR1.
A2	**P2**

Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m^2 from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.	An extension to an existing habitable building must satisfy all of the following: (a) new habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must satisfy one of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (ii) floor level no lower than the existing floor level and a floor area of the extension no more than 40 m^2 as at the date of commencement of this planning scheme; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased; (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. except if it is development dependent on a coastal location[R1].
A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m^2.	**P3** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;

	(d) need for future remediation works is minimised; (e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works, except if it is development dependent on a coastal location[R1].

E15.7.2.R1 Refer E15.7.6

E15.7.3 Coastal Inundation Low Hazard Areas

Objective:	
To ensure that low risk from coastal inundation is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
A1 A new habitable building must comply with the following: (a) floor level no lower than the the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;	**P1** A new habitable building must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (d) need for future remediation works is minimised; (e) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; (f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.
A2 An extension to a habitable building must comply with either of the following:	**P2** An extension to a habitable building must satisfy all of the following:

(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor area is no more than 60 m^2.	(a) floor level is no lower than existing floor level; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased.
A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m^2.	**P3** A non-habitable building must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) need for future remediation works is minimised; (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works; except if it is a building dependent on a coastal location[R1].

E15.7.3.R1 Refer E15.7.6

E15.7.4 Riverine Inundation Hazard Areas

Objective:	
To ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.	**P1** A new habitable building must have a floor level that satisfies all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable;

	(c) risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods; (d) need for future remediation works is minimised; (e) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.
A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm; (b) floor area of the extension no more than 60 m^2 as at the date of commencement of this planning scheme.	**P2** An extension to an existing habitable building must satisfy all of the following: (a) floor level to be no lower than existing floor level; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased.
A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m^2.	**P3** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) need for future remediation works is minimised; (d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;

E15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas

Objective:

(a) To ensure that landfill and mitigation works do no unreasonably increase the risk from riverine, watercourse and inland flooding, and risk from coastal inundation. (b) To ensure that the risk to waste water management from riverine, watercourse and inland flooding, and risk from coastal inundation is appropriately managed.	
Acceptable Solutions	Performance Criteria
A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	**P1** Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following: (a) no adverse affect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.
A2 No acceptable solution.	**P2** Mitigation measures, if required, must satisfy all of the following: (a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise; (b) not have a significant effect on flood flow.
A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	**P3** A land application area for onsite wastewater management must satisfy all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following: (i) be no less than 15 m, (ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system,

	(iii) the average gradient is no more than 16 degrees; (b) vertical separation distance from the water table must satisfy all of the following: (i) be no less than 0.6 m, (whether 'in ground' or by use of a raised bed), (ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.

E15.7.6 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk from inundation, taking into account the nature of the development.	
Acceptable Solutions	Performance Criteria
A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	**P1** Buildings and works must satisfy all of the following: (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events; (e) risk from inundation is acceptable, taking into account the nature of the development and its users.
A2 No Acceptable Solution.	**P2** Dredging or reclamation must satisfy all of the following:

	(a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised; (c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects, (d) limited and acceptable impact on aquatic flora, fauna and habitat; (e) risk of re-suspension of potentially contaminated material is minimised; (f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	**P3** Coastal protection works initiated by the private sector must satisfy all of the following: (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable; (e) not unduly reduce existing visual amenity; (f) provide habitat for flora and fauna as appropriate.

E15.8 Development Standards for Subdivision

E15.8.1 Medium and High Inundation Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from inundation in the high or medium inundation hazard areas.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision of a lot, all or part of which is within a Medium or High Inundation Hazard Area must be for the purpose of one or more of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the hazard area, with the exception of stormwater.
A2 Subdivision is not prohibited by the relevant zone standards.	**P2** No performance criteria.

E15.8.2 Subdivision Dependent on a Coastal Location

Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Subdivision of land must be for the purposes of creation of a lot for buildings or works dependent on a coastal location and must not be prohibited by the relevant zone standards.

E15.8.3 Subdivision within a Riverine Inundation Hazard Area

Objective:
That subdivision within a Riverine Inundation Hazard Area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a Riverine Inundation Hazard Area must: (a) be able to contain a building area, vehicular access and services, that are wholly located outside a Riverine Inundation Hazard Area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a relevant agency; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a riverine inundation hazard area , must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the riverine inundation hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.

Table E15.1 Coastal Inundation High, Medium & Low Hazard Areas - Minimum Levels

				Modelled Inundation Scenarios			
				Hazard Areas			
			Building Control	**High**	**Medium**		**Low**
LGA and Suburb	**Postcode**	**Base_Ht**	**HAT***	**TR_20SLR**	**AEP1pct_2050**	**TR_80SLR**	**AEP1pct_2100**
Description		RU	RU	RU	RU and 300mm FB	RU	RU and 300mm FB
Kingborough Council		0.6	0.8	0.8	1.9	1.4	2.5
No assigned suburb		0.6	0.8	0.8	1.9	1.4	2.5

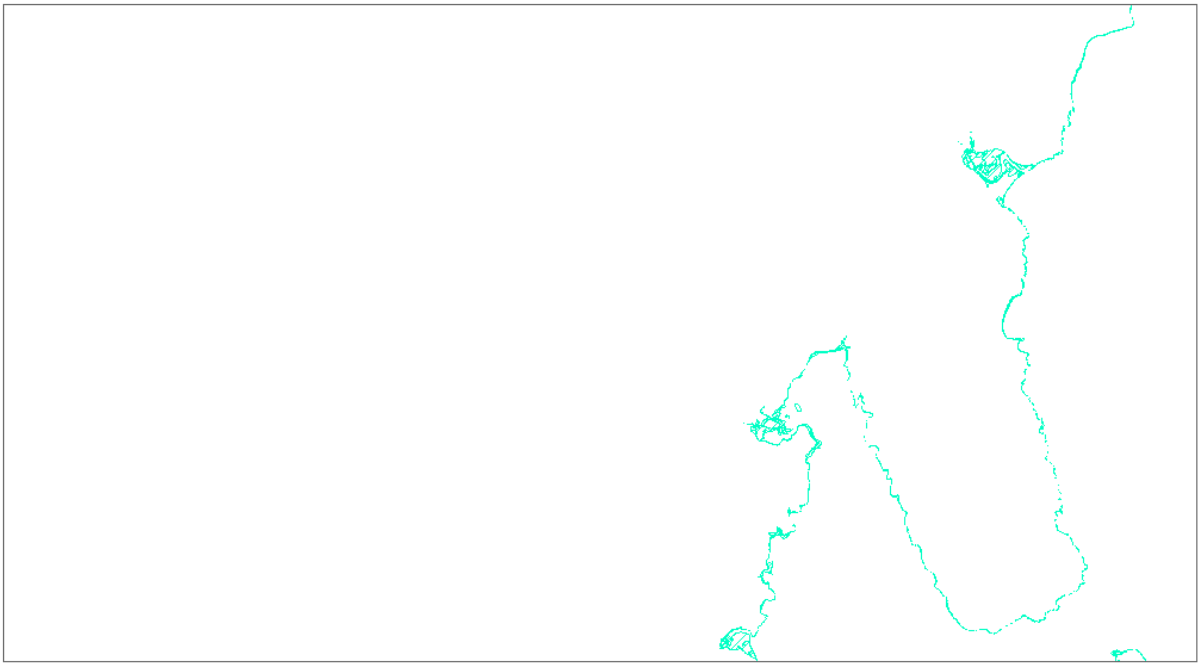
Adventure Bay	7150	0.6	0.8	0.8	1.8	1.4	2.4
Alonnah	7150	0.7	0.8	0.9	1.9	1.5	2.5
Apollo Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Barnes Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Barretta	7054	0.6	0.8	0.8	1.9	1.4	2.5
Birchs Bay	7162	0.6	0.8	0.8	1.9	1.4	2.5
Blackmans Bay	7052	0.6	0.8	0.8	1.9	1.4	2.5
Bonnet Hill	7053	0.6	0.8	0.8	1.9	1.4	2.5
Coningham	7054	0.6	0.8	0.8	1.9	1.4	2.5
Dennes Point	7150	0.6	0.8	0.8	1.9	1.4	2.5
Electrona	7054	0.6	0.8	0.8	1.9	1.4	2.5
Flowerpot	7163	0.6	0.8	0.8	1.9	1.4	2.5
Gordon	7150	0.7	0.8	0.9	1.9	1.5	2.5
Great Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Howden	7054	0.6	0.8	0.8	1.9	1.4	2.5
Kettering	7155	0.6	0.8	0.8	1.9	1.4	2.5
Killora	7150	0.6	0.8	0.8	1.9	1.4	2.5
Kingston	7050	0.6	0.8	0.8	1.9	1.4	2.5
Kingston Beach	7050	0.6	0.8	0.8	1.9	1.4	2.5
Lower Snug	7054	0.6	0.8	0.8	1.9	1.4	2.5
Lunawanna	7150	0.7	0.8	0.9	1.9	1.5	2.5
Margate	7054	0.6	0.8	0.8	1.9	1.4	2.5
Middleton	7163	0.6	0.8	0.8	1.9	1.4	2.5
North Bruny	7150	0.6	0.8	0.8	1.9	1.4	2.5
Oyster Cove	7150	0.6	0.8	0.8	1.9	1.4	2.5
Simpsons Bay	7150	0.6	0.8	0.8	1.8	1.4	2.4
Snug	7054	0.6	0.8	0.8	1.9	1.4	2.5
South Bruny	7150	0.6	0.8	0.8	1.9	1.4	2.5

Taroona	7053	0.6	0.8	0.8	1.9	1.4	2.5
Tinderbox	7054	0.6	0.8	0.8	1.9	1.4	2.5
Woodbridge	7162	0.6	0.8	0.8	1.9	1.4	2.5

Notes and Modelled Scenarios	
RU	Rounded Up
FB	Freeboard
HAT	Highest Astronomical Tide
	(the highest tide that might be expected under normal conditions. HAT Data is missing for some suburbs)
	HAT values for rivers and estuary regions should not be relied upon (as these have been interpolated)
	* HAT data has not been included for inland areas as it could be misleading.
TR_20SLR	Sea Level Rise by 20cm above 2010 base levels
TR_80SLR	Sea Level Rise by 80cm above 2010 base levels
AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2050
AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2100
	The results include the effects of tides, storm surges, and SLR only. They do not account for other factors such as wave sets and run up. To account for this, 300mm FB has been added to the data.

Map E15.1 Coastal Inundation Hazard Area – LISTmap

Open the full map extent (link to interactive map)



Legend
Coastal Inundation Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.
Please follow the interactive map link above and remove the overlay filter to display all overlays. All overlays can also be viewed in the Overlay Map at the end of this Planning Scheme.

E16.0 Coastal Erosion Hazard Code

E16.1 Purpose

E16.1.1 The purpose of this provision is to:

(a) facilitate sustainable development of those parts of the coast vulnerable to coastal erosion hazard and/or anticipated to be vulnerable to coastal erosion hazard due to climate change;

(b) identify coastal areas which are vulnerable to both current and anticipated coastal erosion hazard due to climate change;

(c) provide for development responses that appropriately respond to coastal erosion hazard;

(d) preclude development that will adversely impact coastal dynamics in a way detrimental to the development site and other property;

(e) manage development in coastal in areas vulnerable to erosion, recession or wave run-up so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk,

(ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,

(iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems that assist in mitigating erosion risk;

(f) provide for appropriate development dependent on a coastal location.

E16.2 Application

E16.2.1 This code applies to:

(a) development on land in the Coastal Erosion Hazard Area shown on the planning scheme maps;

(b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Erosion Hazard Area shown on the planning scheme maps;

(c) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works) on land in the Coastal Erosion Hazard Area.

E16.3 Definition of Terms

E16.3.1 In this code, unless the contrary intention appears:

buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings are not included.
Coastal Erosion Hazard Area	means an area vulnerable to coastal erosion hazard as defined on the planning scheme maps.

coastal erosion hazard	means land vulnerable to one or more of the following: (a) erosion; (b) recession; (c) wave run-up.
coastal protection structure	means a hard structure (such as a sea wall, groyne or breakwater) placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal vulnerability report	means a report prepared by a suitably qualified person in accordance with joint Australian/New Zealand Standard AS/NZS 4360:1999 Risk Management.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines.[R1]
erosion risk management plan	means a plan endorsed by the planning authority and developed by a suitably qualified person covering an area encompassing the subject site and designed to substantially reduce the exposure of the site and its surrounds to erosion risk.
existing floor area	means the gross floor area as at the effective date.

E16.3.R1 The Tasmanian Coastal Works Manual by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guidelines.

E16.4 Use and Development exempt from this Code

E16.4.1 The following development is exempt from this code:[R1]

(a) coastal protection works undertaken by, or on behalf of, a public authority and have been designed by a suitably qualified person;

(b) change of use, other than a new use necessitating changing a non-habitable building to a habitable building.

E16.4.R1 Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

E16.5 Application Requirements

E16.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving construction of a coastal protection structure to provide an assessment by a suitably qualified and experienced person accompanied by any necessary engineering detail demonstrating the following:

(a) the development is an appropriate mitigation response based on its location and exposure to the hazard;

(b) the development will not increase the level of risk of the hazard for adjoining or nearby properties or public infrastructure;

(c) the need for future remediation works is minimised;

(d) important natural features are adequately protected;

(e) health and safety of people is not placed at risk.

(f) any impact the development will have on public access to the coast, where it is currently available

E16.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a coastal vulnerability report;

(b) a site analysis plan identifying any natural or constructed features that could influence, or be influenced by, coastal processes prior to and after erosion events;

(c) a coastal works management plan;

(d) an erosion risk management plan;

(e) evidence that proposal is either appropriately located and/or any building or works will be designed and constructed to withstand coastal forces from wave run-up and/or erosion events;

(f) any of the information listed in E16.5.1, above.

E16.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to erosion risk.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Change of use of a non habitable building to a use involving habitable rooms must satisfy all of the following: (a) the use must not increase the risk to users of the site;

	(b) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (c) need for future remediation works is minimised; (d) access to the site must not be lost or substantially compromised by increased future erosion expected to result from future sea level rise, either on or off-site; (e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E16.7 Development Standards

E16.7.1 Buildings & Works

Objective:	
To ensure that development in Coastal Erosion Hazard Areas is fit for purpose and appropriately managed based on the level of exposure to the hazard.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Buildings and works must satisfy all of the following: (a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure; (b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works; (c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;

	(d) need for future remediation works is minimised; (e) health and safety of people is not placed at risk; (f) important natural features are adequately protected; (g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist; (h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site; (i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works; (j) not be located on an actively mobile landform.

E16.7.2 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk of erosion, taking into account the nature of the development.	
Acceptable Solutions	Performance Criteria
A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	**P1** Buildings and works must satisfy all of the following: (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) native vegetation is retained, replaced or re-established so that overall impact on erosion potential resulting from removal of native vegetation is negligible; (d) potential for erosion is minimised generally;

	(e) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (f) impacts on coastal processes, including sand movement and wave action, are minimised and any potential impacts on erosion potential are mitigated so that there are no unreasonable adverse long-term effects; (g) not be located on an actively mobile landform.
A2 No Acceptable Solution.	**P2** Dredging or reclamation must satisfy all of the following: (a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised; (c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects.
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	**P3** Coastal protection works initiated by the private sector must satisfy all of the following: (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable.

E16.8 Subdivision Standards

E16.8.1 Subdivision in Coastal Erosion Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from erosion, recession or wave run up.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision of a lot, all or part of which is within an Coastal Erosion Hazard Area must be for the purpose of one or more of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the Coastal Erosion Hazard Area.
A2 No Acceptable Solution.	**P2** Subdivision must satisfy all of the following: (a) not increase risk to adjoining or nearby property; (b) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (c) need for future remediation works is minimised; (d) access to the lot will not be lost or substantially compromised by coastal hazards on or off-site; (e) no building area is located within the Coastal Erosion Hazard Area; (f) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;

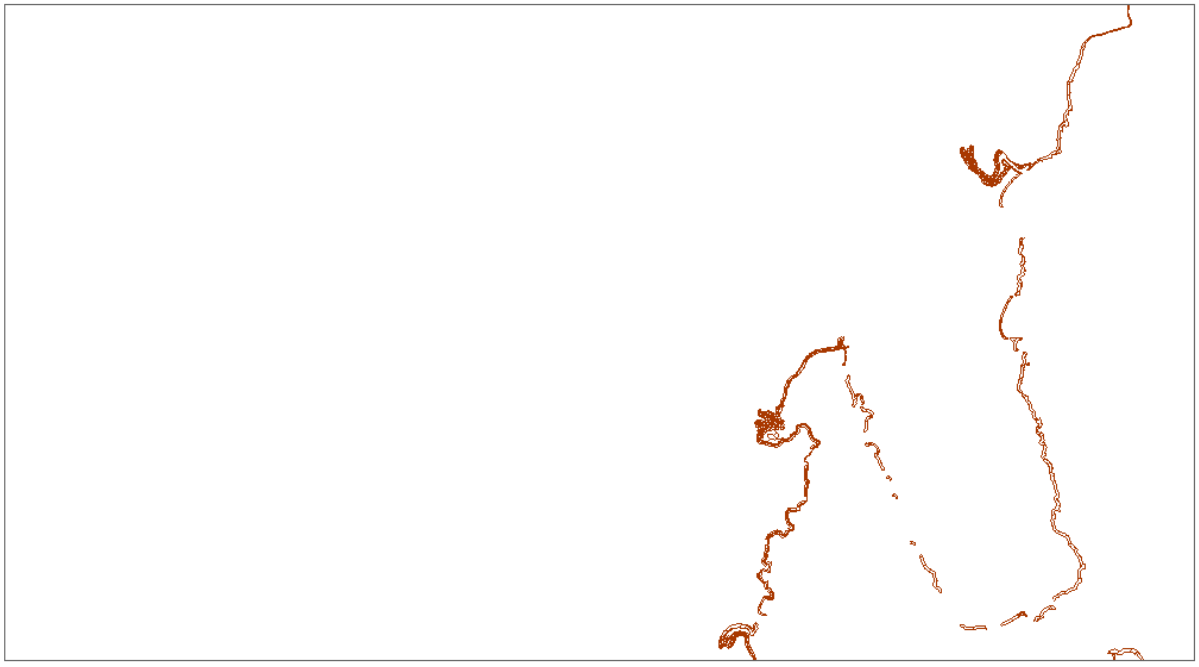
	(g) not be prohibited by the relevant zone standards.

E16.8.2 Subdivision Dependant on a Coastal Location

Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision of land associated with activities dependent on a coastal location must be for the purposes of one or more of the following: (a) creation of a lot for marine farming shore facilities;
A2 No acceptable solution.	**P2** Subdivision must not be prohibited by the relevant zone standards.

Map E16 Coastal Erosion Hazard Area – LISTmap

Open the full map extent (link to interactive map)



Legend
Coastal Erosion Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E17.0 Signs Code

E17.1 Purpose

E17.1.1 The purpose of this provision is to:

(a) provide opportunities for commercial advertising essential to support and encourage business activity;

(b) promote the use of well designed signs that complement and enhance the streetscape and do not exacerbate visual clutter or adversely impact on residential amenity;

(c) promote signs which assist with way-finding and pedestrian usability as part of a coordinated interpretative and directional signage framework;

(d) ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.

E17.2 Application

E17.2.1 This code applies to:

(a) the construction, putting up for display or erection as development; and

(b) the continuous display as use;

of all signs.

E17.3 Definition of Terms

E17.3.1 Each sign must be categorised into one of the definitions listed and described below. If a sign fits a definition of more than one defined sign, the most specific defined sign applies. If a sign does not readily fit any defined sign, it must be categorised as the most similar defined sign.

E17.3.2 In this code, unless the contrary intention appears:

Above Awning Sign	means a sign attached to and supported above an awning.
Arcade Sign	means a sign suspended from or attached to the ceiling of an internal public pedestrian area.

Area	means, for a sign, the entire area within a regular, geometric form or combination of regular, geometric forms comprising all the display area of the sign and including all of the elements of the matter displayed. In the case of those messages composed of individual letters using the wall or window as background the area shall be calculated by measuring the perimeter enclosing the letters and the encompassed area shall be considered the total sign area. Structural members not being advertising matter shall not be included in computation of surface area.
Awning Fascia Sign	means a sign on the fascia or return ends of cantilever or suspended awnings.
Banner Sign	means a sign constructed of lightweight non-rigid material, such as cloth, canvas or similar fabric, attached to the wall of a building or other existing structure including light poles.
Below Awning Sign	means a sign attached to and supported below an awning.
Building Site Sign	means a temporary sign indicating that construction works are occurring on a property.
Bunting	means a string of small flags, or streamers strung in a line from or otherwise attached to a building or other structure.
Business Directory	means a sign for a building in multiple tenancies, which identifies the name of businesses and their location within the same building and does not contain any product or other advertising.
Cabinet Sign	means a cabinet with a transparent face attached to the wall of a building or structure for the display of information within, for example menus outside a restaurant.
Election Sign	means an election poster that advertises candidates or parties running in a Federal, State or Local Government election.
Flag Sign	means a sign constructed of lightweight, non-rigid material attached by one edge to a pole or rope.
Fuel Price Sign	means a sign indicating the current price of fuels available on the site of a service station.
Ground Based Sign	means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.

Ground Based Panel Sign	means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises and be seen from a distance. Does not include a pole or pylon sign or ground based sign.
Horizontal Projecting Wall Sign	means a sign projecting from the wall of a building having a horizontal dimension greater than its vertical dimension.
Inflatable Sign	means a sign made of flexible material or fabric that is made to take on a three-dimensional shape when filled with a sufficient volume of air or gas.
Internal Sign	means a sign within a building intended to be seen from outside the building.
Interpretive Sign	means a sign providing information for the public, such as plans, historic information, location of services, features and businesses, and includes artworks that convey meaning. This type of sign can be private (i.e. placed by and for the benefit of a private business) or public (i.e. placed by an agency in the public interest).
Name Plate	means a single sign identifying one of the occupants of a property used for professional rooms, attached flush to the wall of the building.
Newspaper Day Bill Sign	means a sign placed outside a business selling newspapers, which contains news headlines.
Open/Closed Signs (external)	means an external open/closed signs including any extending out from a building's surface.
Pole/pylon sign	means a sign erected on a pole, poles or pylon independent of any building, provided it is not designed or used as a poster panel (billboard).
Portable Sign	means a sign not on a public reservation and not permanently attached to the ground or to a building or other structure (N.B. Portable Signs on a public reservation are controlled by licence under the Council's By-Laws).
Poster Panel (Billboard)	means a structure either freestanding or attached to a building designed to accommodate standard Poster Panels, the message of which may be changeable and variable.
Real Estate Sign	means a temporary sign erected for the purposes of selling/leasing of real estate for the duration of the period the real estate is on the market.
Reserve Sign	means a sign erected on a public reserve by a public authority for the information, guidance or safety of the public.

