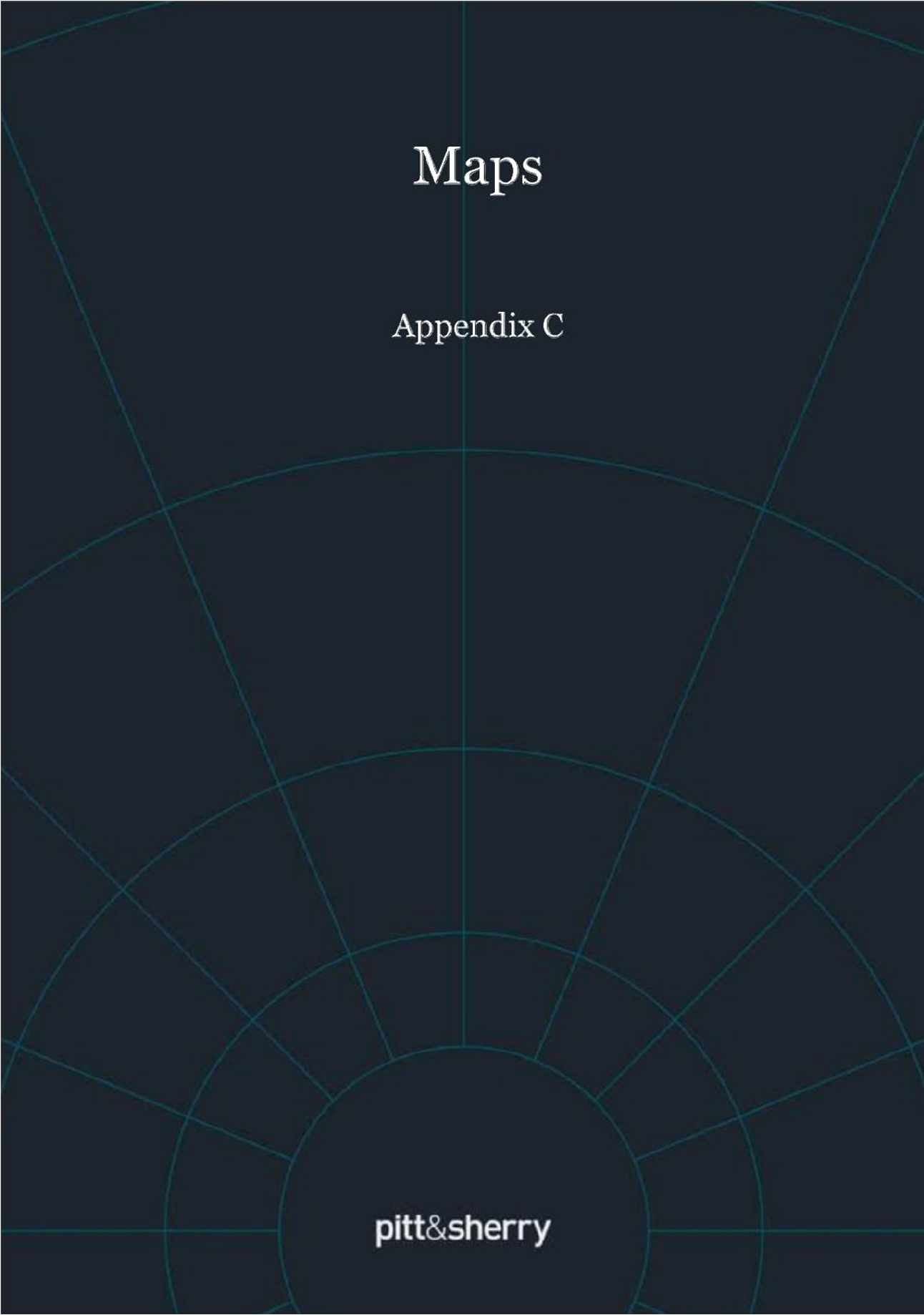






Kingborough SAP Review

Map 1a: Bruny Island - Vegetation Community Composition

pitt&sherry

LEGEND

Vegetation Community Group

- Dry eucalypt forest and woodland
- Modified land
- Moorland sedgeland and rushland
- Native grassland
- Non eucalypt forest and woodland
- Other natural environments

