

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	<ul style="list-style-type: none">(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.
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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

<p>A1</p> <p>Building height must be no more than 5 metres.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) ensure there is no unreasonable loss of amenity on adjoining lots by: <ul style="list-style-type: none"> (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.
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