Roof Sign	means a sign erected on the roof or parapet of a building with the highest point of its base not exceeding a vertical distance of 300mm above the roof or parapet.
Screen Sign	means messages or product logos or other graphics printed or displayed on screens used in association with outdoor dining.
Sky Sign	means a sign erected on the roof or parapet of a building where the highest point of its base exceeds a vertical distance of 300mm above the roof or parapet.
Statutory Sign	means a sign required or specified by statute; and a sign relating to safety or guidance of pedestrians, traffic and shipping; including but not limited to a hazard sign, a Hazchem sign; a traffic control sign; a maritime purposes sign; international/national signposting conventions for service provisions and toilets.
Street Number	means a sign indicating the street number of a property.
Sun Blind Sign	means a sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window
Temporary Sign	means a sign of a temporary nature which advertises a community event of a religious, educational, cultural, political, social or recreational character.
Tourism Information Sign	means a sign compliant with the Tasmanian Roadside Signs Manual and approved by the road authority.
Transom Sign	means a sign attached to the transom of a doorway or display window of a building.
Umbrella Sign	means messages, product or propriety logos, or other graphics printed or displayed on umbrellas used in association with outdoor dining.
Vertical Projecting Wall Sign	means a sign projecting from the wall of a building with a vertical dimension greater than or equal to its horizontal dimension.
Wall Mural	means a graphical or pictorial painted design on a wall which contains a defined advertising message.
Wall Sign	means a sign painted on or attached parallel to the wall of a building or fence surrounding a building.
Window Sign	means a sign on the glass surface of a window or located less than 150mm behind a surface.

E17.4 Use or Development Exempt from this Code

E17.4.1 The signs listed in Table E.17.1 are exempt from requiring a permit under this planning scheme provided that all of the following apply:

(a) historic building fabric is not damaged by the drilling of holes into stone, brick or wood and all fittings are fixed using non corrosive fittings, and in the case of masonry buildings, inserted into mortar joints;

(b) the standards in Table E.17.2 and the Acceptable Solutions in Clauses E.17.6.1 and E.17.7.1 are complied with;

(c) the sign is on, or affixed to, the land to which it relates.

E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.

E17.4.3 Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.

E17.5 Application Requirements

E17.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a heritage impact statement from a suitably qualified person setting out the effect of a proposed sign on the cultural heritage significance of a Heritage Place, Heritage Precinct or Cultural Landscape Precinct.

E17.6 Use Standards

E17.6.1 Use of Signs

Objective:	
To ensure that the use of signs complements or enhances the built or natural environment in which they are located.	
Acceptable Solutions	Performance Criteria
A1 A sign must be a permitted sign in Table E.17.3.	**P1** A sign must be a discretionary sign in Table E.17.3.
A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	**P2** No performance criteria.
A3 A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign	**P3** A sign contain flashing lights, moving parts or moving or changing messages or graphics must not have an unreasonable impact upon the residential amenity of a residential use caused by

	light shining into windows of habitable rooms, movement or visual intrusion or cause undue distraction to drivers of motor vehicles.
A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign	**P4** An illuminated sign within 30 metres of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms.

E17.7 Development Standards

E17.7.1 Standards for Signs

Objective:	
To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
Acceptable Solutions	Performance Criteria
A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	**P1** A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following: (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape; (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times; (d) not result in loss of amenity to neighbouring properties; (e) not involve the repetition of messages or information on the same street frontage; (f) not contribute to or exacerbate visual clutter;

	(g) not cause a safety hazard.
A2 The number of signs per business per street frontage must comply with all of the following: (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window; (c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. except for the following sign types, for which there is no limit; (i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.	**P2** The number of signs per business per street frontage must: (a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; (b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs; (c) not involve the repetition of messages or information.
A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	**P3** No performance criteria.
A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	**P4** No performance criteria.

E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts

Objective:	
To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code. [R1]	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following: (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct; (b) be placed so as to allow the architectural details of the building to remain prominent; (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct; (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values; (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;

	(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.

E17.7.2.R1 Refer to the Tasmanian Heritage Council Practice Note No. 6 for good practice guidelines for signs on heritage buildings.

Table E17.1 Exempt Signs

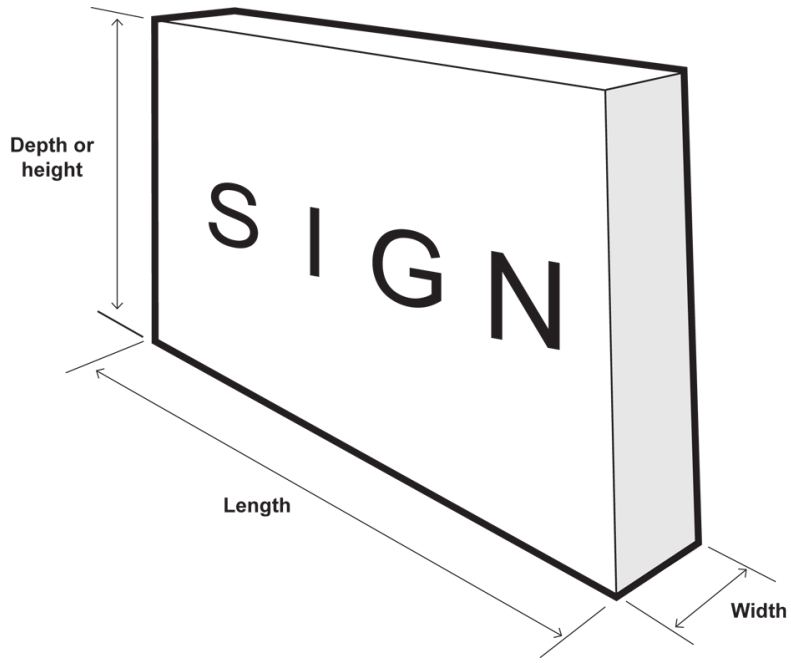
Sign Type	**Qualification**
Above Awning Sign	(a) No more than 1 Above Awning Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct. (c) Must be in the Central Business Zone or Business Zone.
Awning Fascia Sign	(a) Must not be illuminated. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Below Awning Sign	(a) No more than 1 Below Awning Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct. (c) No more than 2 faces
Building Site Sign	
Bunting	(a) No more than 1 row per site not longer than the width of the street frontage. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Business Directory	Must not be placed on the exterior of a building unless within a recessed entrance or doorway 90 degrees to the property boundary and must not project beyond the face of the building.
Election Sign	
Flags	Must show only the national symbol of any country, state, territory, ethnic group, the standard of a representative of a royal family or visiting dignitaries or an international institution (e.g. United Nations, Red Cross).

Fuel Price Sign	The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Horizontal Projecting Wall Sign	(a) No more than 1 Horizontal Projecting Wall Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Internal Sign	(a) Must be associated with the display and sale of goods and/or services provided on site. (b) Must not be a business identification sign, which is internally illuminated.
Interpretive Sign	Must be erected by a public authority
Name Plate	Must be attached flush to a wall.
Newspaper Day Bill Sign	
Open/Closed Sign	
Portable Sign	Must not be illuminated.
Real Estate Sign	
Reserve Sign	
Screen Sign	Must be on a screen used in association with outdoor dining which has an occupation license under any relevant Council By-Law.
Statutory Sign	
Street Number	Area no more than $0.5m^2$
Temporary Sign	
Tourism Information Sign	
Transom Sign	(a) Must not be illuminated. (b) No more than 1 Transom Sign per business. (c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Umbrella Sign	Must be on an umbrella used in association with outdoor dining which has an occupation license under any relevant Council By-Law.

Wall Mural	(a) Must be on a public building or structure. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct
Wall Sign	(a) No more than 1 Wall Sign per building. (b) Must not be illuminated. (c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Window Sign	(a) No more than 2 Window Signs per building. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.

Table E17.2 Sign Standards

The dimensions indicated on the diagram below are those applicable where referred to in this table:



Sign Type	Sign Standards

Above Awning Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser.
Arcade Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Clearance from ground no less than 2400mm.
Awning Fascia Sign	(a) Projects no more than 40mm in profile from the surface to which they are attached and are no less than 300mm from the kerb alignment; (b) Does not extend above, below or beyond the awning; (c) Height of lettering or other graphics is no more than 450mm.
Below Awning Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser; (d) Clearance from ground no less than 2400mm.
Banner Sign	(a) Vertical dimension no more than 1000mm; (b) Horizontal dimension no more than 6000mm.
Bunting	Depth of flag no more than 450mm.
Building Site Sign	Displayed for the period of construction works only.
Business Directory	(a) No more than 1 sign per building; (b) Vertical dimension no more than 2000mm; (c) Horizontal dimension no more than 600mm.
Cabinet Sign	(a) Projection from face of wall no more than 40mm; (b) Area of face no more than $2m^2$; (c) Must not extend vertically or horizontally beyond the wall to which it is attached.
Election Sign	(a) Area of face no more than $1m^2$; (b) Displayed only between the issuing of a writ for an election and 7 days after the election; (c) Does not encroach on any road or other public reservation.
Flag	(a) Dimensions no more than 2000mm x 1000mm; (b) Does not display products or proprietary items; (c) No fluorescent or iridescent colours.
Fuel Price Sign	(a) No more than 2 signs per site; (b) Area of each face no more than $2m^2$; (c) Does not encroach on any road or other public reservation.

Ground Base Sign	(a) Height above the ground no more than 2400mm; (b) Area of each face is no more than 2.5m^2; (c) Does not encroach on any road or other public reservation.
Ground Base Panel Sign	(a) Height above the ground no more than 5000mm; (b) Width no more than 1500mm; (c) Does not encroach on any road or other public reservation.
Horizontal Projecting Wall Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Length no more than 2700mm; (d) Clearance from ground no less than 2400mm; (e) Height to the highest point of the sign above ground no more than 3000mm; (f) Encroachment within kerb alignment no more than 400mm.
Internal Sign	Coverage of the window area no more than 10%.
Interpretive Sign	(No Standards)
Name Plate	(a) Horizontal dimension no more than 600mm; (b) Vertical dimension no more than 400mm; (c) Made of brass or similar traditional finish; (d) Total area of names plates no more than 0.5m^2.
Newspaper Day Bill Sign	(a) No more than 2 signs per site; (b) Area of each face no more than 0.6m^2.
Open/closed Sign	Area no more than 0.1m^2
Portable	(a) No more than 2 faces; (b) Area of each face no more than 0.6m^2; (c) No more than 1 sign per business.
Pole or Pylon Sign	(a) Height to the highest point of the sign above ground no more than 5000mm; (b) Clearance from ground to sign no less than 2400mm; (c) Projects no more than 1200mm beyond the boundary with the footpath or road reservation. (d) Area of each face no more than 2m^2.
Poster Panel (Billboard)	(a) Length no more than 6000mm; (b) Depth no more than 3000mm; (c) Does not extend vertically or horizontally from the surface to which it is attached.

Real Estate Sign	(a) Area of face no more than $2m^2$; (b) Displayed only for the duration of the sale or letting of a property on the market; (c) Not separately affixed by bolt, nail or screw to masonry, brickwork or other face building material.
Reserve Sign	(No standards)
Roof Sign	(a) Distance between top of sign and roof or parapet no more than 750mm; (b) Depth no more than 750mm; (c) Length no more than 4500mm; (d) Building height no more than 7500mm; (e) Message on no more than two faces.
Screen Sign	(a) No more than 10% of the surface area of each side of the screen; □ Must be business name only and not contain product content.
Sky Sign	(a) Distance between the top of the sign and roof or parapet no more than 2300mm; (b) Depth no more than 2000mm; (c) Length no more than 4500mm; (d) Not on a building with a height more than 7.5 metres.
Statutory sign	(No standards)
Street number	Area no more than $0.5m^2$.
Sun Blind Sign	(a) Clearance from ground no less than 2400mm; (b) Horizontal clearance from kerb alignment no less than 450mm.
Temporary Sign	(a) Must be displayed for no longer than 30 days before the event; (b) Must be removed within 7 days after the event; (c) Must not disrupt the safe movement of pedestrians or vehicles; (d) Must not cause damage to historic building fabric; (e) Must not be attached to any vegetation.
Tourism Information Sign	(No standards)

Transom Sign	(a) Extends no more than 200mm beyond building alignment; (b) Does not extend beyond or below the level of the head of the doorway or window above which it is attached; (c) No more than 3600mm above the ground to the highest point of the sign; (d) Depth no more than 500mm.
Umbrella Sign	(a) Diameter of umbrella no more than 2600mm (b) No more than 1 colour per business with multiple umbrellas (c) Must not obstruct pedestrian traffic (d) No more than 10% of the surface area of the umbrella. (e) Must be business name only and not contain product content.
Vertical Projecting Wall Sign	(a) Projection from wall no more than 1200mm; (b) Height above ground no less than 2400mm; (c) Height to the highest point of the sign is not above eaves or parapet; (d) Width no more than 300mm.
Wall Mural	(No standards)
Wall Sign	(a) Message on the front face only; (b) Projection from the face of the wall or fence no more than 450mm; (c) Does not extend laterally beyond the wall or above the top of the wall to which it is attached; (d) Area of sign no more than $2m^2$.
Window Sign	(a) Does not obscure more than 10% of the window surface. (b) Must be on a ground floor level window.

Table E17.3 Status of Signs in Zones

General Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Open/Closed	Permitted
Arcade	Discretionary	Pole or pylon	Discretionary
Awning Fascia	Discretionary	Portable	Discretionary
Banner	Prohibited	Poster Panel (Bill Board)	Prohibited
Below Awning	Discretionary	Real Estate	Permitted
Building Site	Permitted	Roof	Discretionary
Bunting	Prohibited	Reserve	Permitted
Business Directory	Discretionary	Screen	Permitted
Cabinet	Discretionary	Sky	Prohibited

Election	Permitted	Statutory	Permitted
Flag	Permitted	Street Number	Permitted
Fuel Price	Discretionary	Sun Blind	Discretionary
Ground base	Discretionary	Temporary	Permitted
Ground Based Panel	Discretionary	Transom	Discretionary
Horizontal Projecting Wall	Discretionary	Umbrella	Permitted
Inflatable	Discretionary	Vertical projecting Wall	Discretionary
Internal	Permitted	Wall Mural	Discretionary
Interpretive	Discretionary	Wall	Discretionary
Name Plate	Permitted	Window	Discretionary
Newspaper Day Bill	Permitted		
Table continues in next column			

Inner Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted

Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Low Density Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted

Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Rural Living

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary

Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Environmental Living

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Urban Mixed Use

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Village

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Community Purpose

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Recreation

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Open Space

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Local Business

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Discretionary	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

General Business

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Central Business

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Commercial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Light Industrial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Permitted	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

General Industrial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Rural Resource

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Significant Agriculture

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Utilities

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Prohibited	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Environmental Management

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Table continued from previous column	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Prohibited	Pole or pylon	Discretionary
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Discretionary	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Discretionary	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Major Tourism

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Port and Marine

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Particular Purpose Zone 1

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Discretionary
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Particular Purpose Zone 2

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	Table continued from previous column	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

E18.0 Wind and Solar Energy Code

E18.1 Purpose

E18.1.1 The purpose of this provision is to:

(a) facilitate the establishment of small to medium scale renewable energy generation facilities using wind turbines and solar panels;

(b) maximise efficient generation and supply of electricity by wind turbines or solar panels;

(c) minimise adverse impacts to natural, rural or built landscapes whilst accepting that wind turbines have particular location and design needs for their efficient operation that may require siting in visually prominent landscapes;

(d) avoid unreasonable impacts on residential amenity.

E18.2 Application

E18.2.1 (a) This code applies to development for the purpose of electricity generation by wind turbines or solar panels including associated buildings and works.

(b) This code does not apply to development for the purpose of electricity generation by wind turbines or solar panels that are regulated as Level 2 or Level 3 activity under the Environmental Management and Pollution Control Act 1994.

(c) This code does not apply to use.

E18.3 Definition of Terms

E18.3.1 In this code, unless the contrary intention appears:

urban zones	means the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Urban Mixed Use Zone, Village Zone, Community Purpose Zone, Recreation Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone, Light Industrial Zone, General Industrial Zone, Port and Marine Zone and any Particular Purpose Zone.
non-urban zones	means the Environmental Living Zone, Open Space Zone, Rural Resource Zone, Significant Agriculture Zone, Environmental Management, Major Tourism Zone and Utilities Zone.
visual impact assessment	means a report from a suitably qualified person that considers the impact of the proposed development on the landscape and may include measures to avoid, mitigate or minimise impacts.

E18.4 Development Exempt from this Code

E18.4.1 No development is exempt from this code.

E18.5 Application Requirements

E18.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide the following information to determine compliance with development standards:

(a) a visual impact assessment;

(b) an assessment, by a suitably qualified person, on potential electrical or communications interference;

(c) an assessment, by a suitably qualified person, on the duration and intensity of noise, shadow flicker, reflection or blade glint impacting on any sensitive use on adjacent land.

E18.6 Use Standards

There are no use standards in this Code.

E18.7 Development Standards for Wind Turbines

E18.7.1 Design and Siting of Free-Standing Wind Turbines in urban zones

Objective:	
To manage the visual impact of wind turbines in urban zones.	
Acceptable Solutions	Performance Criteria
A1 The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system, must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.	**P1** The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone, and must be designed and sited to minimise change to the landscape or streetscape having regard to the following: (a) the compatibility of the height with other buildings and structures within 100 m; (b) the impact on significant views from public land; (c) uniformity of colour, size and shape if multiple wind turbines.

E18.7.2 Design and Siting of Free-Standing Wind Turbines in non-urban zones

Objective:	
To manage the visual impact of wind turbines in non-urban zones.	
Acceptable Solutions	Performance Criteria
A1 The design and siting of a free-standing wind turbine must comply with all of the following: (a) use existing infrastructure; (b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness; (c) not: (i) be located on skylines that can be seen in silhouette; (ii) be aligned diagonally to the principal slope of a hill; (iii) cross at a low point of a saddle between hills; (iv) be located around the base of a hill; (v) be along the edge of an existing clearing; (vi) be artificially lit unless required for air navigation safety; (vii) be used for signage purposes, other than necessary warning and equipment information, (d) be setback to a front, side or rear boundary less than the applicable setback for the zone; (e) screen equipment housing and other visually intrusive infrastructure from public view.	**P1** The design and siting of a free-standing wind turbine must ensure any detrimental impact upon visual amenity is minimised by: (a) reducing the prominence of the structure; and (b) protecting important public views such as vistas to significant public buildings, streetscapes and heritage areas.

A2 The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system, must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.	**P2** The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone and must be designed and sited to minimise change to the surrounding natural or rural setting and existing views having regard to the following: (a) the extent to which topography or vegetation minimises change to short or medium range views from public roads, public land, sensitive uses and public or private tourism facilities; (b) the impact on topographical features such as the coastline, watercourses, ridgelines, skylines and hillsides; (c) the extent of undergrounding of incidental works such as powerlines; (d) uniformity of colour, size and shape if multiple wind turbines; (e) the distance to public land used for formal or informal recreation and settlements; (f) the regular spacing of multiple wind turbines if in open or flat landscapes or farmed landscapes; (g) the irregular spacing of multiple wind turbines if in areas of varied topography and vegetation distribution.

E18.7.3 Separation from Sensitive Use

Objective:	
To manage potential impacts on a sensitive use.	
Acceptable Solutions	Performance Criteria
A1 A wind turbine must be separated from a sensitive use in accordance with Table E18.1.	**P1** A wind turbine must not cause unreasonable impact on the residential amenity of a nearby sensitive use and must satisfy all of the following:

	(a) no more than 30 hours of shadow flicker in a 12 month period; (b) no unreasonable reflection or blade glint impacts; (c) no unreasonable noise; (d) no unreasonable electrical or communications interference; (e) no excessive overshadowing.

E18.7.4 Efficiency of Roof Top Mounted Wind Turbines

Objective:	
To ensure that roof top mounted wind turbines can operate efficiently.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Roof top mounted wind turbines must demonstrate that their potential operational efficiency will not be significantly reduced by surrounding buildings and topography.

E18.7.5 Birdstrike Risk Reduction

Objective:	
To minimise impact to native bird and bat species.	
Acceptable Solutions	Performance Criteria
A1 Buildings and works must comply with one of the following: (a) not exceed the applicable maximum height specified for the acceptable solution in Table E18.2; (b) be separated from the following features by no less than 100m:	**P1** Buildings and works must minimise significant risk of collision with native bird and bat species.

(i) any land within the biodiversity overlay with a High Priority Biodiversity Values or Medium Priority Biodiversity Values; (ii) the high water mark; (iii) a wetland.	

E18.8 Development Standards for Solar Panels

Objective:	
To ensure that the design and siting of ground mounted solar panels protects residential amenity and has minimal effect to any natural, rural or built setting.	
Acceptable Solutions	Performance Criteria
A1 The height above natural ground level is no more than 3 m.	**P1** The height above natural ground level must not exceed the permitted building height in the zone by and must satisfy all of the following: (a) be reasonably screened from public spaces by topography, fencing, vegetation or buildings; (b) not unreasonably overshadow adjoining land.
A2 The total area is no more than $30m^2$.	**P2** The area size must not cause an unreasonable impact on visual amenity, and must satisfy all of the following: (a) be screened from public spaces by topography, vegetation fencing or existing buildings; (b) not cause excessive glare or reflectivity outside of the site.

Table E18.1 Distance from a Sensitive Use

Scale and Capacity	**Minimum distance to a sensitive use**
Wind energy facility with less than 250kW combined output	
(a) Single generator with less than 10kW individual capacity	60m
(b) Single generator with more than 10kW individual capacity	250m
(c) 2 – 4 generators regardless of individual capacity	350m
(d) 5 or more generators regardless of individual capacity	1000m
Wind energy facility with more than 250kW combined output	
(a) Single generator with less than 1000kW individual capacity	500m
(b) Single generator with more than 1000kW individual capacity	1000m
(c) 2 or more generators regardless of individual capacity	1000m

Table E18.2 Height of Free-Standing Wind Turbines in Zones

Zone	Maximum height for relevant acceptable solution	Maximum height for relevant performance criteria
General Residential Zone	12m	20m
Inner Residential Zone	12m	20m
Low Density Residential Zone	12m	20m
Rural Living Zone	12m	20m
Environmental Living Zone	12m	20m
Urban Mixed Use Zone	12m	20m
Village Zone	12m	20m
Community Purpose Zone	12m	20m
Recreation Zone	12m	20m
Open Space Zone	12m	25m

Local Business Zone	12m	20m
General Business Zone	15m	25m
Central Business Zone	15m	25m
Commercial Zone	15m	No maximum height
Light Industrial Zone	20m	No maximum height
General Industrial Zone	25m	No maximum height
Rural Resource Zone	25m	No maximum height
Significant Agricultural Zone	25m	No maximum height
Utilities Zone	25m	No maximum height
Environmental Management Zone	12m	No maximum height
Major Tourism Zone	12m	20m
Port and Marine Zone	25m	No maximum height
A Particular Purpose Zone	12m	20m

E19.0 Telecommunications Code

E19.1 Purpose

E19.1.1 The purpose of this provision is to:

(a) facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community;

(b) encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers;

(c) encourage shared use and co-location of facilities to minimise the number of towers within the municipal area;

(d) minimise likely adverse impact of communication systems on community health and safety;

(e) minimise adverse visual impact of towers and antennae.

E19.2 Application

E19.2.1 This code applies to development for telecommunication facilities.

This code does not apply to use.

E19.3 Definition of Terms

E19.3.1 In this code, unless the contrary intention appears;

areas of environmental significance	means as defined in the Telecommunications (Low-impact Facilities) Determination 1997.
line	means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy.
telecommunications infrastructure	means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.
telecommunications network	means a system, or series of systems, that carries or is capable of carrying communications by means of guided and/or unguided electromagnetic energy.
tower	means a tower, pole, mast or similar structure used to supply a carriage service by means of Telecommunication

E19.4 Development Exempt from this Code

E19.4.1 No development is exempt from this code.