Rainforest and related scrub

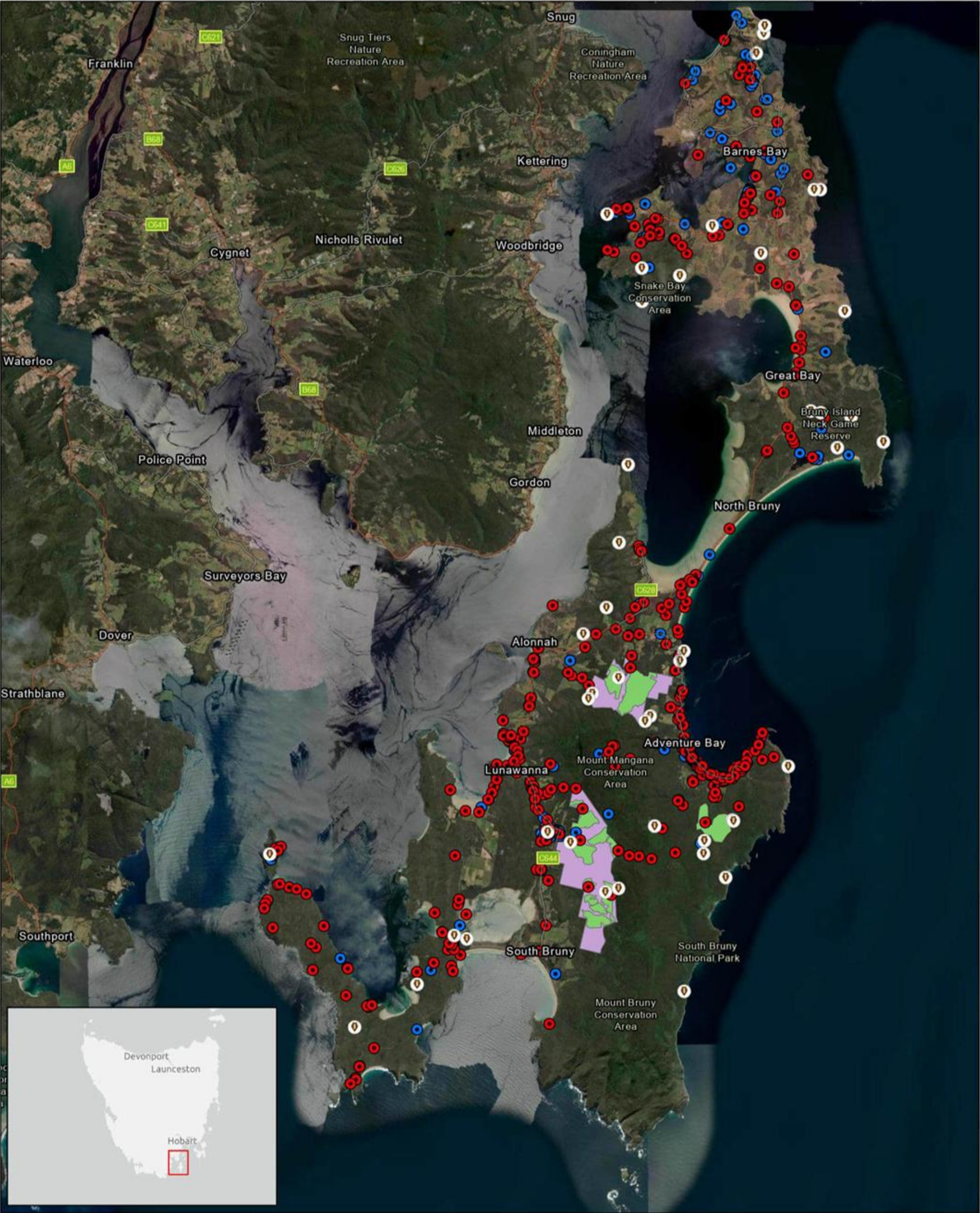
Saltmarsh and wetland

Scrub heathland and coastal complexes

Wet eucalypt forest and woodland

Human Settlement Areas

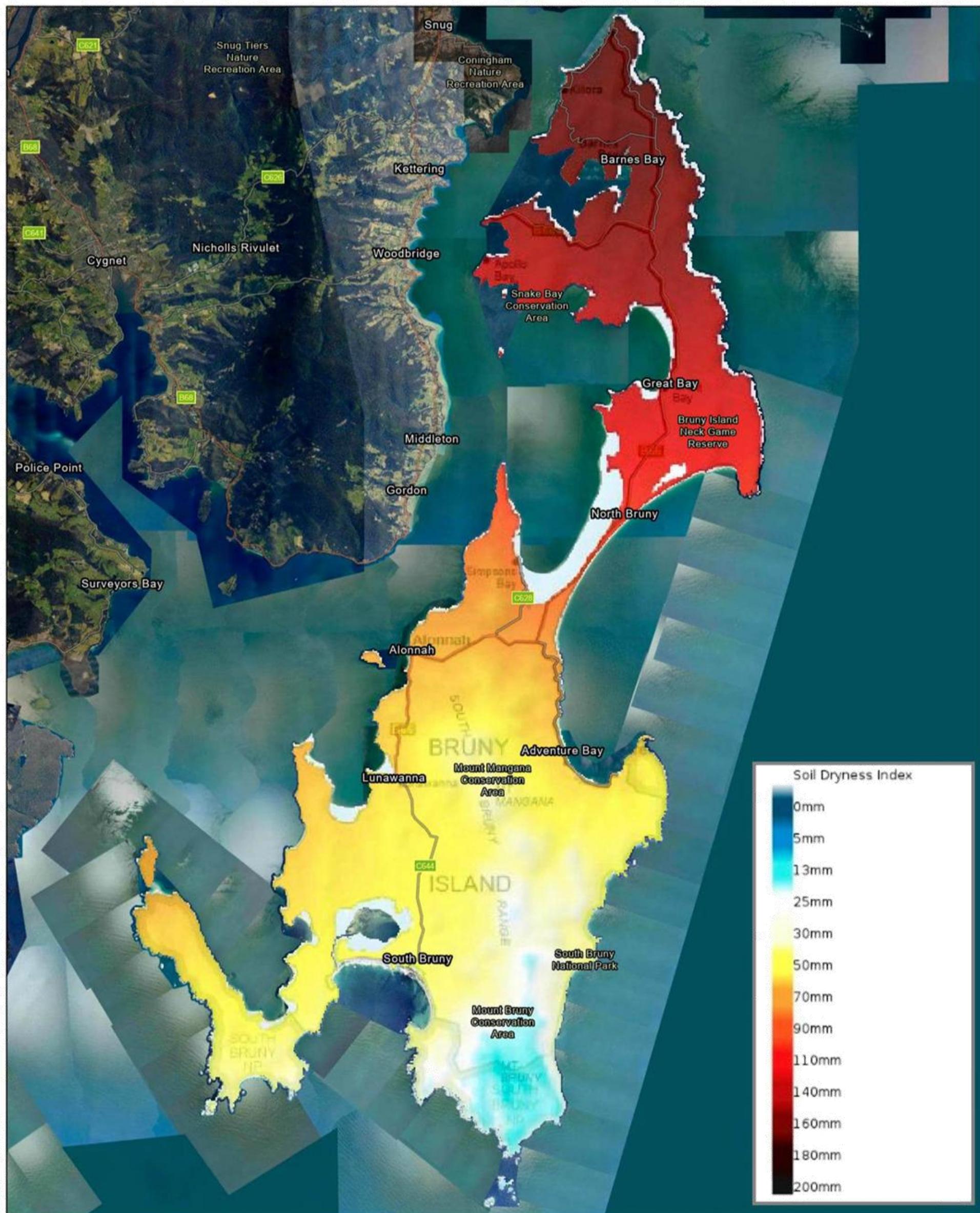
MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI, Data from LiSTmap, Department of Natural Resources and Environment, TAS gov



Kingborough SAP
Review
Map 1b: Bruny Island -
Locally significant
Threatened Species
Observations 2016-Present
pitt&sherry

N
0 2 4 6
Kilometre
Scale: 1:150,000 @A3
Coordinate System: GDA2020 MGA Zone 55
MAP REF: P25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI,
Data from LiSTmap, Department of Natural
Resources and Environment,
TAS gov, Atlas of Living Australia Species search

- LEGEND**
- STT Tasmania Swift Parrot Management Zones
 - STT Tasmania Swift Parrot Potential Nesting Habitat
 - Threatened Species (Obs. 2016-Present)
 - Forty-spotted Pardalote
 - Swift Parrot
 - Raptor Nests - Bruny Island



