



Kingborough

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. E26

LOCAL DEVELOPMENT CODE

Purpose of the Code

The purpose of this code is to:

- (a) Protect the visual amenity and established character near the coast.

How does the Code apply to use or development in Kingborough?

This code applies to the building height of residential development on lots in the coastal proximity area in all zones, except for the General Residential Zone. The Code specifies a height maximum of 5 metres for residential development which overrides a zone's height specified requirement.

Coastal Proximity is defined as:

- (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 (a) or (b) being met.

There are no use standards contained in this Code.

The code is a result of translation from the previous Kingborough Planning Scheme 2000 to the Kingborough Interim Planning Scheme 2015 to maintain consistency in development patterns that have evolved under the previous Scheme.

What issues does the Code relate to?

The code deals with the issue of building height for residential development on lots that are on the coast and are located within the coastal proximity. The Code applies to all zones apart from the General Residential Zone. The Code's specific height maximum of 5 metres is unable to be applied to the General Residential zone as it conflicts with the requirements of Planning Directive 4.1 which form the basis of the General Residential zone provisions.

Are there any exemptions from the Code?

There are no exemptions to this Code.



How does the Code work?

The Code requires a height maximum of 5 metres for residential development located within the coastal proximity, as defined above, in all zones other than the General Residential zone. The 5 metre height maximum is required under the acceptable solution and a performance criteria to vary this requirement is available where compliance with the performance criteria is demonstrated. The code standard overrides any height maximum requirements specified under the relevant zone provisions in these instances.

This development standard seeks 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.

What are the application requirements for this Code?

Application requirements are specified in section E.25.5 of the code. In addition to any other application requirements, further information may be sought from the applicant to provide any of the following information, if considered necessary in order to determine compliance with the performance criteria as follows:

- (a) Shadow diagrams
- (b) Existing view corridors
- (c) Visual impact assessment

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