E19.5 Application Requirements

E19.5.1 There are no specific additional application requirements for this code.

E19.6 Use Standards

E19.6.1 No use standards in this code.

E19.7 Development Standards

E19.7.1 Shared Use and Co-Location

Objective:	
To minimise the total number of towers and antenna within the municipal area.	
Acceptable Solutions	Performance Criteria

A1 A new antenna must be located on an existing tower.	**P1** A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following: (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna; (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna; (c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment; (d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower; (e) there are other limiting factors that render existing towers unsuitable.
A2 A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.	**P2** No performance criteria.

E19.7.2 Visual Amenity

Objective:	
To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.	
Acceptable Solutions	Performance Criteria
A1	**P1** The location of telecommunications infrastructure not complying with A1 must

The location of telecommunications infrastructure must comply with all of the following: (a) be within existing utility corridors and sites and use existing infrastructure; (b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness; (c) not: (i) be located on skylines that can be seen in silhouette; (ii) be aligned diagonally to the principal slope of a hill; (iii) cross at a low point of a saddle between hills; (iv) be located around the base of a hill; (v) be along the edge of an existing clearing; (vi) be artificially lit unless required for air navigation safety; (vii) be used for signage purposes, other than necessary warning and equipment information, (d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist; (e) equipment housing and other visually intrusive infrastructure is screened from public view.	ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.
A2 Height above natural ground level must be no more than: (a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;	**P2** Height above natural ground level not complying with A2 must satisfy all of the following: (a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;

(b) 45 metres in the General Industrial or Port and Marine Zone; (c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones; (d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.	(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality; (c) it is critical for the role of the facility within the telecommunications network.

E19.7.3 Environmental Values

Objective:	
To ensure that environmental values are protected	
Acceptable Solutions	Performance Criteria
A1 Telecommunications infrastructure must not be located in an area of environmental significance.	**P1** Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted.

E19.7.4 Access

Objective:	
To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport.	
Acceptable Solutions	Performance Criteria
A1 Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.	**P1** Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft.

E19.7.5 Significant Agricultural Land

Objective:
To protect the productive capacity and efficient farming operations of significant agricultural land.

Acceptable Solutions	Performance Criteria
A1 Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	**P1** Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land.

E20.0 Acid Sulfate Soils Code

E20.1 Purpose

E20.1.1 The purpose of this provision is to ensure that development on land potentially containing acid sulfate soils:

(a) avoids areas that contain acid sulfate soils;

(b) where avoidance is not practicable, appropriate measures are taken to mitigate any adverse impact.

E20.2 Application

E20.2.1 This Code applies to development on land in the Potential Acid Sulfate Soil overlay on the planning scheme maps and the development involves any of the following:

(a) excavation of more than 100 m3 of soil or sediment;

(b) deposition of 500 m3 or more of fill to a depth of more than 0.5 m;

(c) drainage affecting groundwater depth.

This Code does not apply to use.

E20.3 Definition of Terms

E20.3.1 In this code, unless the contrary intention appears;

acid sulfate soil	means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.
acid sulfate soil management plan	means a report acceptable to the planning authority that details: (a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development; (b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised; (c) an analysis of the level of risk to the development and the level of risk to users of the development;

	(d) an analysis of the level of risk to the environment; (e) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines. R1

E20.3.R1 The Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE, 2009) are considered best practice guidelines.

E20.4 Development Exempt from this Code

E20.4.1 The following development is exempt from this code:

(a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater;

(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m^2 and the maximum depth of excavation is 0.75m;

(c) forestry operations in accordance with a certified Forest Practices Plan.

E20.5 Application Requirements

E20.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) an acid sulfate soil management plan.

E20.6 Use Standards

There are no use standards in this code.

E20.7 Development Standards

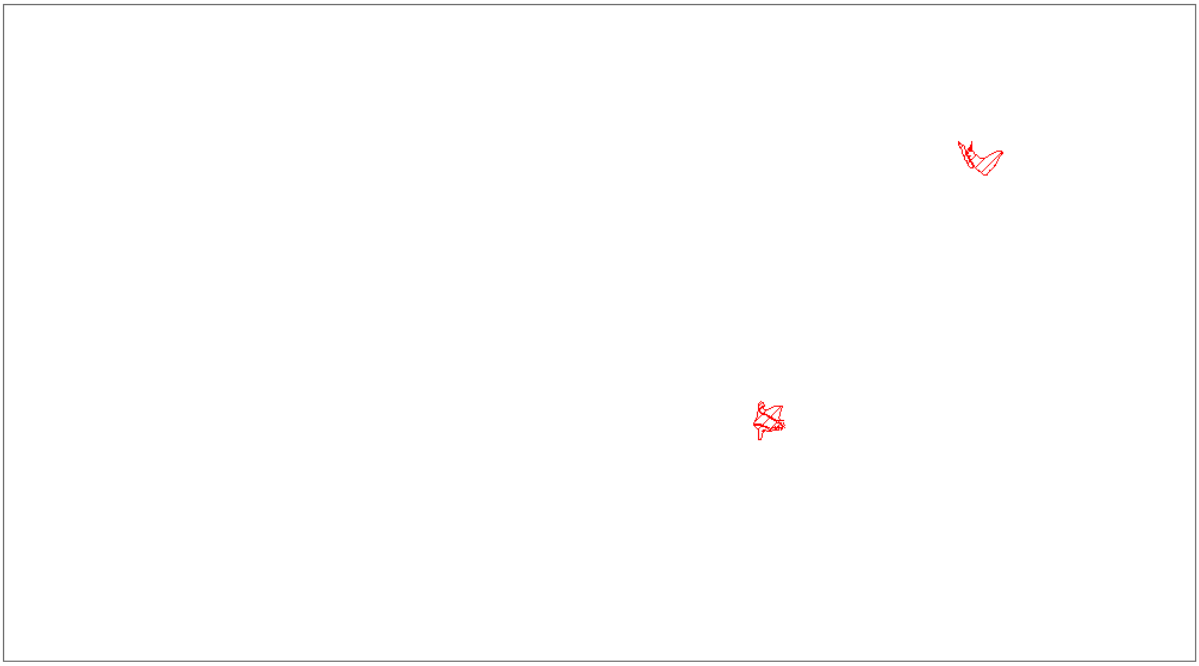
E20.7.1 Development on Acid Sulfate Soils or Potential Acid Sulfate Soils

Objective:	
To ensure that development subject to, or having potential to cause, an acid sulfate soil hazard is appropriately located and managed to ensure that risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1** Development must be designed, sited and constructed to minimise the risk of acid sulfate

	soil to property and the environment having regard to the following, as appropriate: (a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater; (b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised; (c) the potential for the development to be affected by acid sulfate soils; (d) the level of risk and potential consequences for human health, property and the environment; (e) management measures to reduce risk to an acceptable level.

Map E20 Potential Acid Sulfate Soils – LISTmap

Open the full map extent (link to the interactive map)



Legend
Potential Acid Sulfate Soils

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

E21.0 Dispersive Soils Code

E21.1 Purpose

E21.1.1 The purpose of this provision is to ensure that development on land potentially containing dispersive soils is appropriately located & constructed and that adequate measures are taken to reduce risk to property and the natural environment to an acceptable level.

E21.2 Application

E21.2.1 This code applies to development: on land in the Potential Dispersive Soil overlay on the planning scheme maps.

This code does not apply to use.

E21.3 Definition of Terms

E21.3.1 In this code, unless the contrary intention appears;

dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report acceptable to the planning authority that details: (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines.[R1]

E21.3.R1 The Dispersive Soils and their Management: Technical Reference Manual (DPIW, 2009) is considered best practice guidelines.

E21.4 Development Exempt from this Code

E21.4.1 The following development is exempt from this code:

(a) works not involving the exposing or disturbance of sub-surface soils;

(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m^2;

(c) forestry operations in accordance with a certified Forest Practices Plan.

E21.5 Application Requirements

E21.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a dispersive soil management plan.

E21.6 Use Standards

There are no use standards in this code.

E21.7 Development Standards

E21.7.1 Development on Dispersive Soils

Objective:	
To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development must be designed, sited and constructed to minimise the risk of dispersive soils to property and the environment having regard to the following, as appropriate: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas; (d) the level or risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;

	(e) management measures that would reduce risk to an acceptable level.

E22.0 This code number is not used in this planning scheme

E23.0 On-Site Wastewater Management Code

E23.1 Purpose

E23.1.1 The purpose of this provision is to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.

E23.2 Application

E23.2.1 This code applies to use and development relying on onsite management of:

(a) domestic wastewater from residential use; and

(b) wastewater similar to domestic wastewater from non-residential use, other than wastewater from industrial or manufacturing processes.

E23.3 Definition of Terms

E23.3.1 In this code, unless the contrary intention appears;

AS/NZS1547	means the Australian/New Zealand Standard On-site Domestic Wastewater Management 2012.
bedroom	means a habitable room used, or potentially used, primarily for sleeping.
downslope surface water	means surface water that is in the likely direction of effluent flow across or through the soil once it has been discharged from a Land Application Area.
high environmental value water	means high conservation value/ecological value aquatic eco-systems as defined in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality.
high rainfall area	means an area where the average annual rainfall exceeds 1200mm. High rainfall areas in the Planning Scheme Area are:
high resource value water	means water used for any of the following: (a) potable human water supplies, including from bores or wells; (b) primary contact recreational purposes;

	(c) aquaculture.
horizontal separation distance	means the distance measured along the surface of the ground from the land application area to a feature such as a property boundary, building or watercourse. The distance from downslope surface water is measured to either the high water mark if tidal waters, wetland or a dam, or to the top of the riverbank or cliff if a watercourse.
land application area	means an area of land used to apply effluent from a wastewater treatment unit or reserved for future application.
limiting layer	means a layer such as hardpan, bedrock, or category 6 soil that restricts the movement of effluent vertically through the soil profile
OWMS	means an onsite wastewater management system
primary treated effluent	means effluent that has been treated via the separation of suspended material from wastewater by settlement and/or floatation in septic tanks or primary settling chambers.
raised bed	means a terraced bed or mound for wastewater irrigation designed in accordance with AS/NZS 1547
secondary treated effluent	means effluent that has been treated via aerobic biological processing and settling or filtering of wastewater received from a primary treatment unit to a quality equal to, or less than, 20mg/L BOD5 and 30mg/L suspended solids.
soil category	means the predominant soil category for the top 1.5m of soil profile as listed in AS/NZS 1547
site and soil evaluation (SSE)	means a soil evaluation of the site and proposed development prepared by a suitably qualified person in accordance with AS/NZS1547
vertical separation distance	means the distance measured vertically through the ground from the base of the land application area to a feature such as bedrock, a limiting layer or groundwater. The distance to groundwater is measured to the highest known seasonal water table.

E23.4 Use and Development Exempt from this Code

E23.4.1 Residential development on sites greater than 5,000 m² is exempt from this code except if any of the following applies:

(a) development is for multiple dwellings;

(b) any part of the site is below 3 m AHD;

(c) the site cannot accommodate an inscribed circle with a diameter of 50 m.

E23.4.2 Subdivision of lots no less than 5000 m^2 is exempt from this code unless involving land containing an existing land application area.

E23.5 Application Requirements

E23.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with all applicable standards:

(a) a site and soil evaluation;

(b) certification from a structural engineer that the risk of effluent reducing the bearing capacity of a building's foundations is acceptably low;

(c) certification from a structural engineer for the design of a barrier that ensures that the risk of effluent reducing the bearing capacity of a building's foundation is acceptably low.

E23.6 Use Standards

E23.6.1 No use standards in this code.

E23.7 Development Standards for Residential Development

E23.7.1 Development Standards for Residential Development

Objective:	
To ensure sustainable onsite wastewater management for residential development.	
Acceptable Solutions	Performance Criteria
A1 A new dwelling must be provided with a land application area that complies with Table E23.1.	**P1** The land application area is of sufficient size to comply with the requirements of AS/NZ1547.
A2 An addition or alteration to an existing dwelling, or change of use to a dwelling, must not encroach onto an existing land application area and comply with at least one of the following: (a) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite;	**P2** The land application area is of sufficient size to comply with the requirements of AS/NZ1547.

(b) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS; (c) provide a land application area that complies with Table E23.1.	

E23.8 Development Standards for Non-Residential Development

E23.8.1 Development Standards for Non-Residential Development

Objective:	
To ensure sustainable onsite wastewater management for non-residential development.	
Acceptable Solutions	Performance Criteria
A1 A land application area for non-residential development must comply with the following: (a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1; (b) if other development, design flow rates must be no less than the rates provided in the following table: Wastewater Fixture: — Flow Design Allowance per person per day: Closet Pan: 50L Urinals 25L Washbasin: 10L Shower: 30L Bath: 30L Laundry: 30L	**P1** The land application area is of sufficient size to comply with the requirements of AS/NZ1547.

E23.9 Development Standards for Subdivision

E23.9.1 Development Standards for New Lots

Objective:	
To ensure sustainable onsite wastewater management for new lots.	
Acceptable Solutions	Performance Criteria
A1 A new lot must have an area no less than: 5,000 m^2.	**P1** The area of a new lot must be adequate to accommodate a land application area of sufficient size to comply with the requirements of AS/NZ1547 for a dwelling containing a minimum of 3 bedrooms.
A2 Subdivision is not prohibited by the relevant zone standards.	**P2** No performance criteria.

E23.9.2 Development Standards for New Boundaries

Objective:	
To ensure subdivisions and boundary adjustments creating new boundaries do not increase the potential for existing onsite wastewater management systems and land application areas to cause environmental harm.	
Acceptable Solutions	Performance Criteria
A1 A new boundary must have a separation distance from an existing land application area that complies with E.23.10.1 A3.	**P1** A new boundary must have a separation distance from an existing land application area that satisfies E.23.10.1 P3.

E23.10 Development Standards for Land Application Areas

E23.10.1 Land Application Areas

Objective:	
To provide for sustainable onsite wastewater management through the provision of appropriate land application areas.	
Acceptable Solutions	Performance Criteria
A1	**P1**

Horizontal separation distance from a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than; (i) 2m from an upslope or level building; (ii) if primary treated effluent be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building.	Horizontal separation distance from a building to a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 2m.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with any of the following: (a) be no less than 100m; (b) if the site is within a high rainfall area or the site soil category is 4, 5 or 6, be no less than the following; (i) if primary treated effluent standard or surface application, 50m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent standard and subsurface application, 50m plus 2m for every degree of average gradient from down slope surface water. (c) if the site is not within a high rainfall area or the site soil category is not 4, 5 or 6, be no less than the following;	**P2** Horizontal separation distance from downslope surface water for a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 15m; (c) the surface water is not of high resource or environmental value; (d) the average gradient is no more than 16 degrees; (e) the site is not in a flood prone area with an ARI of no less than 20 years; (f) either of the following applies: (i) the site soil category is 1, 2 or 3; (ii) a raised bed is used.

(i) if primary treated effluent 15m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water.	
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	**P3** Horizontal separation distance from a property boundary to a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 1.5m (c) the average gradient is no more than 16 degrees; (d) either of the following applies: (i) the vertical separation between the land application area and groundwater or any limiting layer is no less than 1.5m; (ii) a raised bed is used to achieve a minimum vertical separation of 1.5m between the land application area and groundwater or any limiting layer.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m.	**P4** Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 15m;

	(c) the water is not high resource value water.
A5 Vertical separation distance between groundwater and a land application area must be no less than 1.5m.	**P5** Vertical separation distance between groundwater and a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed).
A6 Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m.	**P6** Vertical separation distance between a limiting layer and a land application area must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standardand applied through a subsurface land application system; (b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed).
A7 The arrangement of a land application area must comply with both of the following: (a) not include areas beneath buildings, driveways or other hard stand areas; (b) have a minimum horizontal dimension of 3m.	**P7** No performance criteria.

Table E23.1 Minimum Land Application Area

Soil category for top 1.5m of soil profile as listed in AS/NZs 1547, (refer notes).	Area required per bedroom for primary treatment effluent.	Area required per bedroom for secondary treatment effluent.

1 (Sand)	50m²	50m²
2 (Sandy loam)	60m²	55m²
3 (Loam)	90m²	70m²
4 (Clay loam)	120m²	80m²
5 (Light clay)	180m²	100m²
6 (Clay)	180m²	130m²

Notes to Table:

(a) Where the soil in the upper 1.5m of the soil profile comprises two or more soil categories, the required area must be calculated on the basis of the requirements for the predominant soil category.

(b) If dispersive soils or a limiting layer are encountered within the upper 1m of the soil profile, then the area required must be calculated on the basis of the requirements for Category 6 soil.

E24.0 Significant Trees Code

E24.1 Purpose

The purpose of this provision is to recognise and protect trees that are considered to be significant within Kingborough due to aesthetics, size, age, contribution to landscape, historical value, rarity of species or unusual physical features.

E24.2 Application

This Code applies to the lopping, pruning, removal or destruction of trees listed in Table E 24.1.

E24.3 Definition of Terms

In this Code, unless the contrary intention appears;

Arborist	a person with a qualification of a Certificate 4 in Arboriculture or equivalent.
Destruction	means to burn, fell, ringbark, pollard, push over, rip, poison or cut the roots of a tree.
Public Authority	includes emergency services (Police, Fire, Ambulance, SES), Council and State Government Agencies.
Listed Tree	a tree listed in Table E24.1 within this Code.

Register	means the Kingborough Significant Tree Register.
Tree Protection Zone	means the same as defined in AS 4970-2009 Protection of trees on development sites.

E24.4 Development Exempt from this Code

The following development is exempt from this Code:

(a) Works outside the Tree Protection Zone of a listed tree, with no physical impact on any part of the tree.

(b) The removal, destruction or lopping of a listed tree if necessary for emergency works by a public authority or the tree poses an immediate danger to persons or property as authorised by a public authority or by a qualified arborist.

(c) The pruning of a listed tree or other works to improve its health in accordance with the written instructions of a qualified arborist.

E24.5 Use Standards

There are no use standards in this code.

E24.6 Development Standards

E24.6.1 Lopping, pruning, removal or destruction of significant trees

Objective:	
To ensure that significant trees are protected and are managed in a way that maintains their health, structural stability and appearance.	
A1 No acceptable solution.	**P1** Works not otherwise exempt from this Code may only be approved if: (a) it is demonstrated that there are no feasible alternative proposal designs which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, social, economic or safety reasons of greater value to the community than the cultural significance of the tree; or

	(c) Council is satisfied that the tree is dead or dying based on written evidence from a qualified arborist, resulting in a loss of significance.

Table E24.1 Significant Tree Register

Tree Reference	Location	Common Name	Botanical Name	Number Trees	Tenure
2012-1 (refers 2012-4 & 2012-17)	1686 Channel Highway (Front boundary)	Pin Oak	Quercus palustris	1	Public (DIER)
2012-2	70 Ferry Road (median strip)	English Oak	Quercus robur	7	Public (DIER)
2012-3	26 Cutana Place	stringybark	Eucalyptus obliqua	2	Private
2012-5	1631 Channel Highway	Italian Poplar	Populus nigra 'italica'	Group	Private
2012-7	1520 Channel Highway	Italian Poplar	Populus nigra 'italica'	Group	Private
2012-8	44 Windsor Street	white gum	Eucalyptus viminalis	2	Private
2012-9	11 Nierinna Road	English Oak	Quercus robur	1	Private
2012-10	Southlea - 342 Proctors Road	horse Chestnut	Aesculus hippocastanum	1	Private
2012-12	3 Ferry Road	English Oak	Quercus robur	9	Private
2012-13	Lot 1 Alfreds Garden	Bishop Pines	Pinus muricata	4	Public (DIER)
2012-15	Settlers Park, Channel Highway	stringybark	Eucalyptus obliqua	1	Council
2012-23	Dave Burrows Walk (off Derwent Avenue)	stringybark	Eucalyptus obliqua	1	Public (Crown)
2012-24	Kingston War Memorial, cnr Freeman St & Channel Hwy	Aleppo Pine	Pinus halepensis	1	Council
2012-26	Centre of round-about, Church Street and Hutchins Intersection	Leyland cypress	x Cupressocyparis leylandii	1	Council
2012-32	70 Channel Highway	stringybark	Eucalyptus obliqua	1	Private
2012-33	43-45 Beach Road	golden elm	Ulmus glabra 'Lutescens'	1	Private
2012-34	Blowhole Reserve, Blowhole Rd	Tasmanian blue gum	Eucalyptus globulus subsp. globulus	1	Council
2012-36	Growing in the road reserve outside 271 Roslyn Ave	risdon peppermint	Eucalyptus risdonii	1	Council
2012-38	1636 Huon Road	English Oak	Quercus robur	1	Private
2012-43	Snug Primary School	Sweet Gum	Liquidambar styraciflua	1	Department of Education
2012-50	Road Reserve, adjacent to 59 Roslyn Avenue	Tasmanian Blue Gum	Eucalyptus Globulus	1	Public

2013-1	36 Summerleas Road	English oak	Quercus robur	3	Private
TRN-2016-1 (KIN-C6.5.32)	7 James Avenue, Kingston	White gums	Eucalyptus Viminalis	2	Private
TRN-2018-2 (KIN-C6.5.31.1 & KIN-C6.5.31.2)	5 Belhaven Avenue, Taroona	Pin oaks	Quercus Palustris	2	Private
TRN-2021-1 (KIN-C6.5.30.1 to KIN-C6.5.30.14 & KIN-C6.5.30.15 & KIN-C6.5.30.16 to KIN-C6.5.30.37)	Taroona Foreshore	Blue gums	Eucalyptus globulus subsp. Globulus	36	Public
TRN-2021-3 (KIN-C6.5.29.1 to KIN-C6.5.29.13 & KIN-C6.5.29.14 to KIN-C6.5.29.20)	Kingston Beach Reserve	Blue Gums and other contributory species	Eucalyptus globulus subsp. Globulus and other contributory species	19	Public
TRN-2021-4 KIN-C6.5.28.1 & KIN-C6.5.28.2 to KIN-C6.5.28.152 & KIN-C6.5.28.153 to KIN-C6.5.28.183	Adventure Bay Foreshore	Stringybark and Blue gums	E. obliqua and E. globulus subsp. globulus.	181	Public
TRN-2021-6 (KIN-C6.5.27.1 & KIN-C6.5.27.2)	Blackmans Bay Foreshore	Blue gums	Eucalyptus globulus subsp. Globulus	2	Public
TRN-2021-10 (KIN-C6.5.26)	2 Dallas Avenue, Taroona	White gum	Eucalyptus viminalis	1	Private
TRN-2021-11 (KIN-C6.5.25)	1/12 Wyburton Place, Margate	Black gum	Eucalyptus ovata	1	Private
TRN-2021-12 (KIN-C6.5.24)	10 Kingston View Drive, Kingston	Blue gum	Eucalyptus globulus subsp. globulus	1	Public
TRN-2021-21 (KIN-C6.5.33.1 & KIN-C6.5.33.2)	Road casement between 958 and 960 Killora Road, North Bruny	Stringybark	Eucalyptus obliqua	1	Public

E25.0 Local Development Code

E25.1 Purpose

The purpose of this provision is to:

(a) protect the visual amenity and established character near the coast: and

(b) maintain the existing low density character of outer lying residential land.

E25.2 Application

This code applies to:

(a) Building height of residential development on lots in the coastal proximity area, except for the General Residential Zone.

