



Kingborough

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. E13

Historic Heritage Code

Purpose of the Code

The purpose of this code is 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.

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

This code applies to development involving land defined in this code as a “Heritage Place”, “Heritage Precinct” or “Place of Archaeological Potential”.

Heritage Precincts are identified on the *Kingborough Interim Planning Scheme 2015* (KIPS 2015) Code Overlay Maps. A heritage precinct as defined on the maps, is described in a Statement of Historic Cultural Heritage Significance in Table E13.3 of the KIPS 2015. The description outlines the precinct 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.

A Heritage Place is a property listed in Table E13.1 of the KIPS 2015. The listing is a place 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.

A Place of Archaeological Potential is described in Table E13.4 as having the potential to contain archaeological remains that provide information about the past. There is only one instance of a Place of Archaeological Potential for Kingborough.

The 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)
- signs

If your development involves land located within a Heritage Precinct, a property listed as a Heritage Place or an identified Place of Archaeological Potential, your development may require assessment against the Historic Heritage Code provisions, in addition to the relevant zone provisions. You may also wish to seek further advice from Council staff on the requirements of the Code.



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What zones does the Code relate to?

The code deals with development impacts on places and areas of historic significance across all zones.

Are there any exemptions from the Code?

There are a number of exemptions from this Code, however, they include a list of requirements in order to qualify for exemption. For a full list of exemptions see Section E13.4 of the Code. Please note, it is the responsibility of the applicant to have sufficient documentation to demonstrate their development proposal is exempt from the code.

How does the Code work?

Most development that requires assessment against the Historic Heritage Code is deemed as Discretionary under the Code, except for limited situations relating to front fence.

There are additional provisions contained in the Code that are applied in addition to the relevant zone provisions. This ensures that development is undertaken in a sympathetic manner and does not cause a loss of cultural heritage significance. As a result of the heritage specific standards, any future development must be consistent with the existing character of a precinct. In the case of individually listed properties, future development must not detract from the cultural heritage significance of the place. Subdivision of a heritage place or within a heritage precinct must be consistent with historic patterns of development and not create the potential for future incompatible development.

The provisions provide the relevant controls on building materials, design and siting for example, to both address the heritage value of a property or location but also make it possible to distinguish new development from the old.

The Historic Heritage Code provides a mechanism to specifically deal with heritage issues in addition to the usual planning requirements of a zone. Where there is conflict between the two however, the Code provisions prevail. As heritage issues apply throughout Kingborough, irrespective of the zone, the Code includes special provisions that are relevant to cultural heritage circumstances and are able to be applied consistently across the whole Municipality.

In many instances, a report from a suitably qualified person in heritage issues may be required to support an application. For additional heritage information, the website of Heritage Tasmania may provide further assistance in identifying State listed heritage properties. There is also additional useful information on relative heritage guidelines as well as advice on looking after heritage properties and preparing development applications for such properties.

What are the application requirements for this Code?

In addition to any other application requirements of the KIPS 2015, any further information requirements relative to this Code are specified in section E13.5 of the Code. The applicant may be requested to provide any of the following information if considered necessary to determine compliance with performance criteria.

This information may include:

- 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 historical 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.