E25.3 Definition of Terms

In this Code, unless the contrary intention appears:

Coastal Proximity	(a) Where the lot has direct frontage to high or low water mark; or (b) Where the lot abuts a conservation area or public reserve on the coast; or (c) Where the lot fronts a road, where had it not existed, would have resulted in either (i) or (ii) being met.

E25.4 Development Exempt from this Code

There are no exemptions to this Code.

E25.5 Application Requirements

In addition to any other application requirements, the Planning Authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria.

(a) shadow diagrams.

(b) existing view corridors.

(c) visual impact assessment

E25.6 Use Standards

There are no use standards for this Code.

E25.7 Development Standards

E25.7.1 Building Height in the coastal proximity

Objective:	
To ensure that building height within the coastal proximity contributes positively to the streetscape and does not result in unreasonable impact on adjoining development or visual landscape qualities or extensive loss of views.	
Acceptable Solutions	Performance Criteria

A1	**P1**
Building height must be no more than 5 metres.	Building height must satisfy all of the following: (a) ensure there is no unreasonable loss of amenity on adjoining lots by: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Part F
Specific Area Plans

F1.0 Kingston Green Specific Area Plan

F1.1 Purpose of Specific Area Plan

F1.1.1 The purpose of this specific area plan is to:

(a) Provide a diverse housing mix ranging from free standing cottages on various lot sizes, duplexes and courtyard houses;

(b) Create a clear public/private street system accessible to the general public and provide permeability with through site pedestrian connections;

(c) Create public/community places and spaces of various types and character which create local levels of public amenity;

(d) Provide a high level of public domain through quality landscaping and building design;

(e) Emphasise both pedestrian and vehicular site entries;

(f) Provide strong environmentally sustainable development based on solar access, optimisation of stormwater permeability and on-site detention.

F1.2 Application of Specific Area Plan

F1.2.1 The specific area plan applies to the area of land designated as Kingston Green Specific Area Plan on the Planning Scheme Maps and Figure F1.1.

F1.3 Use Table

F1.3.1 Residential Precinct

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*
Natural and cultural values management	
Passive recreation	
Residential	Only if single dwelling. Only if home-based business no more than 1 non-resident

	worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m^2.
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Visitor accommodation	Except if camping and caravan park or overnight camping area
Discretionary	
Use Class	**Qualification**
Residential	Except multiple dwellings or if no permit required
Sports and recreation	
Utilities	Except if no permit required
Prohibited	
Use Class	**Qualification**
All other uses	

F1.3.2 Commercial Precincts

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*.
Passive recreation	
Residential	Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m^2.
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**

Business and professional services	Only if located in Commercial Precinct A
Community meeting and entertainment	Only if located in Commercial Precinct A
Food services	Except if a take away food premises with a drive through facility. Only if located in Commercial Precinct A
General retail and hire	Except if adult sex product shop. Only if located in Commercial Precinct A
Natural and cultural values management	
Discretionary	
Use Class	**Qualification**
Food services	Only if a take away food shop or restaurant Only if located in Commercial Precinct B
Residential	Except if no permit required or only if above ground floor level
Service industry	Only if a car wash Only if located in Commercial Precinct B
Utilities	Except if permitted Only if a road Only if located in Commercial Precinct B
Vehicle fuel sales and service	Only if a service station Only if located in Commercial Precinct B
Visitor accommodation	Except if camping and caravan park or overnight camping area. Only if located in Commercial Precinct A
Prohibited	
Use Class	**Qualification**
All other uses	

F1.4 Use Standards

F1.4.1 Use Standards for Residential Precinct

F1.4.1.1 Location of Use

Objective:	
To ensure use on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
Use must be in accordance with Figures F1.2 and F1.3.	Applications for use may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.4.2 Use Standards for Commercial Precincts

F1.4.2.1 Location of Use

Objective:	
To ensure use on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
Use must be in accordance with Figures F1.2 and F1.3.	Use may be approved in Commercial Precinct B where: (a) the application is for one or more of the following: a service station; car wash facility; take away food shop; restaurant; and/or road, with direct access onto Channel Highway to the land shown as Commercial Precinct B in Figure F1.1; or (b) if developed for residential use, it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.5 Development Standards

F1.5.1 Development Standards for Residential Precinct

F1.5.1.1 Location of development

Objective:

To ensure development on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
A1 Development must be in accordance with Figures F1.2 and F1.3.	**P1** Development may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.5.1.2 Building design

Objective:	
To ensure that buildings contribute to the streetscape and interact positively with the street frontage.	
Acceptable Solutions	Performance Criteria
A1 Front verandahs, porches or patios must: (a) Be located within 2.5m of the front boundary; and (b) Have a minimum dimension of 1.8m; and (c) Be accessed directly from an internal living area; and (d) Be enclosed by a permanent roof, shade cloth, pergola or similar climate control.	**P1** Plans must demonstrate all of the following: (a) an articulated front façade with at least one habitable room window overlooking the street for passive surveillance; (b) located no less than 2.5m and no more than 4m from the front boundary; (c) facilitates surveillance of public spaces.
A2 Building materials and finishes must be in accordance with the types of colours, materials and finishes detailed in Figure F1.4.	**P2** Building materials and finishes may be approved where it is demonstrated to achieve unity with existing development and materials and finishes are generally consistent with the colour variation theme outlined in Figure F1.4.
A3 Decks or uncovered verandahs built above ground level must be of a permeable surface.	**P3** No performance criteria.
A4	**P4** No performance criteria.

Dwelling entrances must present to the street by way of a design feature highlighting the front doorway via a clear change in roof alignment and dwelling façade.	

F1.5.1.3 Garages and parking

Objective:	
To ensure that garages and parking are a recessive element in the streetscape to improve appearance and security.	
Acceptable Solutions	Performance Criteria
A1 Garages must have a 0m rear setback where accessed from the rear of a property by a laneway.	**P1** No performance criteria.
A2 Garages or carports, other than rear access garages, must be integrated into the fabric of the dwelling and: (a) The garage door must be recessed to create a shadowline; or (b) an upstairs balcony must project over the garage door to create a shadowline.	**P2** Garages or carports, other than rear access garages, may be located forward of the front façade of the dwelling where they: (a) Are integrated into the fabric of the dwelling; (b) Do not dominate the primary frontage; (c) Maintain passive surveillance between the dwelling and the street; and (d) Are consistent with the existing neighbourhood character and have regard to the streetscape.
A3 Except where accessed from the rear of a property by a laneway, double width garages must have a central column with two single width doors.	**P3** Double width garages must be of a width that does not dominate the primary frontage.

F1.5.1.4 Fences

Objective:	
The Master Plan provides the basis for a high quality streetscape and continuity of treatment of the front boundary and in proximity of parks is encouraged to create an attractive streetscape and usable front gardens.	
Acceptable Solutions	Performance Criteria
A1 Front fences must be provided and must satisfy the following: (a) Front fences in locations around private open space must be of white painted timber as specified in Type 1 of Figure F1.5; and (b) Must be of open or closed timber picket construction to a minimum height of 900mm and maximum height of 1.20m in accordance with Figure F1.5; or (c) In other locations, may comprise of a hedge or front fence specified in "elsewhere" of Figure F1.5; or (d) Front fences for lots fronting Channel Highway must be to a height of 1.2m as specified in Type 4 of Figure F1.5.	**P1** No performance criteria.
A2 Side and rear fences must be lapped and capped timber to a height of 1.8 metres and meet the following: (a) Side boundary fences forward of the building line and not on a street corner must be in accordance with A1(b) above. One third of the side boundary fence forward of the building line may be tapered from 1.8 metres to the height set by A1(b) above, to achieve a transition in height between the fences. (b) Side fences to street corners must begin at least 3m behind the nearest front façade and must be of a standard specified in Type 2 of Figure F1.5. Side fences to street corners from 3m behind the front façade to	**P2** No performance criteria.

the front boundary must be in accordance with A1 above. (c) Rear fences to laneways and car courts must be of a standard specified in Type 3 of Figure F1.5.	

F1.5.1.5 Landscaping

Objective:	
To ensure that the landscaping of private and public open space is integrated with the character of the locality to enhance the liveability of the residential environment.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must be provided to satisfy the following: (a) enhance the appearance of the development; (b) provide passive surveillance of public spaces, (c) provide a range of plant height and forms to create diversity, interest and amenity; and (d) retaining walls that are visible from the street must be constructed from masonry, rock or similar, and must not be constructed of treated pine.	**P1** No performance criteria.

F1.5.1.6 Subdivision

Objective:	
To ensure subdivision results in lots being created that are capable of being developed consistent with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
A1 Subdivision may only be approved where it is consistent with the layout and lot sizes shown in Figure F1.2.	**P1** Subdivision may be approved where: (a) the proposal demonstrates that lots are consistent with Figure F1.3; and

	(b) the proposal demonstrates that residential densities maximise the efficient and orderly use of the site.

F1.5.2 Development Standards for Commercial Precincts

F1.5.2.1 Location of development

Objective:	
To ensure development on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2.	
Acceptable Solutions	Performance Criteria
A1 Development must be in accordance with Figure F1.2 and F1.3.	**P1** Development may be approved in Commercial Precinct B where: (a) the application is for one or more of the following: a service station; car wash facility; take away food shop; restaurant; and/or road, with direct access onto Channel Highway to the land shown as Commercial Precinct B in Figure F1.1; or (b) if developed for residential use, it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.5.2.2 Subdivision

Objective:	
To ensure subdivision on land within the area to which the Kingston Green Specific Area applies results in lots being created that are consistent with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
A1 Subdivision may only be approved where it is consistent with the layout and lot sizes shown in Figure F1.2.	**P1** Subdivision may be approved in Commercial Precinct B where it is demonstrated that the newly created lot(s) is capable of facilitating commercial development in accordance with clause F1.5.2.1.

Figure F1.1 Kingston Green Specific Area Plan

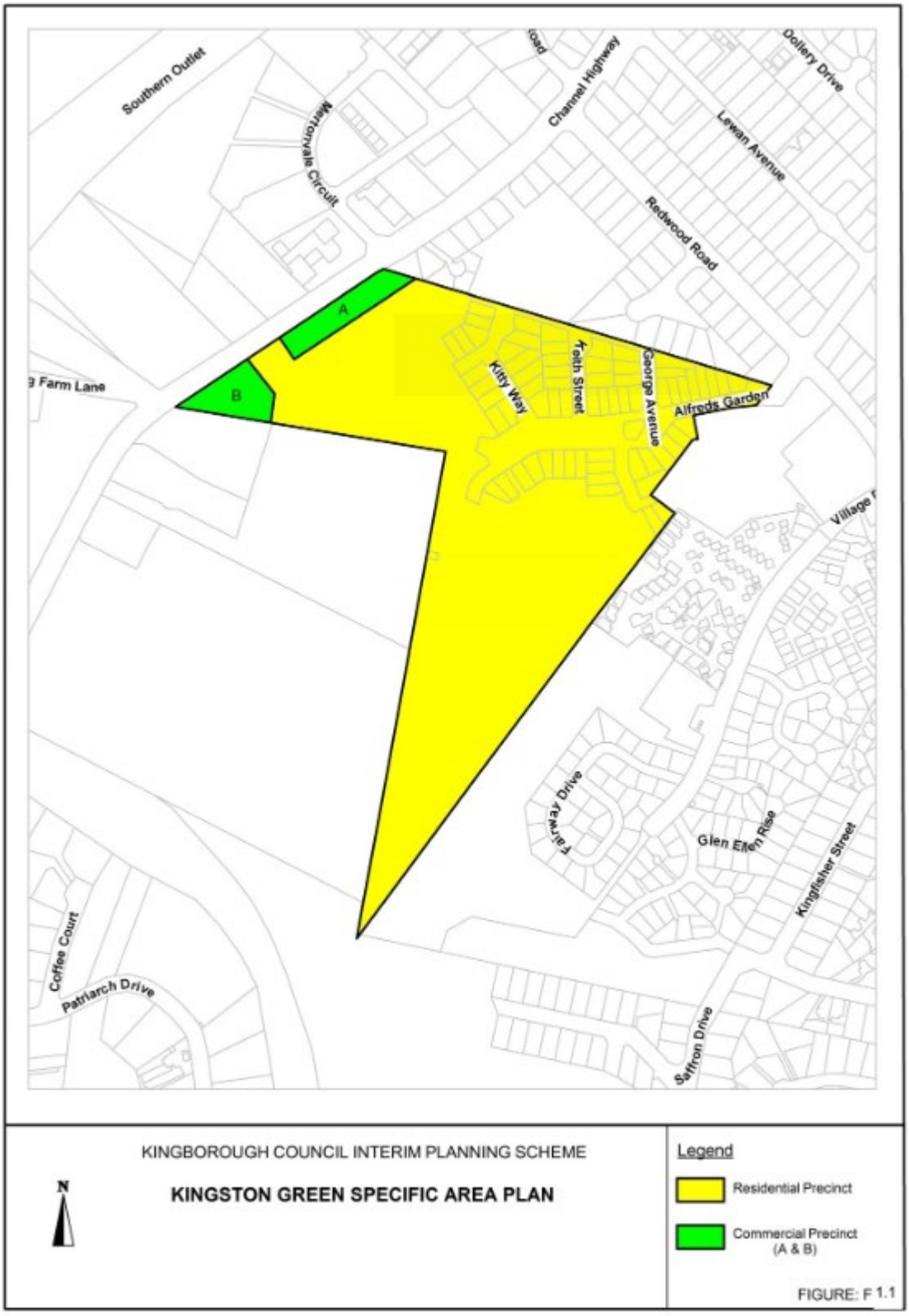


Figure F1.2 Kingston Green Master Plan Lot Layout



Figure F1.3 Kingston Green Master Plan



Figure F1.4 Colours and Finishes

- **Roofs- Mandatory**

Pitch to be a minimum of 22.5^0
Tiles or Colorbond - Light to Mid Grey
Monier; Homestead, Midnight
Boral; Centenial, Dusk Grey
Pioneer; Yeoman, Slate
Colorbond; Slate Grey, Armour Grey

- **Walls - Preferred**

Rendered, painted, bagged brickwork
Face brickwork to maximum 50% of facade
Light weight panels / boarding on feature areas
Above materials to specified colour range such as Dulux; Warm Grey, River Birch, Sisal, York Stone, Cottonfield

- **Gutters, Fascias/barges, posts/pergolas –**

Colorbond; Torres Blue, Rivergum,
Off White, Slate Grey

- **Garage doors, Downpipes –**

To harmonise with adjacent wall colour
Colorbond; Off White, Tuscan Red, Merino

- **Timber Posts,Beams, Pergolas, Broad Feature Areas** (where applicable):

Dulux; Teal, Yorkshire Teal
Pascol; Deep Aubergine, Oriental Blue
Colorbond; Caulfield Green

- **Aluminium Windows & Sliding Doors –**

White , White Birch, Black

- **Face Bricks –**

Same or similar to
PGH; Loam
Boral; Red Sandstock
Austral; New Century Red
Off White lightly raked mortars - Maximum of two brick colours.

Mandatory

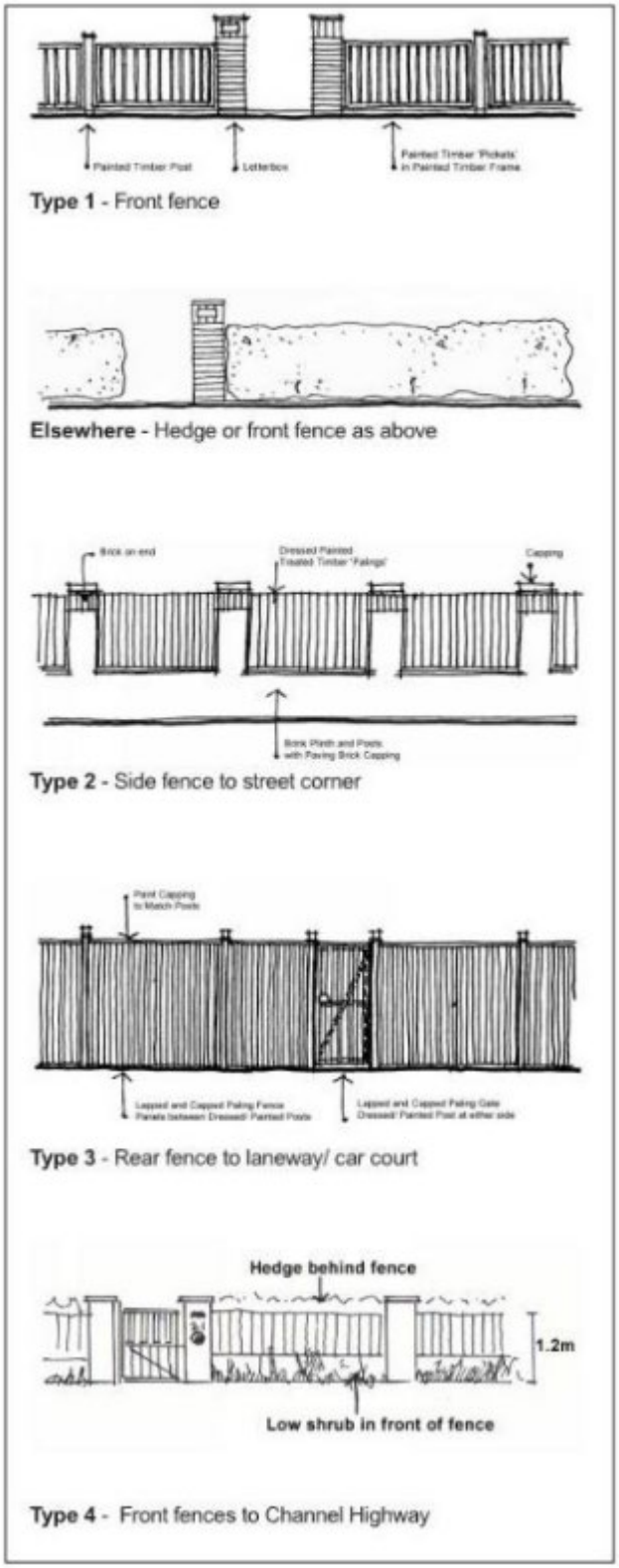
- **Driveways - Mandatory**

Stamped Concrete; Gunmetal 15" Block

- **General Suggestions–**

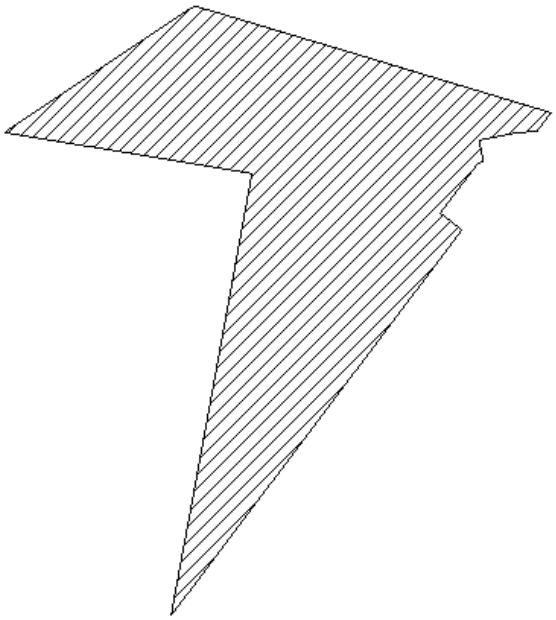
Where applicable, feature wall colours similar to specified woodwork colour to contrast main wall colours. Also, where pergolas are prominent, these can be featured whereupon gutters and fascias to be Colorbond Slate Grey and/or Merino.

Figure F1.5 Fences



Map F1 Kingston Green Specific Area Plan – LISTmap

Open the full map extent (link to the interactive map)



F2.0 Margate Marina Specific Area Plan

F2.1 Purpose of Specific Area Plan

F2.1.1 The purpose of this provision is to ensure that:

(a) Development results in an integrated mixed use comprising of:

- 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.

(b) 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.

(c) Public recreation areas are provided and focussed around the wharf, the bay and central residential area.

(d) Waterfront public places are created that provide a focal point for community activity which connects the residential/business and commercial areas.

(e) Pedestrian amenity is protected through urban design principles that encourage and facilitate pedestrian movement.

(f) The landscape is respectful and complementary to the existing natural landscape.

F2.2 Application of Specific Area Plan

F2.2.1 The specific area plan applies to the area of land designated as Margate Marina Specific Area Plan on the Planning Scheme Maps and Figure F2.1.

F2.3 Use Table

F2.3.1 Land based precinct

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	Only if servicing the mixed use of the Margate Marina precinct
Community meeting and entertainment	Only if a convention or art and craft centre
Food services	Except if a take away food premises with a drive through facility
Natural and cultural values management	
Residential	Only if above ground floor level
Discretionary	
Use Class	**Qualification**
Educational and occasional care	Only if used for educational purposes associated with the Marina or Marine technology use
General retail and hire	Only if not displacing an existing residential use. Only if associated with the Marina, or predominantly servicing the needs of the Margate Marina precinct. Except if a supermarket. Except if an adult sex product shop.

Hotel industry	Except if adult entertainment venue.
Passive recreation	
Pleasure boat facility	
Residential	Except if permitted.
Research and development	Only if associated with the Marina and marine technology uses.
Storage	Only if boat storage within the Marine Works area in Figure F2.2.
Tourist operation	Only if a visitor centre for the Marina.
Utilities	Except if permitted.
Vehicle parking	Only if associated with the Marina, or predominantly servicing the needs of the Margate Marina precinct.
Visitor accommodation	Except if camping and caravan park or overnight camping areas.
Prohibited	
Use Class	**Qualification**
All other uses	

F2.3.2 Water based precinct

No Permit Required	
Use Class	**Qualification**
Utilities	Only if minor utilities.
Permitted	
Use Class	**Qualification**
Passive recreation	
Discretionary	
Use Class	**Qualification**
Food services	Only if provided from a docked boat.

Pleasure boat facility	
Port and shipping	Only if associated with an existing facility.
Research and development	
Utilities	Except if permitted.
Prohibited	
Use Class	**Qualification**
All other uses	

F2.4 Use Standards

F2.4.1 Location of use

Objective:	
To ensure use on land within the area to which the Margate Marina Specific Area applies is consistent with the Margate Marina Masterplan	
Acceptable Solutions	Performance Criteria
A1 Use must be in accordance with Figure F2.2.	**P1** Applications for use may be approved where it is demonstrated that the development principles and design strategies outlined in Section 3 & 4 of the Margate Marina Master Plan are achieved.

F2.5 Development Standards

F2.5.1 Location of development

Objective:	
To ensure development on land within the area to which the Margate Marina Specific Area Plan applies is consistent with the Margate Marina Masterplan.	
Acceptable Solutions	Performance Criteria
A1 Development must be in accordance with Figure F2.2.	**P1** Applications for development may be approved where it is demonstrated that the development principles and design strategies outlined in

	Section 3 & 4 of the Margate Marina Master Plan are achieved.

F2.5.2 Building height

Objective:	
To ensure that building height contributes positively to the Margate Marina Precinct and does not result in unreasonable impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10m.	**P1** Building height must satisfy all of the following: (a) Be consistent with the principles and design strategies outlined in Section 3 & 4 of the Margate Marina Master Plan; (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 no more than 12m.

F2.5.3 Residential amenity

Objective:	
To ensure 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	**P2** 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 complying with any of the following: (a) Have a side boundary setback no less than 3m; (b) Be offset no less than 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane; (c) Have a window sill height no less than 1.5m.	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 off-set or by use of solid or translucent screening.
A3 Outdoor living space must be provided for a dwelling that complies with all of the following: (a) Be no less than $10m^2$; (b) Have a width no less than 2m.	**P3** Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.

F2.5.4 Visual impact

Objective:	
To ensure development on land within the area to which the Margate Marina Specific Area applies is consistent with the design principles set out in the Margate Marina Master Plan.	
Acceptable Solutions	Performance Criteria
A1 Exterior building surfaces must be coloured using subtle colour strategies with a light reflectance value not greater than 40 percent.	**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.

F2.5.5 Signage

Objective:	
To ensure signage does not detract from the foreshore locality within the area to which the Margate Marina Specific Area Plan applies.	
Acceptable Solutions	Performance Criteria

A1 Signage must not be illuminated.	**P1** Illumination of signage may be approved where : (a) it is demonstrated to be consistent with the scale of development; and (b) minimises visual impact from the water; and (c) does not result in detrimental impact or loss of amenity to adjoining development.

F2.5.6 Landscaping and open space

Objective:	
To ensure native vegetation is retained where possible and the site is landscaped with appropriate public access in accordance with the recommendations of the Margate Marina Master Plan.	
Acceptable Solutions	Performance Criteria
A1 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 Margate Marina Master Plan and must demonstrate as a minimum: (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.	**P1** No performance criteria.
A2 Areas to facilitate public access and open space must be provided in each stage of the development in accordance with Figure F2.2.	**P2** Alternative public access and open space locations may be approved where a development is considered in accordance with Clause F2.5.1(P1) provided the extent of the public access and open space area is relatively consistent with the area required by Figure F2.2.

F2.5.7 Subdivision

Objective:
To ensure subdivision results in lots being created that are capable of being developed consistent with the Margate Marina Master Plan.

Acceptable Solutions	Performance Criteria
Subdivision must demonstrate that each lot is capable of being developed in accordance with Clause F2.5.1(A1).	Subdivision may be approved where it is demonstrated that each lot is capable of being developed in accordance with Clause F2.5.1(P1).

Figure F2.1 Margate Marina Specific Area Plan

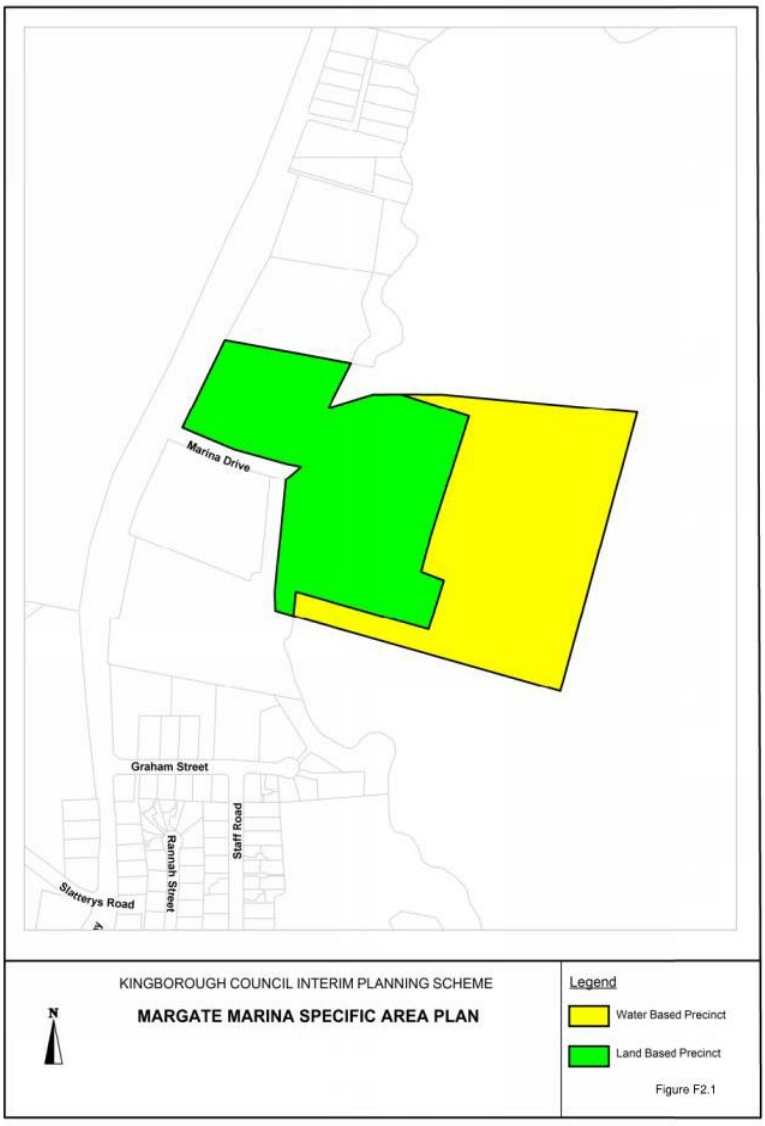
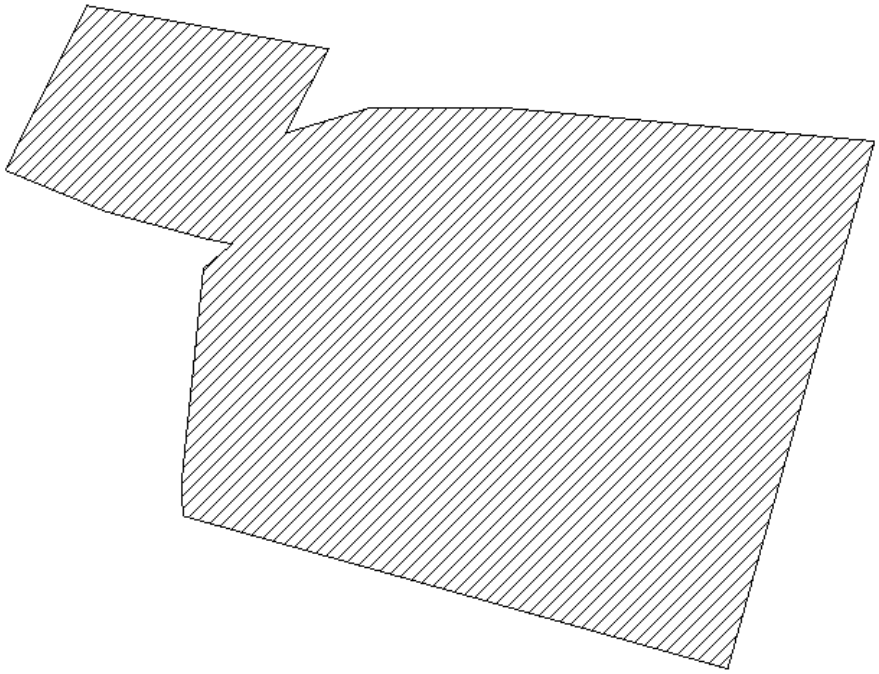


Figure F2.2 Margate Marina Master Plan



Map F2 Margate Marina Specific Area Plan – LISTmap

Open the full map extent (link to the interactive map)



F3.0 Kingston Park Specific Area Plan

F3.1 Purpose of Specific Area Plan

F3.1.1 The purpose of this Specific Area Plan is:

(a) To ensure that the use and development of the Kingston Park area takes advantage of its strategic location within central Kingston.

(b) To create a dynamic and high-quality built environment that meets the long term needs of the community by:

(i) allowing for commercial activity supporting the growth of the Kingston central area;

(ii) establishing a hub for community-based facilities and services that will meet the long term needs of the community; and

(iii) providing opportunities for different forms of medium to high density residential use and development, broadening housing types available within the Kingston area.

(c) To encourage activities that will stimulate more private investment throughout central Kingston.

(d) 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.

(e) 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.

(f) To achieve a diverse and high quality built form which is consistent with good design principles, including but not limited to:

(i) character – respond to and enhances the distinctive characteristics of the precinct contributing to visual interest and a sense of place;

(ii) landscape quality - landscape and buildings operate as an integrated and sustainable system;

(iii) functionality and build quality – meet the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit;

(iv) legibility - provide clear connections and easily identifiable elements to help people find their way around the precinct;

(v) sustainability - optimises the sustainability of the built environment;

(vi) safety - optimise safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

(g) To encourage passive surveillance and is consistent with crime prevention through environmental design principles.

(h) Within the areas zoned Central Business, Urban Mixed Use and Community Purpose:

  (i) to provide high levels of visual interest and to reduce wind tunnelling through façade articulation;

  (ii) to encourage active uses and active frontages at ground level; and

  (iii) to establish and reinforce a well-defined built edge to roads and public spaces.

(i) Within the areas zoned Inner Residential, to promote the creation of a medium density community with:

  (i) a lot layout that encourages single dwellings on small lots with narrow frontages and access via rear laneways;

  (ii) 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;

  (iii) lots that have ample private open space at the rear or front of buildings with minimal side separation; and

  (iv) easy accessibility for pedestrians, a well landscaped streetscape and convenient public open spaces.

F3.2 Application of Specific Area Plan

F3.2.1 The specific area plan applies to the area of land designated as Kingston Park Specific Area Plan on the Planning Scheme Maps and Figure F3.1. Normal Zone provisions apply unless otherwise stated within this Specific Area Plan.

F3.3 Application Requirements

F3.3.1 In addition to any other application requirements, the planning authority may require any of the following information to determine compliance with 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 kunyani/Mt Wellington and the surrounding vegetated hillsides from the Kingston central area;

(c) a landscape 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.

F3.4 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
CENTRAL BUSINESS ZONED LAND	
(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) Building design should seek to minimise a building's environmental impact.	(a) Commercial and retail development should promote a strong integration with existing uses in central Kingston particularly those between the site and John Street. (b) 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. (c) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks. (d) Applications for new developments containing office premises with a net lettable area of 1,000m^2 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. (e) Management of stormwater will further the State Stormwater Strategy 2010 and will have regard to: (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.
URBAN MIXED USE ZONED LAND	
(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) Building design should seek to minimise a building's environmental impact.	(a) 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. (b) Provide an active and engaging interface to public open space areas through building orientation, as well as activated ground level frontages to buildings. (c) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks. (d) Applications for new developments containing office premises with a net lettable area of 1,000m^2 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. (e) Management of stormwater will further the State Stormwater Strategy 2010 and will have regard to: (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.
COMMUNITY PURPOSE ZONED LAND	
(a) Provide for a range of complementary services and public facilities that meet the	(a) Encourage the use and development of land so that these services and facilities are

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.	provided and that built structures and landscaping is designed to a high standard and is easily accessible. (b) 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. (c) 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.
OPEN SPACE ZONED LAND	
(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 central Kingston.	(a) The public open space precinct is to be developed so that a variety of inter-connected, aesthetically pleasing and exciting landscaped spaces create a diverse public realm that will meet the needs of a variety of users and age groups. (b) 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. (c) 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.
INNER RESIDENTIAL ZONED LAND	
(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.	(a) 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.

(c) Optimise the benefits provided by public open space and available views of kunyani/Mt Wellington and the surrounding vegetated hillsides.	(b) 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. (c) Provide an active and engaging interface to public areas through building orientation, and differing dwelling façades.

F3.5 Use Table

F3.5.1 Central Business Zoned Land

No Permit Required	
Use Class	**Qualification**
Utilities	Only if for minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	
Community meeting and entertainment	
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if an adult sex product shop or a supermarket.
Hotel industry	Except if adult entertainment venue.
Passive recreation	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area
Discretionary	
Use Class	**Qualification**

Educational and occasional care	
Residential	Only if located above ground floor level (excluding pedestrian or vehicular access).
Research and development	
Sports and recreation	
Tourist operation	
Transport depot and distribution	Only for public transport facilities
Utilities	Except if No Permit Required
Vehicle fuel sales and service	
Prohibited	
Use Class	**Qualification**
All other uses	

F3.5.2 Urban Mixed Use Zoned Land

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Passive recreation	
Utilities	Only if for minor utilities.
Permitted	
Use Class	**Qualification**
Business and professional services	
Community meeting and entertainment	Only if for a public hall or neighbourhood centre.
Food Services	
General retail and hire	Except if an adult sex product shop.

Residential	Only 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; and (c) for assisted housing, respite centre or retirement village.
Transport depot and distribution	Only if for public transport facilities.
Visitor accommodation	Only if located above ground floor level (excluding pedestrian or vehicular access).
Discretionary	
Use Class	**Qualification**
Community meeting and entertainment	Except if Permitted.
Educational and occasional care	
Emergency services	
Hotel industry	Except if adult entertainment venue
Residential	Except if Permitted.
Resource processing	Only if for food or beverage production.
Service Industry	Only if for a laundromat.
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle parking	
Visitor accommodation	Except: (a) if Permitted; or (b) if camping and caravan park or overnight camping area.
Prohibited	
Use Class	**Qualification**
All other uses	

F3.5.3 Community Purpose Zoned Land

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities located underground
Permitted	
Use Class	**Qualification**
Business and professional services	Only 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	Only if for community market.
Hospital services	
Sports and recreation	
Tourist operation	Only if for visitor centre
Utilities	Except if No Permit Required
Discretionary	
Use Class	**Qualification**
Business and professional services	Except if Permitted.

General retail and hire	Except: (a) if Permitted; or (b) if for an adult sex product shop.
Residential	Only if for residential aged care or respite centre or assisted housing.
Tourist operation	Except if Permitted
Transport depot and distribution	Only for public transport facilities
Vehicle parking	
Prohibited	
Use Class	**Qualification**
All other uses	

F3.5.4 Open Space Zoned Land

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities and underground
Permitted	
Use Class	**Qualification**
Community meeting and entertainment	
General retail and hire	Only for community market
Utilities	Except if No Permit Required.
Discretionary	
Use Class	**Qualification**

Food services	Must have a floor area no greater than 60m² and be related or complementary to a community meeting or entertainment facility.
General retail and hire	Except where permitted, and only if related to a public activity within the Open Space
Sports and recreation	
Vehicle parking	Only if associated with an open space use or as part of a developed park and ride facility.
Prohibited	
Use Class	**Qualification**
All other uses	

F3.5.5 Inner Residential Zoned Land

No Permit Required	
Use Class	**Qualification**
Educational and occasional care	Only if home-based child care in accordance with a licence under the *Child Care Act 2001*.
Natural and cultural values management	
Passive recreation	
Residential	Only if: (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 30m^2.
Utilities	Only if for minor utilities.
Permitted	
Use Class	**Qualification**
Residential	Except if No Permit Required.
Discretionary	

Use Class	**Qualification**
Education and occasional care	Except: (a) if No Permit Required; or (b) if for child care centre, day respite facility, employment training centre or kindergarten.
Emergency Services	
Sports and recreation	
Utilities	Except if no permit required.
Visitor accommodation	
Prohibited	
Use Class	**Qualification**
All other uses	

F3.6 Use Standards

F3.6.1 Use Standards for Central Business Zoned Land and Urban Mixed Use Zoned Land

F3.6.1.1 Retail impact

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.

F3.6.1.2 Non-residential use

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) must be within the hours of: (a) 6.00am to 9.00pm Mondays to Saturdays inclusive; and (b) 9.00am to 7.00pm Sundays and Public Holidays; Except for non-residential uses with a frontage to Goshawk Way or Pardalote Parade where hours of operation must be within the hours of: (a) 6.00am to 11.59pm Mondays to Saturdays inclusive; and (b) 8.00am to 10.00pm Sundays and Public Holidays.	**P1** Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity to the surrounding area, through commercial/retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

F3.6.2 Use Standards for Open Space Zoned Land

F3.6.2.1 Amenity Impacts of Non-Residential Uses

Objective:	
That non-residential uses avoid the commercialisation and privatisation of open space intended for public use, and do not cause an unreasonable loss of adjacent residential amenity.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** 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.
A2	**P2** Hours of operation of a non-residential use must not cause an unreasonable loss of residential

Hours of operation of a use on a site within 50m of the Urban Mixed Use Zone or Inner Residential Zone must be within the hours of: (a) 6.00am to 10.00pm Mondays to Saturdays inclusive; and (b) 8.00am to 9.00pm Sundays and Public Holidays.	amenity of land in the Urban Mixed Use Zone or Inner Residential Zone through commercial/retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A3 Noise emissions measured at the boundary of the nearest residential use within the Urban Mixed Use Zone or Inner Residential Zone must not exceed the following: (a) 55 dB(A) (LAeq) within the hours of 7.00 am to 7.00 pm; (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; except if otherwise permitted; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	**P3** Noise emissions measured at the boundary of a 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.
A4 Lighting must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.	**P4** No Performance Criteria.

F3.7 Development Standards

F3.7.1 Development Standards for Central Business Zoned Land

F3.7.1.1 Building setbacks and height

Objective:

That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
A1 A building must have a setback from frontage that is: (a) between 0-3m for frontages to Goshawk Way; (b) 1m from the frontage to Pardalote Parade; and (c) 2m from any connecting road from John Street.	**P1** A building must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and satisfy all of the following: (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 21 June; (e) demonstrate consistency with good urban design qualities and any relevant Desired Future Character Statements; and (f) be not more than 3m from a road.
A2 Building height must be no more than 20 metres.	**P2** Building height must be consistent with the desired streetscape, urban form and character as described in the purpose of this specific area plan, having regard to: (a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity; (b) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (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 kunyani/Mt Wellington and the surrounding vegetated hillsides; and (f) the purpose of the Specific Area Plan.

F3.7.1.2 Passive surveillance

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

F3.7.1.3 Private open space for multiple dwellings

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
A1 Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that: (a) includes one area as per the dimensions below: (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.	**P1** Private open space for multiple dwellings wholly above ground floor level must: (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 taking into account: (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.

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

F3.7.1.4 Subdivision - lot size, area and frontage

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 $500m^2$, except where the land is to be used for	**P1** No Performance Criteria.

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.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 20m.	**P2** No Performance Criteria.

F3.7.2 Development Standards for Urban Mixed Use Zoned Land

F3.7.2.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
A1 A building must have a setback from a frontage of not less than: (a) between 0-3m for frontages to Goshawk Way; (b) 1m from the frontage to Pardalote Parade; and (c) 2m from any connecting road from Goshawk Way.	**P1** A building must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and satisfy all of the following: (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 and any relevant Desired Future Character Statements; and (f) be not more than 3m from a road.

A2 Building height must be not more than 18m.	**P2** 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: (a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity; (b) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (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 kunyani/Mt Wellington and the surrounding vegetated hillsides; and (f) the purpose of the Specific Area Plan.

F3.7.2.2 Passive surveillance

Objective:	
That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria
A1 New buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking, and must satisfy the following: (a) locate windows to overlook the street and other public spaces; (b) design and locate main entrances to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; (d) locate external lighting to illuminate otherwise shaded or dark locations;	**P1** No Performance Criteria.

(e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (f) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and (g) provide well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance.	

F3.7.2.3 Frontage fences

Objective:	
That the height and design of frontage fences enhances the streetscape and provides adequate privacy for residents, and allows the potential for mutual passive surveillance between the road and the dwelling.	
Acceptable Solutions	Performance Criteria
A1 The maximum height of fences for multiple dwellings and single dwellings at the ground floor on or within 4.5m of a frontage must be 1.2m.	**P1** Fences must be designed to: (a) be not more than 1.6m in height; (b) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (c) take account of the prevailing height, design and character of neighbouring fences; and (d) 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 (e) demonstrate good urban design qualities.

F3.7.2.4 Private open space - residential

Objective:
That dwellings provide adequate private open space for the residents of multiple dwellings and townhouses which is easily accessible from living areas of the dwelling and has access to direct sunlight.

<table>
<tr><th>Acceptable Solutions</th><th>Performance Criteria</th></tr>
<tr><td>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 satisfies the following:

(a) has an area of a minimum of 15m^2;

(b) has a minimum horizontal dimension of 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.</td><td>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.</td></tr>
<tr><td>A2

Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:

(a) includes one area as per the dimensions below:

<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio & 1 bedroom</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^2</td><td>2.4m</td></tr></table>
(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.</td><td>P2

Private open space for multiple dwellings wholly above ground floor level must:

(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 taking into account:

(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) include 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.</td></tr>
</table>

F3.7.2.5 Subdivision - lot size, area and frontage

Objective:	
That each lot has an area and dimensions appropriate 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, except where the land is 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 Cri7teria.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 20m.	**P2** No Performance Criteria.

F3.7.3 Development Standards for Inner Residential Zoned Land

F3.7.3.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a setback from a frontage that is: (a) not less than 1.8m from the primary frontage, or not greater than 3m from the primary frontage if located on Goshawk Way or Pardalote Parade; and (b) 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.	**P1** A dwelling must have a setback from a frontage that is compatible with the area, having regard to: (a) provides transitional space between the road and dwelling allowing mutual passive surveillance; (b) provides measures to ensure that noise generated by traffic will not adversely impact on residential amenity and (c) is not greater than 3.5m.

A2 All other buildings setback, other than dwellings, must satisfy the following: (a) be located 0m from a frontage; and (b) provide an articulation zone that allows up to 50% of the frontage to be set back by up to 1.5m.	**P2** All other buildings setback, other than dwellings, must satisfy the following: (a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to topography or other physical constraints of the site; and (b) demonstrate consistency with good urban design qualities and any relevant Desired Future Character Statements.
A3 A building for a sensitive use must have a setback from a frontage to the Southern Outlet of not less than 50m.	**P3** A building for a sensitive use must have a setback from the Southern Outlet that is compatible with the streetscape and desired future character statements and protects the amenity of residents, having regard to: (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; (e) any written advice received from the road authority; and (f) demonstrated good urban design qualities and any relevant Desired Future Character Statements.
A4 Building height must be not more than 10m.	**P4** Building height must be consistent with the desired streetscape, urban form and character, having regard to: (a) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (b) the topography of the site;

	(c) the bulk and form of the proposed buildings; (d) the apparent height when viewed from public spaces within the townscape, especially towards kunyani/Mt Wellington and the surrounding vegetated hillsides; (e) overshadowing of adjoining dwellings and private open space; and (f) the purpose of the specific area plan.

F3.7.3.2 Site coverage and private open space

Objective:	
To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 45m^2 associated with each dwelling.	**P1** Private open space for dwellings must: (a) include an area 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 A single and multiple dwelling must have an area of private open space that: (a) is in one location and is not less than 20m^2; (b) has a minimum horizontal dimension of 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.	**P2** Private open space for a single and multiple dwellings must: (a) include an area 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.

F3.7.3.3 Passive surveillance

Objective:
That building design contributes positively to public amenity and safety.

Acceptable Solutions	Performance Criteria
A1 A building must be designed to provide for surveillance of public spaces, including the street, services and car parking by satisfying all of the following: (a) locate windows to overlook the street, laneway and other public spaces; (b) design and locate main entrances on a street to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; (d) locate external lighting to illuminate otherwise shaded or dark locations; and (e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces.	**P1** No Performance Criteria.

F3.7.3.4 Vehicular access and driveways

Objective:	
That road accesses and communal driveways provide safe and efficient access for all users, and 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 3.2); and (b) lots with a frontage not greater 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 F3.2 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 which:	**P2** An assessment must be provided prepared by a suitably qualified person that confirms that a communal driveway for villa units and

(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: (i) serves more than 5 car parking spaces; or (ii) is more than 30m long; or (iii) meets a road designed to carry more than 600 vehicles per day; and (b) tapers to the width of the remaining communal driveway; and (c) is provided at intervals not greater than 30m.	townhouses is safe, efficient and convenient, that: (a) avoids conflicts between users including vehicles, cyclists and pedestrians; (b) is suitable for the type and volume of traffic likely to be generated; and (c) provides ease of access for all regular users.
A3 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.	**P3** 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 that: (a) avoids potential conflicts between users including vehicles, cyclists and pedestrians; (b) avoids unreasonable interference with the flow of traffic on adjoining roads; (c) is suitable for the type and volume of traffic likely to be generated; and (d) provides ease of access for all regular users.
A4 Communal driveways that serve 10 or more dwellings must have a separate pedestrian path with a minimum width of 1.2m.	**P4** For villa units and townhouses, 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.

F3.7.3.5 Frontage fences

Objective:

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.	
Acceptable Solutions	Performance Criteria
A1 The maximum height of fences on or within 4.5m of a frontage must be 1.2m.	**P1** Fences must be designed to: (a) be not more than 1.6m in height; (b) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (c) take account of the prevailing height, design and character of neighbouring fences; (d) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic; and (e) demonstrate good urban design qualities.

F3.7.3.6 Siting and width of garages and carports for dwellings

Objective:	
That the location and size of garages or carports for dwellings do not dominate the façade of the dwelling or the streetscape; do not restrict mutual passive surveillance of the road and dwelling; and provide for safe vehicular access to and from the site.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings with a frontage of 8m or greater 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), except for lots with a frontage width of less than 8m, where no road access or garage facing the primary road frontage is permitted.	**P1** No Performance Criteria.
A2 The siting and design of garages and carports for single and multiple dwellings must:	**P2** No Performance Criteria.

(a) not dominate the frontage of the lot 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.	

F3.7.3.7 Residential Density for multiple dwellings

Objective:	
To provide for inner urban densities that increase the density of dwellings and encourage the efficient utilisation of residential land and services in an inner urban area that is consistent with the purpose of this Specific Area Plan.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwelling development must have a density of no greater than 1 dwelling per 120m^2.	**P1** Dwelling density can be increased where it can be demonstrated that the development can accommodate: (a) the required amount of private open space per dwelling; (b) a demonstrated ability to meet car parking requirements; and (c) there is negligible impact through overlooking or overshadowing both within and to adjacent sites.

F3.7.3.8 Subdivision - lot size, area and frontage

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 of not less than 150m^2.	**P1** No Performance Criteria.

A2 Each lot, or a lot proposed on a plan of subdivision, must have a frontage not less than 6.5m.	**P2** 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 good urban design principles and any relevant Desired Future Character Statements.

F3.7.4 Development Standards for Community Purpose Zoned Land

F3.7.4.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
A1 A building 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 the following: (a) actively promote integration with adjacent pedestrian town promenade; (b) maintain visual sight lines for safe traffic and pedestrian movement; (c) must be predominantly glazed and avoid blank walls; (d) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; (e) ensure residential uses at ground level do not face the frontage; and (f) be consistent with good urban design principles and any relevant Desired Future Character Statements.	**P1** No Performance Criteria.
A2 Building height must be not more than 10m.	**P2** Building height must satisfy the following:

	(a) minimise impacts upon the amenity of adjacent properties through overshadowing and reflectivity; and (b) be consistent with good urban design principles and any relevant Desired Future Character Statements.

F3.7.4.2 Passive surveillance

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

F3.7.4.3 Subdivision - lot design

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, except where the land is 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 Criteria.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 5m.	**P2** No Performance Criteria.

F3.7.5 Development Standards for Open Space Zoned Land

F3.7.5.1 Building setbacks and height

Objective:	
That building location and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria
A1 A building must have setback from a frontage that is: (a) not less than 20m from the frontage with Goshawk Way and Huon Highway, and (b) not less than 5m from the frontage with any other road, except for land used for car parking.	**P1** A building must have setbacks from frontages that is sufficient to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping, having regard to: (a) the site's area and dimensions; (b) the characteristics of the site, adjoining lots and the locality; and (c) demonstrated good urban design qualities and any relevant Desired Future Character Statements.
A2 Building height must be not more than 5m.	**P2** Building height must satisfy the following:

	(a) contribute positively to the visual amenity of the area; (b) be compatible with the scale of nearby buildings or vegetation; (c) demonstrate good urban design qualities; and (d) be not more than 10m.

Figure F3.1 Kingston Park Specific Area Plan

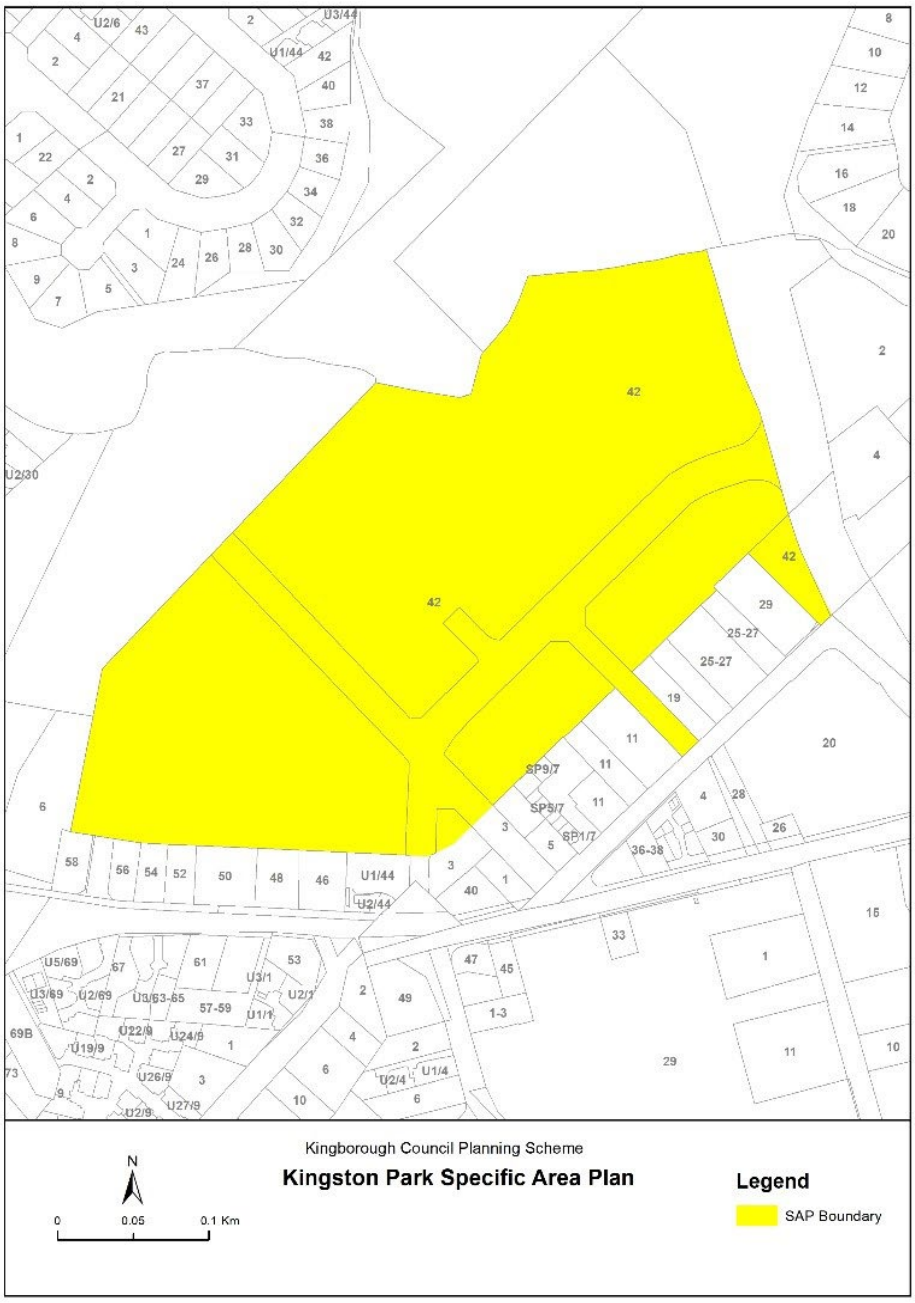
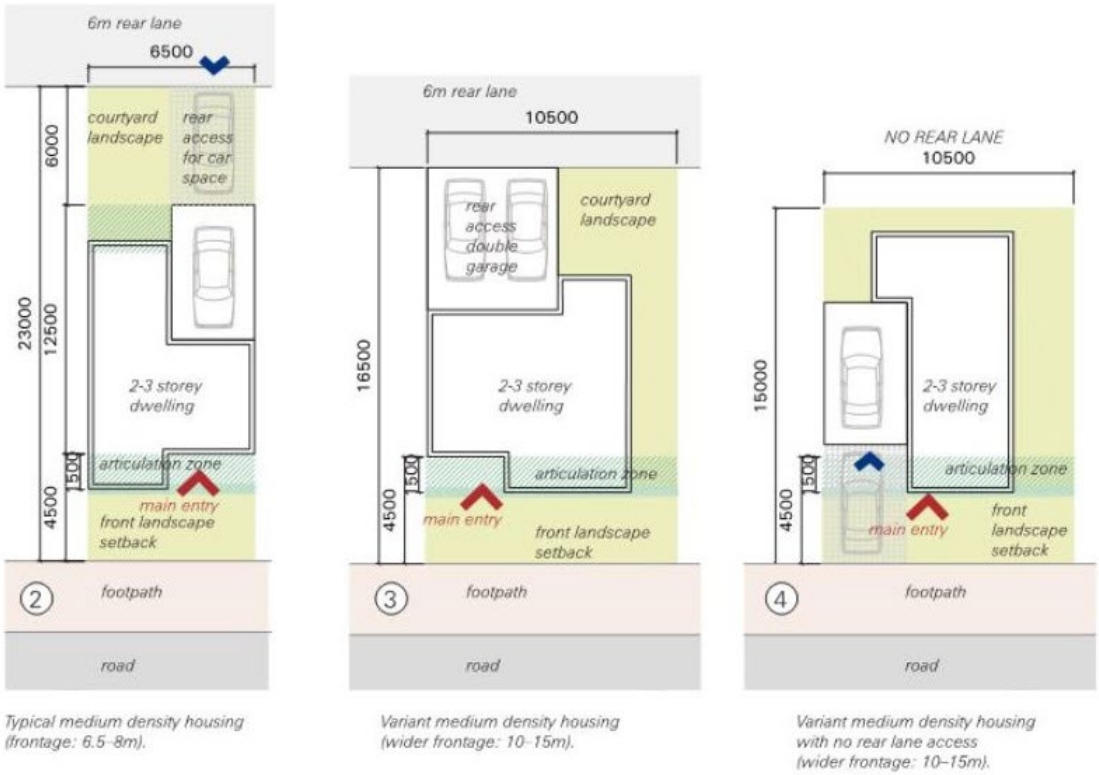


Figure F3.2 Vehicular access and driveways

Figure F3.2. Rear laneway access as required by F3.7.3.5(A1).



F4.0 Wellington Park Specific Area Plan

F4.1 Purpose of Specific Area Plan

F4.1.1 The purpose of this specific area plan is to ensure that use and development in Wellington Park is undertaken in accordance with the Wellington Park Management Plan.

F4.2 Application of Specific Area Plan

F4.2.1 This specific area plan applies to Wellington Park as defined[L1] in the *Wellington Park Act 1993*.

F4.2.2 Notwithstanding any other provision of this planning scheme any use or development of land in Wellington Park must be undertaken in accordance with the provisions of the Wellington Park Management Plan[L2].

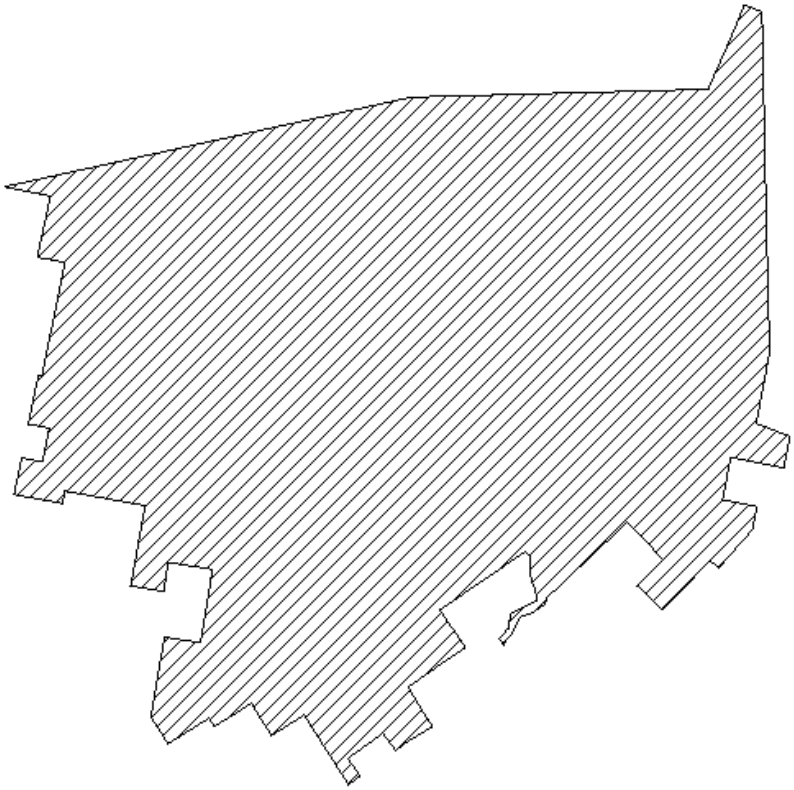
Footnotes

L1 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 pursuant to sections 6, 7 and 8 of the *Wellington Park Act 1993*.

L2 Management plan means any management plan approved under section 23 (*Wellington Park Act 1993*) and for the time being in force in respect of Wellington Park.

Map F4 Wellington Park Specific Area Plan – LISTmap

Open the full map extent (link to the interactive map)



F5.0 Huntingfield Housing Land Supply Order Specific Area Plan (2020)

F5.1 Purpose of Specific Area Plan

F5.1.1 The purpose of this specific area plan is to provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2020.

F5.2 Application of Specific Area Plan

F5.2.1 The specific area plan applies to the area of land designated as the Huntingfield Housing Land Supply Order Specific Area Plan (2020) as shown on the Planning Scheme maps.

F5.2.2 Clauses F5.4, F5.5 and F5.6 apply to development within the General Residential Zone.

F5.3 Interpretation

F5.3.1 Despite any other provision of this planning scheme, a word that is used in the provisions of the Kingborough Interim Planning Scheme 2015, or of clause 8.0 (General

Residential Zone) of the SPPs, as those provisions are applied by the Housing Land Supply (Huntingfield) Order 2020, has, unless the contrary intention appears, the meaning that it has in Table F5.3.1.

F5.4 Development Standards for Dwellings – General Residential Zone

F5.4.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m^2.	**P1** Multiple dwellings must only have a site area per dwelling that is less than 325m^2, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (i) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

F5.4.2 Setbacks and building envelope for all dwellings

Objective:
The siting and scale of dwellings: (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;

(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	**P1** A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or	**P2** A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

F5.4.3 Site coverage and private open space for all dwellings

Objective:	
That dwellings are compatible with the amenity and character of the area and provide: (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

A1	**P1**
Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (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 (i) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling 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); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling 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); (c) 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	**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: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

(d) has a gradient not steeper than 1 in 10	

F5.4.4 Sunlight to private open space of multiple 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
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 F5.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure F5.4): (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 between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (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.	**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 F5.4.3 of this planning scheme.

F5.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria

A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

F5.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) (from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	**P1** A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; o (b) another dwelling on the same site or its private open space.

A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	**P2** A window or glazed door to a habitable room of a dwelling 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: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle

(a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	noise or vehicle light intrusion to a habitable room of a multiple dwelling.

F5.4.7 Frontage fences for all dwellings

Objective:	
That the height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) are reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	**P1** A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

F5.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	**P1** A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

F5.5 Development Standards for Non-dwellings – General Residential Zone

F5.5.1 Non-dwelling development

Objective:	
That all non-dwelling development: (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties.	
Acceptable Solutions	Performance Criteria
A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less	**P1** A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.

A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	**P5** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.	**P6** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or

	insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

F5.5.2 Non-residential garages and carports

Objective:	
To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P1** A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.
A2 A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P2** A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

F5.6 Development Standards for Subdivision – General Residential Zone

F5.6.1 Lot design

Objective:	
(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) That each lot: (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
A1 Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2.	**P1** Subdivision of land must set out how the subdivision of the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to: (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) 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.
A2.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 275m^2 and: (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause F5.4.2 A1, A2 and A3, and F5.5.1 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 F5.4.2 A1, A2 and A3, and F5.5.1 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. **A.2.2** The average size of all lots within the General Residential Zone under the specific area plan	**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: (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. and must not be an internal lot.

must be not less than 450m^2, 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.	
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.	**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 legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (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, and is not less than 3.6m wide.
A4 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	**P4** 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: (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.

A5 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.	**P5** 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: (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.

F5.6.2 Roads

Objective:	
That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future subdivision potential;

	(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.

F5.6.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 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 connection to a full water supply service.	**P1** A 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 connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.

A2 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 connection to a reticulated sewerage system.	**P2** No Performance Criterion.
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 be capable of connecting to a public stormwater system.	**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 capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

Figure F5.1 Building envelope as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

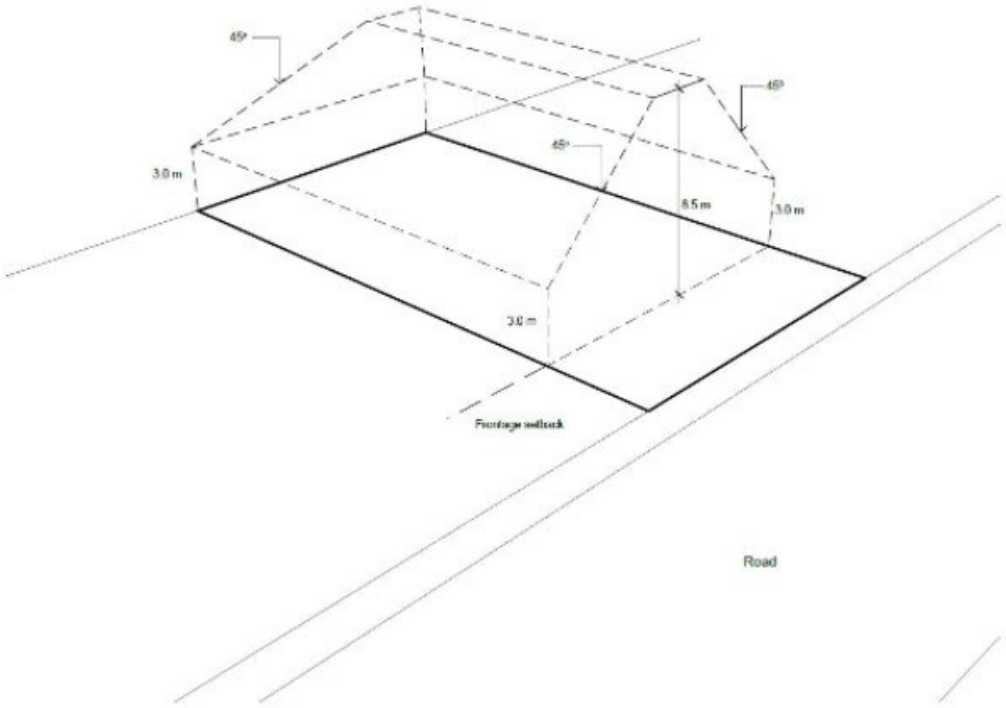


Figure F5.2 Building envelope for corner lots as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

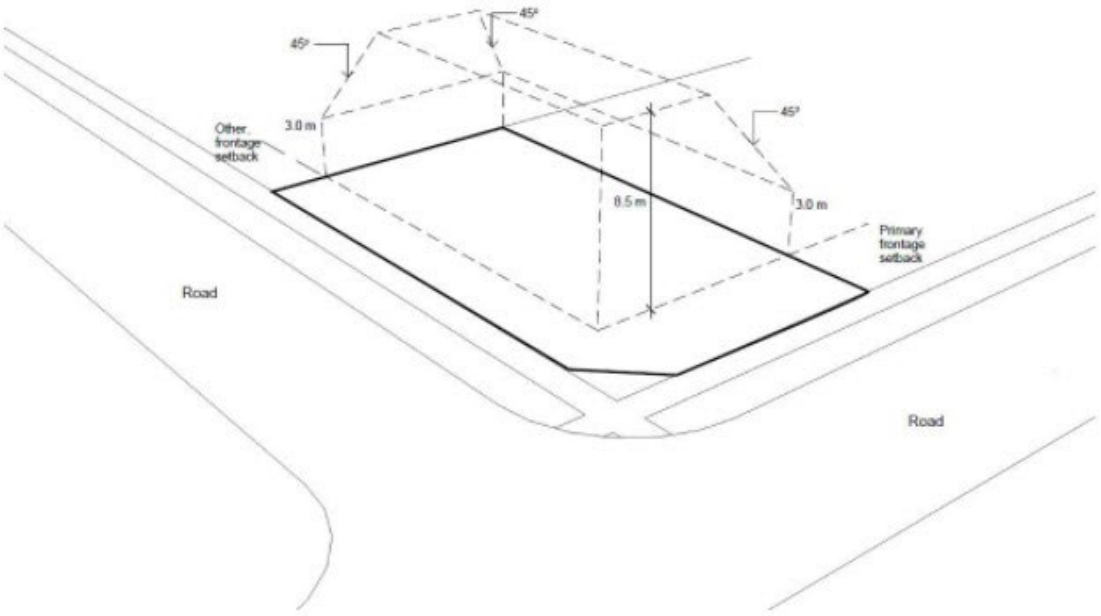


Figure F5.3 Building envelope for internal lots as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

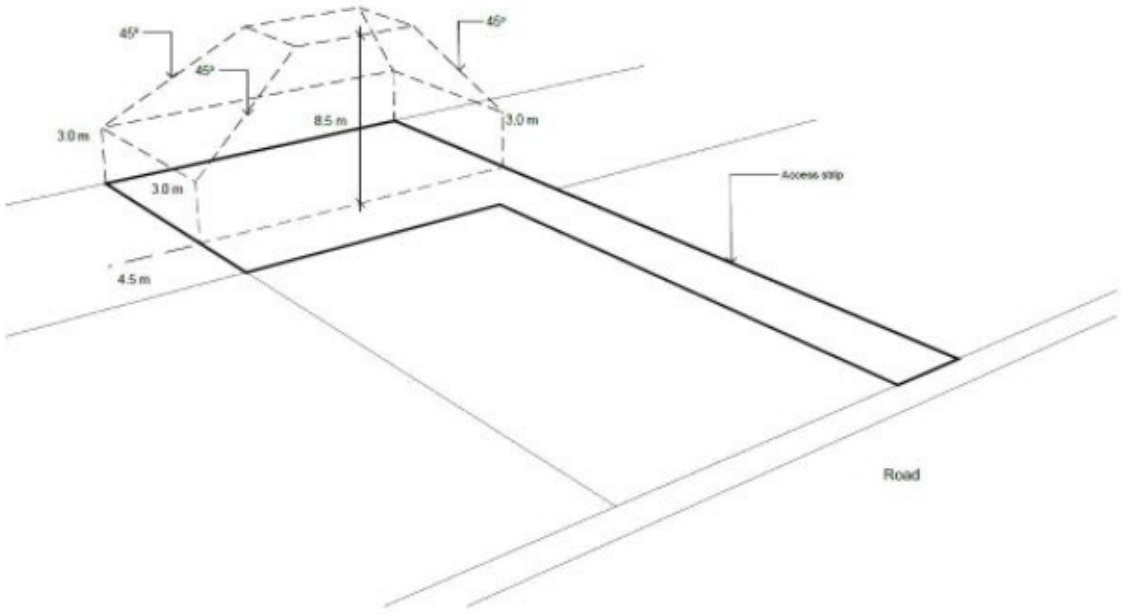


Figure F5.4 Separation from the private open space of another dwelling on the same site as required by clause F5.4.4 A1(a)

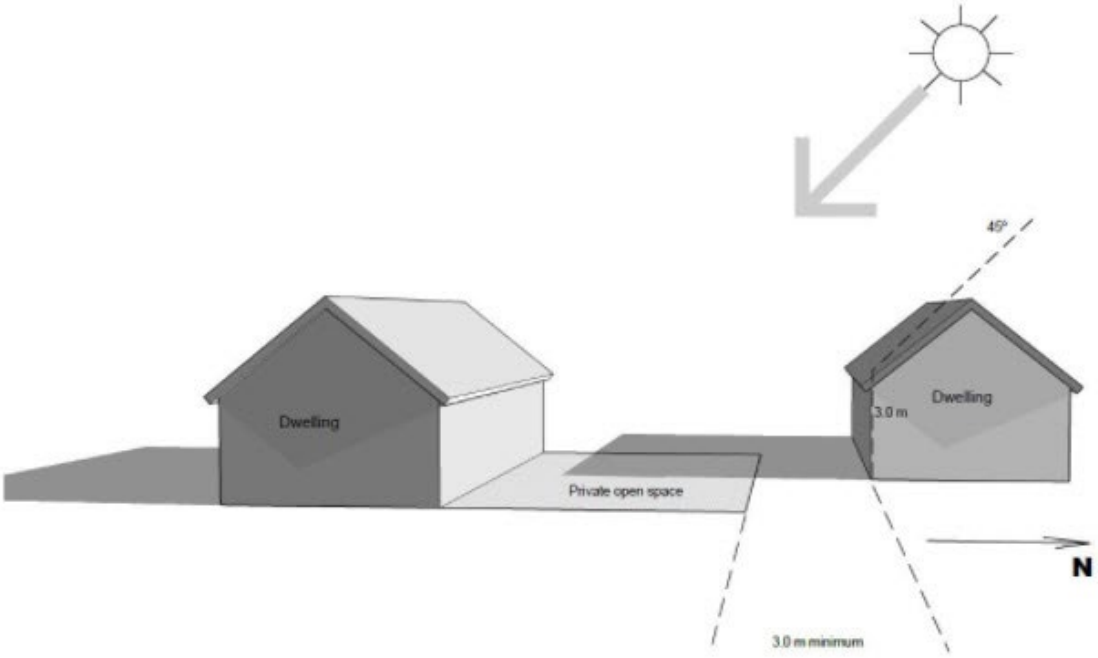


Table F5.3.1 Interpretation

collector road	means a non-arterial road that collects and distributes traffic in an area as well as serving abutting property.
full water supply	means a potable water supply, from a reticulated network, that meets the minimum flow requirement.
limited water supply	means a water supply service other than a full water supply service.
minimum flow requirement	means the minimum flow rate as defined in a price and service plan that is in effect and made in accordance with the *Water and Sewerage Industry Act 2008*.
potable water	means a water supply that meets the requirements of the *Public Health Act 1997*, including any delegated legislation or guidelines.
public stormwater system	means as defined in the *Urban Drainage Act 2013*.
regulated entity	means as defined in the *Water and Sewerage Industry Act 2008*.

F6.0 Gemalla Road Specific Area Plan

F6.1 Plan Purpose

F6.1.1 The purpose of the Gemalla Road Specific Area Plan is to ensure that future development of the land is appropriately planned, located and designed to:

(a) Provide for a neighbourhood layout responsive to the site's physical characteristics, with a high level of internal connectivity and access to public open space, and neighbourhood design that fits well with surrounding streetscapes and enhances the public realm.

(b) Encourage new residential development with direct connectivity with the surrounding roads and public open space networks.

(c) Ensure that areas subject to flooding are managed to protect private property with minimal impact on natural processes, and that use or development subject to risk from flood is appropriately located and managed, so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk;

(ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and

(iii) it does not increase the risk from flood to other land or public infrastructure.

(d) Minimise adverse impacts on natural values as a result of subdivision or development.

(e) Manage stormwater quality and quantity to protect natural assets, infrastructure and property through the incorporation of water sensitive urban design principles.

(f) Provide buffers which manage potential land use conflicts with the adjacent Light Industrial Zone.

F6.2 Application of this Plan

F6.2.1 The specific area plan applies to the area of land designated as the Gemalla Road Specific Area Plan on the Planning Scheme maps and Figure F6.1.

F6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and/or in addition to the provisions of the:

(a) 10.0 General Residential Zone;

(b) E7.0 Stormwater Management Code;

(c) E9.0 Attenuation Code; and

(d) E15.0 Inundation Prone Areas Code.

as specified in the relevant provision.

F6.3 Local Area Objectives

This clause is not used in this specific area plan.

F6.4 Definition of Terms

F6.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	**Definition**
flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) Details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development;

	d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any flood management plan in place for the site and/or adjacent land; h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this specific area plan.
Gemalla Road Development Framework	means the area shown in Figure F6.2.
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
Tramway Creek corridor	means the area of land shown in Figure F6.2 as the Tramway Creek corridor.
Tramway Creek flood-prone hazard area	means the area shown in Figure F6.3

F6.5 Use Table

This clause is not used in this specific area plan.

F6.6 Use Standards

This clause is not used in this specific area plan.

F6.7 Development for Buildings and Works

F6.7.1 Sensitive use within proximity of industrial buffer areas

This clause is in addition to the General Residential Zone – Clause 10.4 Development Standards for Dwellings and Attenuation Code – E9.7 Development Standards.

Objective:	That habitable buildings for a sensitive use located within a 100m buffer area from land zoned Light Industrial does not unreasonably interfere with or constrain the potential for use and development of vacant light industrial land.

Acceptable Solutions	Performance Criteria
A1 Habitable buildings for a sensitive use must be separated from the title boundary of vacant Light Industrial zoned land, a distance of: (a) not less than 100m; or (b) if the setbacks of an existing building is within 100m, not less than the existing building and must incorporate noise attenuation measures as specified in an acoustic assessment report prepared by a suitably qualified person for mitigation of noise.	**P1** Habitable buildings for a sensitive use must be designed, constructed and sited to not conflict or interfere with potential uses of vacant Light Industrial zoned land, having regard to: (a) the size, shape and topography of the site; (b) the separation of any existing buildings for a sensitive use on adjoining properties; (c) the existing and potential use of adjoining properties; (d) any proposed attenuation measures; (e) any proposed mitigation measures including materials of construction, building layout, orientation or building siting; and (f) any buffers created by natural or other features.

F6.8 Development Standards for Subdivision

F6.8.1 Subdivision layout

This clause is in addition to the General Residential Zone – clause 10.6 Development Standards for Subdivision.

Objective:	That subdivision of land provides for consistency with the purpose of the specific area plan and the Gemalla Road Development Framework.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** The layout of lots, roads, and pedestrian connections within a subdivision must be consistent with the purpose of this Specific Area Plan and the Gemalla Road Development Framework, having regard to: (a) the existing local road network, including Bundalla Road, Crescent Drive, Gemalla Road, Lotus Court and surrounding streets, and its established hierarchy; (b) road capacity, intersection safety, sight distances, and road widths and alignments

	suitable for residential traffic; (c) the efficient and safe movement of pedestrians, cyclists, and public transport; (d) the provision of public open space within the Tramway Creek Corridor, in a manner generally consistent with Council's Public Open Space Strategy, where appropriate; (e) avoidance of the orientation of side and rear boundaries of residential lots to Gemalla Road and Bundulla Road, to ensure passive surveillance of, and active frontage to, future streetscapes; (f) any advice in a traffic impact assessment, including any proposed road upgrades or works to Channel Highway, Bundalla Road, or Crescent Drive; and (g) any advice received from the road authority.
A2 A plan of subdivision must include a proposed street planting plan showing planting to be included within new nature strips as part of the proposed layout and subdivision works.	**P2** A plan of subdivision may include a layout to enable the future planting of street trees within public nature strips, where appropriate.
A3 A plan of subdivision must retain and incorporate mapped vegetation, shown in the Gemalla Road Development Framework, into the lot layout.	**P3** A plan of subdivision must provide for the retention of mapped vegetation, shown in the Gemalla Road Development Framework, unless its removal is deemed necessary, having regard to: (a) the practical and functional requirements of the road network, including roads, intersections, sight lines, and emergency access; (b) any other public infrastructure requirements including the provision of sewer, water, stormwater or flood mitigation infrastructure; or (c) a report from an arborist which determines that the trees can either not be retained given the proximity of the trees from proposed public infrastructure or are in poor

	health and retention is unviable.

F6.8.2 Stormwater management – water sensitive urban design

This clause is in addition to the General Residential Zone – clause 10.6 Development Standards for Subdivision and Stormwater Management Code – E7.7 Development Standards.

Objective:	That subdivision of land provides for management of stormwater to maintain and protect the quality of water systems.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Subdivision must incorporate a stormwater disposal system adequate for the future use and development of the lot that maintains and protects water quality of the catchment, having regard to: (a) water sensitive urban design principles; (b) the topography of the site and its natural drainage paths; and (c) any report from a suitably qualified person for stormwater engineering.

F6.8.3 Flooding and inundation impacts

This clause is in addition to the General Residential Zone – Clause 10.6 Development Standards for Subdivision and in substitution for the Inundation Prone Areas Code – Clause E15.8.3 Subdivision within a Riverine Inundation Hazard Area.

Objective:	That subdivision within the Tramway Creek flood-prone hazard area does not create an opportunity for: (a) the natural flood flow and water quality of the Tramway Creek catchment to be compromised; and (b) use or development that cannot achieve a tolerable risk from flood.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within the Tramway Creek flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located	**P1** Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area shown in Figure F6.3, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:

outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	(a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area: (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.

F6.8.4 Sensitive uses within proximity to industrial land

This clause is in addition to the General Residential Zone – Clause 10.6 Development Standards for Subdivision.

Objective:	That the design of subdivision minimises the likelihood for sensitive uses to conflict with, interfere with, or constrain an existing activity on adjacent land zoned Light Industrial with potential to cause noise emissions.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, located within a distance of 30m from the Bundalla Road frontage, must be for the creation of a lot: (a) where a building area for a sensitive use can be sited entirely outside the 30m distance from Bundalla Road frontage; or (b) not be for the creation of a lot intended for a sensitive use.	**P1** Each lot, or a lot proposed in a plan of subdivision, located within a distance a distance of 30m from the Bundalla Road frontage, and where that lot is intended for a sensitive use, and a building area cannot be located outside of 30m from Bundalla Road frontage, must not result in the potential for a sensitive use to be impacted by noise emissions, having regard to: (a) the nature of the activity in the Light Industrial Zone with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and

	(iii) degree of emissions from the activity; and (b) the intended use of the proposed lot; and (c) recommendations from a suitably qualified person for mitigation of noise emissions.

F6.9 Tables

This clause is not used in this specific area plan.

Figure F6.1 – Gemalla Road Specific Area Plan

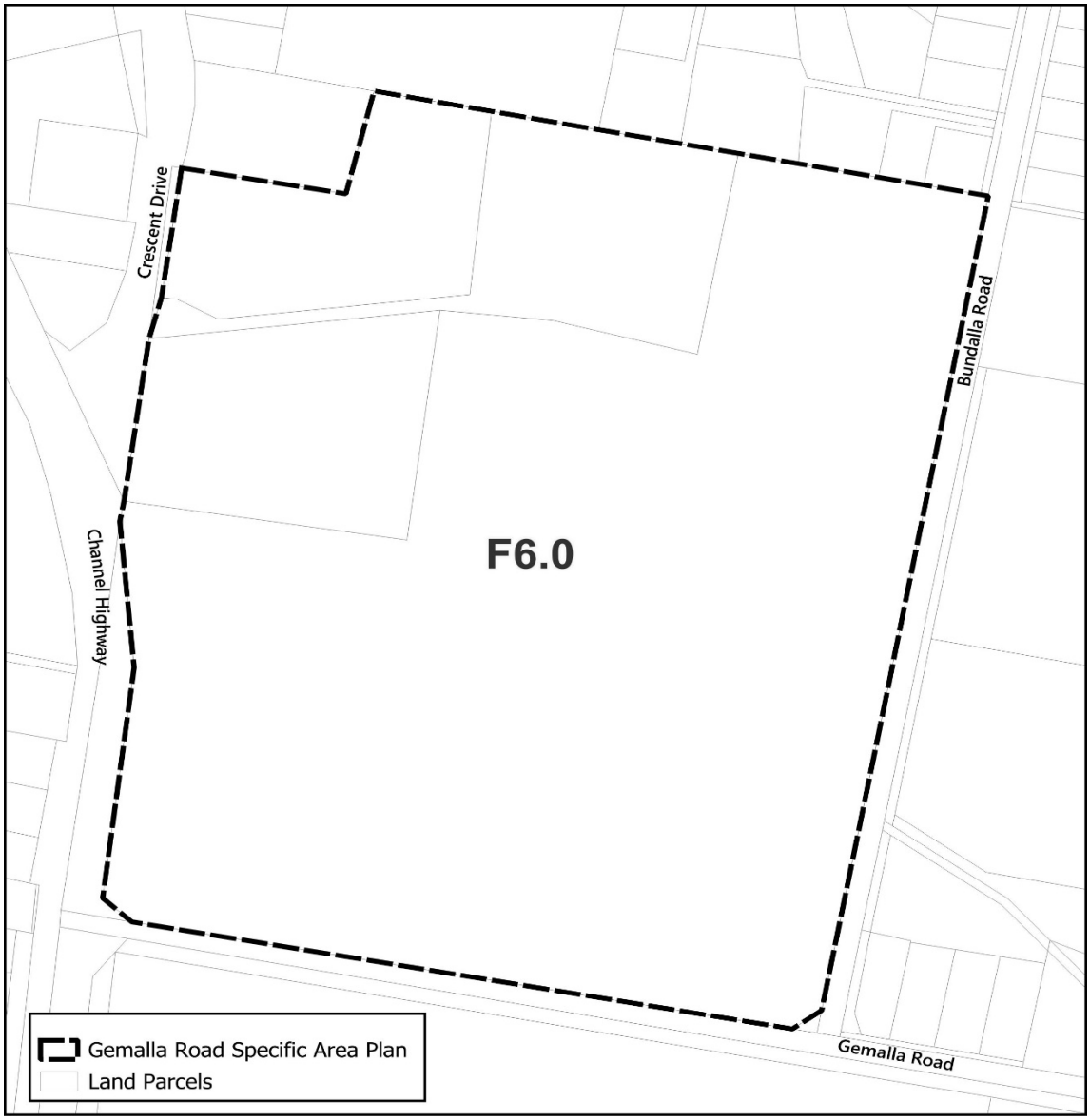


Figure F6.2 – Gemalla Road Specific Area Plan Gemalla Road Development Framework

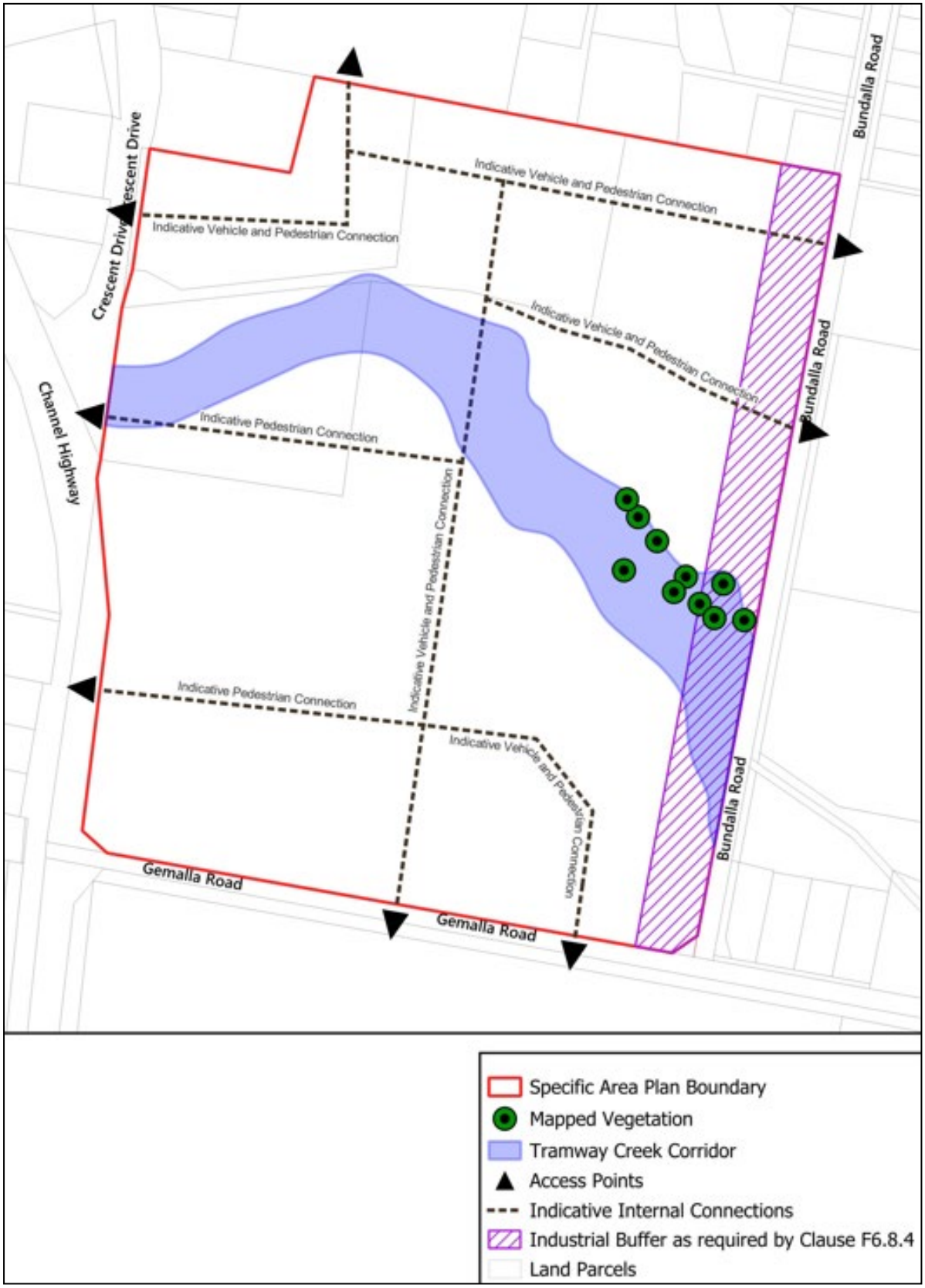
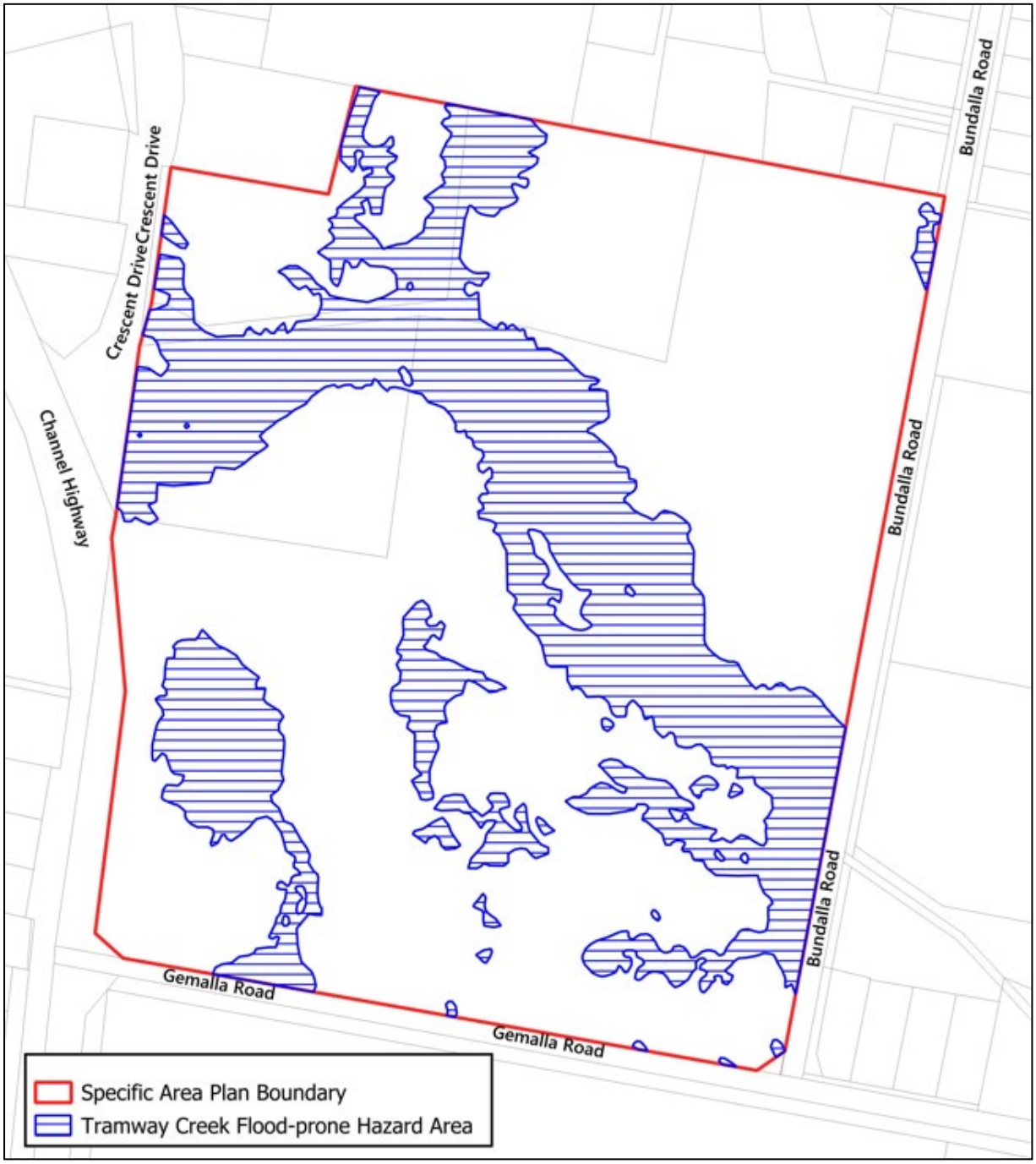


Figure F6.3 – Gemalla Road Specific Area Plan Tramway Creek flood-prone hazard area



F7.0 Huntingfield Housing Land Supply Order Specific Area Plan (2026)

F7.1 Plan Purpose

F7.1.1 The purpose of the Huntingfield Housing Land Supply Order Specific Area Plan is to:

(a) Provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2026.

(b) Achieve diverse and high-quality built form which is consistent with the design principles contained in the Huntingfield Design Guidelines.

(c) Encourage opportunities for community interaction through streetscapes that provide high public amenity and are well landscaped.

(d) Support the creation of small and medium sized lots to enable a variety of housing types, including terrace and town housing, within a bicycle and pedestrian-friendly neighbourhood.

(e) To provide a range of lot sizes and dimensions to support development of a range of single and multiple dwelling building designs including buildings attached at side boundaries on smaller lots.

(f) Promote development that supports neighbourhood interaction, passive recreation and pedestrian accessibility, with the incorporation of large canopy trees and other appropriate vegetation.

(g) Provide an active and engaging interface to public areas through building orientation and varied dwelling façades.

(h) Optimise the benefits of public open space and available views of Northwest Bay, Kunanyi / Mt Wellington and the surrounding vegetated hillsides.

(i) Promote efficient utilisation of social, transport, and service infrastructure.

F7.2 Application of this Specific Area Plan

F7.2.1 The specific area plan applies to the area of land designated as the Huntingfield Housing Land Supply Order Specific Area Plan (2026) as shown on the Planning Scheme maps.

F7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, and modify the provisions of:

(a) General Residential Zone;
(b) Inner Residential Zone; and
(c) Parking and Access Code,

as specified in the relevant provision.

F7.3 Local Area Objectives

This clause is not used in this specific area plan

F7.4 Definition of Terms

F7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
access road	means a road shown on a plan of subdivision as an access road with a maximum reserve width of 8m.
access way	means an area of land shown on a plan of subdivision as an access way providing access to terrace lots which do not have direct frontage to an access road or a general road.
corner lot	means a lot that: (a) is located at the intersection of two general roads and has a frontage to each general road; (b) adjoins a townhouse lot or terrace lot; and (c) has a lot area of not more than 451m^2.
general lot	means a lot that is in the General Residential Zone or the Inner Residential Zone, and is not a corner lot, terrace lot, or townhouse lot.
general road	means a road that is not an access road.
terrace lot	means a lot that: (a) is not located at the intersection of two general roads and has: (i) a single frontage to a general road and a single frontage to an access road; or (ii) a single frontage to an access road, or (iii) only abuts an access way; and (b) has a maximum width across the short axis of the lot of not more than 10m and the lot width across the short axis does not vary by more than 10%; and (c) has an area of not more than 200m^2.
townhouse lot	means a lot that: (a) is not located at the intersection of two general roads and the frontage to a general road is not less than 10m and not more than 15m; and (b) has an area of not less than 200m^2 and not more than 400m^2.

F7.5 Use Table

This clause is not used in this specific area plan.

F7.6 Use Standards

F7.6.1 Car Parking Numbers

This clause modifies clause E6.6.1 as it applies to use and development located in the General Residential Zone and Inner Residential Zone by replacing the standard for car parking numbers for use and development located in the General Residential Zone and the Inner Residential Zone in the SAP area.

Objective	That an appropriate level of car parking spaces are located in the General Residential Zone or Inner Residential Zone to meet the needs of the use and to provide for lower levels of parking space requirements on smaller lots with limited space that is needed for dwellings.

Acceptable Solutions	**Performance Criteria**
A1 The number of on-site car parking spaces located in the General Residential Zone or Inner Residential Zone must be no less than the number specified in Table F7.9.1.	**P1.1** The number of car parking spaces located in the General Residential Zone or Inner Residential Zone for dwellings must meet the reasonable needs of the use, having regard to: (a) the size of the dwelling and the number of bedrooms; and (b) the pattern of on-street parking in the surrounding area. **P1.2** The number of on-site car parking spaces located in the General Residential Zone or Inner Residential Zone for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site;

	(d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

F7.7 Development Standards for Dwellings

F7.7.1 Development Standards for land in the General Residential Zone

F7.7.1.1 Residential density for multiple dwellings in the General Residential Zone

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

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 150m^2.	**P1** No Performance Criteria.

F7.7.1.2 Building height and setback

This clause is in substitution for General Residential Zone – clause 10.4.2 Setback and building envelopes for all dwellings.

Objective:	That the siting and scale of dwellings: (a) provides appropriate separation from boundaries; (b) supports a consistent and high-quality streetscape; (c) maintains residential amenity for occupants and neighbours; and (d) minimises the visual impact of vehicle access and driveways on the general road frontage and supports a laneway accessed urban form.

Acceptable Solutions	**Performance Criteria**

A1	**P1**
A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from: (a) an access road or access way of 0m[1] or more; (b) a general road of not less than: (i) if located on a general lot that is not a corner lot, not less than 4.5m to the primary frontage and not less than 3m to a frontage other than a primary frontage, or, if the setback from the general road is less than 4.5m to a primary frontage or less than 3m to a frontage that is not a primary frontage, not less than the setback, from the general road, of any existing dwelling on the site; (ii) if located on a terrace lot, or townhouse lot, not less than 3m, or, if the setback from the general road is less than 3m, not less than the setback from a frontage of any existing dwelling on the site; (iii) if located on a corner lot: a. 3m from the primary frontage to a general road; b. 0m from the boundary to a general road at corner truncations; c. 2m from a frontage to a general road that is not a primary frontage; (iv) if for a vacant site on a general road and there are existing dwellings on adjoining properties on the same general road, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same general road; or	A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to: (a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield Design Guidelines; (b) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and (c) any topographical constraints.

[1]A setback of 0m indicates no setback is required, so a building can be located on the boundary to an access road or any distance from it

(v) if located above a non-residential use at ground floor level on a general road, not less than the setback from the frontage of the ground floor level.	
A2 A garage or carport for a dwelling must have a setback from: (a) an access road of 0m or more; (b) a general road of not less than: (i) if located on a general lot, 5.5m, or alternatively 1m behind the building line; (ii) if located on a terrace, townhouse, or corner lot, 3m; (iii) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage; or (iv) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport.	**P2** A garage or carport for a dwelling must have a setback from a frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend inside the lot of not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by: (a) if located on a general lot that is not a corner lot: (i) a distance equal to the frontage setback from a general road, or an access road or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; (b) if located on a townhouse lot:	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that maintains reasonable residential amenity, including adequate sunlight, privacy, and space for landscaping; and

(i) a distance equal to the frontage setback from a general road, access road or an access way or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; (ii) must be built to one side boundary, and if built to a side boundary, projecting vertically to a building height of not more than 8.5m above existing ground level; (iii) a distance of not less than 1.5m from a rear boundary, projecting vertically to a building height of not more than 8.5m above existing ground level; and (iv) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level, if not built to a second side boundary, at a distance of not less than 1.5m from that side boundary to a building height of not more than 8.5m above existing ground level; (c) if located on a corner lot: (i) a distance equal to the frontage setback from a general road or an access road; and (ii) projecting vertically at the side boundary to a building height of not more than 8.5m above existing ground level; or (d) if located on a terrace lot: (i) a distance equal to the setback from a general road, an access road or an access way; and (ii) projecting vertically from an access way, side and rear boundary to a building height of not more than 9.5m above existing ground level; and (iii) must be built to the side boundary.	(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.
A4 A dwelling on a townhouse or terrace lot with a boundary to an access road or access way must be provided with vehicular access from the access road or access way only.	**P4** Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.

F7.7.1.3 Site coverage and private open space for dwellings in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.4.3 Site coverage and private open space for all dwellings.

Objective:	That dwellings are compatible with the amenity and character of the area and provide: (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**
A1 Dwellings must have: (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: (i) 65% if located on a general lot; or (ii) 75% if located on a townhouse lot, terrace lot, or corner lot; and (b) for multiple dwellings, 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), a total area of private open space associated with each dwelling of not less than: (i) $40m^2$ if located on a general lot; or (ii) $30m^2$ if located on a townhouse lot, terrace lot, or corner lot.	**P1** Dwellings must have: (a) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (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 (b) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) $24m^2$; or (ii) $12m^2$, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner 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);	**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: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

(b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner 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); (c) 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; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	

F7.7.1.4 Non-dwelling development in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.5.1 Non-dwelling Development and clause 10.5.3 Outdoor Storage Areas.

Objective:	That all non-dwelling development: (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties.

Acceptable Solutions	**Performance Criteria**
A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary	**P1** A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.
A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4	**P4**

No Acceptable Solution.[2]	A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	**P5** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.[3]	**P6** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

[2] An exemption applies for fences in this zone

[3] An exemption applies for heat pumps and air conditioners in this zone

F7.7.1.5 Non-residential garages and carports in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.5.2 Non-residential Garages and Carports.

Objective:	To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P1** A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.
A2 A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P2** A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

F7.7.2 Development Standards for land in the Inner Residential Zone

F7.7.2.1 Residential density for multiple dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 130m^2.	**P1** No Performance Criterion.

F7.7.2.2 Building height and setback

This clause is in substitution for Inner Residential Zone – clause 11.4.2 Setback and building envelopes for all dwellings.

Objective:	(a) That buildings are constructed in a compact manner, on smaller lots, to provide a range of housing options for future residents; and (b) The visual impact of vehicle access and driveways on the general road frontage and supports a laneway accessed urban form.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from: (a) an access road or access way of 0m or more; (b) a general road of not less than: (i) if located on a general lot that is not a corner lot, not less than 3m to the primary frontage and not less than 2m to a frontage other than a primary frontage, or, if the setback from the general road is less than 3m to a primary frontage or less than 2m to a frontage that is not a primary frontage, not less than the setback, from the general road, of any existing dwelling on the site; (ii) if located on a terrace lot, or townhouse lot, not less than 3m, or, if the setback from the general road is less than 3m, not less than the setback from a frontage of any existing dwelling on the site; (iii) if located on a corner lot: a. 3m from the primary frontage to a general road; b. 0m from the boundary to a general road at corner truncations; c. 2m from a frontage to a general road that is not a primary frontage;	**P1** A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to: (a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield design guidelines; (b) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and (c) any topographical constraints.

(iv) if for a vacant site on a general road and there are existing dwellings on adjoining properties on the same general road, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same general road; or (v) if located above a non-residential use at ground floor level on a general road, not less than the setback from the frontage of the ground floor level.	
A2 A garage or carport for a dwelling must have a setback from: (a) an access road of 0m or more; (b) a general road of not less than: (i) if located on a general lot, 5.5m, or alternatively 1m behind the building line; (ii) If located on a terrace, townhouse, or corner lot, 3m; (iii) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage; or (iv) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport.	**P2** A garage or carport for a dwelling must have a setback from a frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend inside the lot of not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by: (a) if located on a general lot that is not a corner lot: (i) projecting a line vertically to a building height of not more than 9.5m above existing ground level at a distance equal to the frontage setback from a general road, or an access road or, for an internal lot, a distance of 3m from	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the

the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; (b) if located on a townhouse lot: (i) a distance equal to the frontage setback from a general road or an access road or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; (ii) a distance of 1.5m from a rear boundary, projecting vertically to a building height of not more than 9.5m above existing ground level; and (iii) must be built to one side boundary, and if built to a side boundary, projecting vertically to a building height of not more than 9.5m above existing ground level; (iv) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level, if not built to a second side boundary, at a distance of not less than 1.5m from that side boundary to a building height of not more than 9.5m above existing ground level; (c) if located on a corner lot: (i) a distance equal to the frontage setback from a general road or an access road; and (ii) projecting vertically at the side boundary to a building height of not more than 9.5m above existing ground level; or (d) if located on a terrace lot: (i) a distance equal to the setback from a general road, an access road, or an access way; and (ii) projecting vertically from an access way, side and rear boundary to a	dwelling when viewed from an adjoining property. (b) provide separation between dwellings on adjoining properties that maintains reasonable residential amenity, including adequate sunlight, privacy, and space for landscaping; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

building height of not more than 9.5m above existing ground level; and (iii) must be built to the side boundary.	
A4 A dwelling on a townhouse or terrace lot with a boundary to an access road or access way must be provided with vehicular access from the access road or access way only.	**P4** Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.

F7.7.2.3 Site coverage and private open space for dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.3 Site coverage and private open space for all dwellings.

Objective:	That dwellings are compatible with the amenity and character of the area and provide: (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**
A1 Dwellings must have: (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: (i) 65% if located on a general lot; or (ii) 75% if located on a townhouse lot, terrace lot, or corner lot; and (b) for multiple dwellings, 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), a total area of private open space associated with each dwelling of not less than: (i) $40m^2$ if located on a general lot; or (ii) $30m^2$ if located on a townhouse lot, terrace lot, or corner lot.	**P1** Dwellings must have: (a) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (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 (b) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) $24m^2$; or	**P2** A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor

(ii) $12m^2$, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner 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); (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner 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); (c) 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; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

F7.7.2.5 Non-dwelling development in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.9 Non-dwelling development.

Objective:	That all non-dwelling development: (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties; and (c) reduces the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 A building that is not a dwelling, excluding for General Retail and Hire, Food Services, garages, carports and protrusions that extend not more	**P1** A building that is not a dwelling, excluding for General Retail and Hire, or Food Services, must have a setback from a frontage that is

than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	compatible with the streetscape, having regard to any topographical constraints.
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 9.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.

(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	
A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and (b) a site area of which not less than 15% is free from impervious surfaces.	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution.[4]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	**P5** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.[5]	**P6** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not

[4] An exemption applies for fences in this zone

[5] An exemption applies for heat pumps and air conditioners in this zone

	cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.
A7 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P7** A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.
A8 A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P8** A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

F7.8 Development Standards for Subdivision

F7.8.1 Development Standards for Subdivision in the General Residential Zone

F7.8.1.1 Lot design

This clause is in substitution for General Residential Zone – clause 10.6.1 Lot design.

Objective:	(a) That development of the specific area plan area 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) That development of the specific plan area provides a variety of lot sizes to suit a range of dwelling types and contributes to achieving the desired lot yields for the whole site. (c) That each lot:

	(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**
A1 Each lot, or a lot proposed in a plan of subdivision must be in accordance with a master plan endorsed by the planning authority for the whole site described by certificates of title 189718/1, 189719/1, 189720/1 and 131270/2.	**P1** Each lot, or a lot proposed in a plan subdivision must set out how the subdivision of the whole site described by certificates of title 189718/1, 189719/1, 189720/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to: (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) 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.
A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m^2. **A2.2** The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m^2, 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.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 6m.	**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 legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (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, and is not less than 3.6m wide.

F7.8.2 Development Standards for Subdivision in the Inner Residential Zone

F7.8.2.1 Lot design

This clause is in substitution for Inner Residential Zone – clause 11.5.1 Lot design.

Objective:	(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) That development of the site provides a variety of higher density lot sizes to suit a range of dwelling types and contributes to achieving the overall desired lot yield for the whole site. (c) That each lot: (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**
A1 Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by certificates of title 189718/1, 189719/1, 189720/1 and 131270/2.	**P1** Subdivision of land must set out how the subdivision of the whole site described by certificates of title 189718/1, 189719/1, 189720/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to: (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) 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.
A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 130m^2. **A2.2** The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m^2, 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.	**P2** No Performance Criterion.
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 3.6m.	**P3** No Performance Criterion.

F7.9 Tables

Table F7.9.1 Parking space requirements

Use		**Parking Space requirements**	
		Car	**Bicycle**
Business and Professional Services	Office	1 space per 40m² of floor area	1 space per 500m² of floor area
	Doctors' surgery, consultation room	4 spaces per practitioner	2 spaces for each 8 practitioners
	Veterinary centre	4 spaces per practitioner	No requirement
	Business and Professional Services, excluding as otherwise specified in this Table	1 space per 30m² of floor area	1 space per 500m² of floor area

Use		**Parking Space requirements**	
		Car	**Bicycle**
Community Meeting and Entertainment	Art and Craft Centre	1 space per 30m² of floor area	1 space per 50m² floor area or 1 space per 40 seats whichever is greater
	Civic/Community Centre, Place of worship, Public Hall or neighbourhood centre	1 space per 15m² of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m² floor area or 1 space per 40 seats whichever is greater
	Other not specified	1 space per 15m² of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m² floor area or 1 space per 40 seats whichever is greater
Educational and Occasional care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding as otherwise specified in this Table	No requirement	No requirement
Food Services	Restaurant	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m² floor area
	Take-away food premises	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m² floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m² of floor area or 1 space per 3 seats, whichever is greater	1 space per 75m² floor area
General Retail and hire		1 space per 30m² of floor area	1 space per 100m² of floor area
Natural and Cultural Values management		No requirement	No requirement
Passive Recreation		No requirement	No requirement

Use		**Parking Space requirements**	
		Car	**Bicycle**
Residential	If a 1 bedroom or studio dwelling in the General Residential Zone or Inner Residential Zone	1 space per dwelling	No requirement
	If a dwelling on a lot of less than 200m^2 in the General Residential Zone or Inner Residential Zone	1 space per dwelling	No requirement
	If a 2 or more-bedroom dwelling in the General Residential Zone or Inner Residential Zone, and not on a lot of less than 200m^2	2 spaces per dwelling	No requirement
	Visitor Parking for multiple dwellings in General Residential Zone or Inner Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential uses in the General Residential Zone or Inner Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
Sports and Recreation	Fitness centre or gymnasium	4.5 spaces per 100m² of floor area	No requirement
	Swimming pool (other than in conjunction with a single dwelling	5 spaces for each 100m² of site area.	1 space per 100m² of site area
	Sports and Recreation, excluding as otherwise specified in this Table	50 spaces per facility	No requirement

Use	**Parking Space requirements**	
	Car	**Bicycle**
Utilities	No requirement	No requirement
Visitor Accommodation	1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Appendices

Appendix 1 - Referenced and Incorporated Documents

Incorporated Documents

Incorporated Documents		
Document Title	Description	Date
Huntingfield Design Guidelines	Homes Tasmania guidelines available at: https://www.homestasmania.com.au/__data/assets/pdf_file/0023/286304/Attachment-3-Huntingfield-Design-Guide.pdf	June 2025
(Former) Kingston High School Site Development Plan	prepared by Beca Pty. Ltd.	May, 2013
Margate Marina Master Plan	prepared by Smartgrowth, Integrated Architecture & Urban Design	July, 2004
Wellington Park Management Plan 2013	published by Wellington Park Management Trust	December, 2013
Kingborough Public Open Space Contribution Policy, Policy 6.3	Prepared by Kingborough Council	November, 2021
Kingborough Biodiversity Offset Policy 6.10	Prepared by Kingborough Council	November, 2023
Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process	Prepared by Southern Tasmanian Councils Authority	April, 2013
Tasmanian Noise Measurement Procedures Manual, second edition.	Prepared by the Department of Environment, Park Heritage and the Arts	July, 2008
Tasmanian Coastal Works Manual	Prepared by the Department of Primary Industries, Park, Water and Environment	December, 2010

Waterways and Wetlands Works Manual	Prepared by the Department of Primary Industries, Water and Environment	December, 2003
Natural and Cultural Heritage Division Guidelines for Natural Values Surveys - Terrestrial Development Proposals	Published by the Department of Primary Industries, Parks, Water and Environment	2015 (Version 1.2 - May 2021, minor updates)
TASVEG VCA Manual: A manual for assessing vegetation condition in Tasmania, Version 2.0	Published by the Department of Primary Industries, Parks, Water and Environment	2020

Referenced Documents

Referenced Documents		
Document Title	Description	Date
insert document title	insert description	insert date

Appendix 2 - Planning Scheme Amendments

Number	Description	Effective Date
insert number	insert description	insert date

Appendix 3 - Planning Purposes Notice

Decision

Description	Effective Date
Planning Purposes Notice	28 October 2026

Land Use Planning and Approvals Act 1993

PLANNING PURPOSES NOTICE

I, KERRY JOHN VINCENT, Minister for Housing and Planning, under section 30EA(9) of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act), and on the recommendation of the Tasmanian Planning Commission, revoke the planning purposes notice effective 18 March 2020 and further, under section 30EA(2) of the former provisions of the Act, and on the recommendation of the Tasmanian Planning Commission, issue the following planning purposes notice:

(a) A local provision contained within a code or specific area plan specified in Part 1 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Kingborough Council, an overriding local provision where there is a conflict with any common mandatory provision in E1.0 Bushfire-Prone Areas Code in the relevant scheme;

(b) A local provision contained within a code or specific area plan specified in Part 2 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Kingborough Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 10.0 General Residential Zone in the relevant scheme;

(c) A local provision contained within a code or specific area plan specified in Part 3 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Kingborough Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 11.0 Inner Residential Zone in the relevant scheme;

(d) A local provision that:

(i) consists of a provision containing the wording set out in Part 4 of Schedule 1; or

(ii) is a provision specified in Part 4 of Schedule 1;

is, if included in a relevant scheme in relation to the municipal area for the Kingborough Council, a conflicting local provision.

Dated this 28th day of October 2026

HON KERRY JOHN VINCENT MLC
Minister for Housing and Planning

Schedule 1

Part 1 – Overriding Local Provisions – Clause E1.0 Bushfire-Prone Areas Code

E3.0 Landslide Code

E5.0 Road and Railway Assets Code

E8.0 Electricity Transmission Infrastructure Protection Code

E9.0 Attenuation Code

E10.0 Biodiversity Code

E11.0 Waterways and Coastal Protection Code

E13.0 Historic Heritage Code

E14.0 Scenic Landscapes Code

E15.0 Inundation Prone Areas Code

E16.0 Coastal Erosion Hazard Code

E20.0 Acid Sulphate Soils Code

E21.0 Dispersive Soils Code

E23.0 On-site Wastewater Management Code

E24.0 Significant Trees Code

Part 2 – Overriding Local Provisions – Clause 10.0 General Residential Zone

E2.0 Potentially Contaminated Land Code

E3.0 Landslide Code

E5.0 Road and Railway Asset Code

E7.0 Stormwater Management Code

E8.0 Electricity Transmission Infrastructure Protection Code

E9.0 Attenuation Code

E10.0 Biodiversity Code

E11.0 Waterways and Coastal Protection Code

E13.0 Historic Heritage Code

E14.0 Scenic Landscapes Code

E15.0 Inundation Prone Areas Code

E16.0 Coastal Erosion Hazard Code

E20.0 Acid Sulphate Soils Code

E21.0 Dispersive Soils Code

E24.0 Significant Trees Code

F5.0 Huntingfield Housing Land Supply Order Specific Area Plan (2020)

F6.0 Gemella Road Specific Area Plan

F7.0 Huntingfield Housing Land Supply Order Specific Area Plan (2026)

Part 3 - Overriding Local Provisions – Clause 11.0 Inner Residential Zone

E2.0 Potentially Contaminated Land Code

E3.0 Landslide Code

E5.0 Road and Railway Asset Code

E7.0 Stormwater Management Code

E8.0 Electricity Transmission Infrastructure Protection Code

E9.0 Attenuation Code

E10.0 Biodiversity Code

E11.0 Waterways and Coastal Protection Code

E13.0 Historic Heritage Code

E14.0 Scenic Landscapes Code

E15.0 Inundation Prone Areas Code

E16.0 Coastal Erosion Hazard Code

E20.0 Acid Sulphate Soils Code

E21.0 Dispersive Soils Code

E24.0 Significant Trees Code

F1.0 Kingston Green Specific Area Plan

F3.0 Kingston Park Specific Area Plan

F7.0 Huntingfield Housing Land Supply Order Specific Area Plan (2026)

Part 4 – Conflicting Local Provisions

None