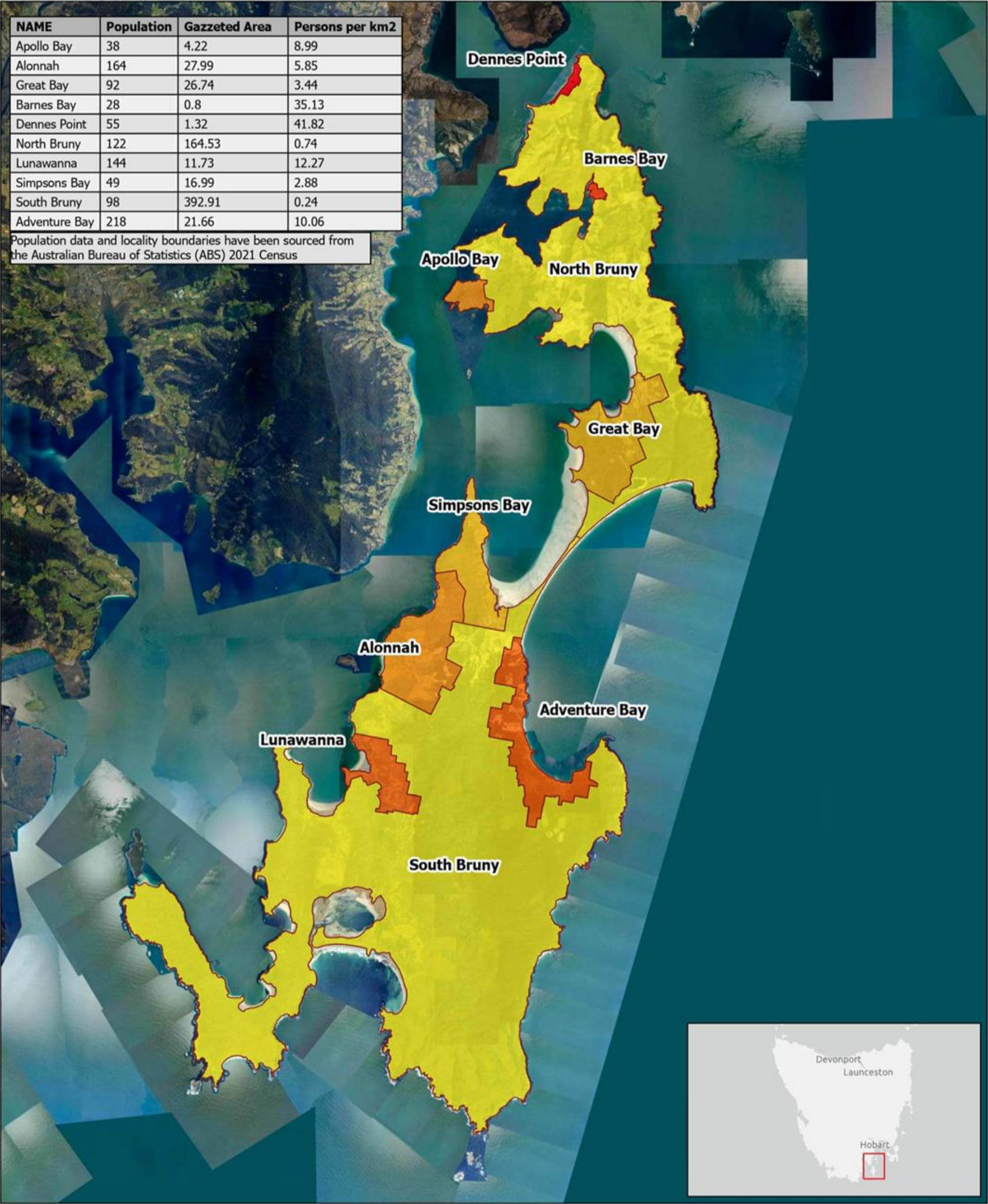
Kingborough SAP Review

Map 1c: Bruny Island - Soil Dryness Index

pitt&sherry

N
0 2 4 6
Kilometre
Scale: 1:150,000 @A3
Coordinate System: GDA2020 MGA Zone 55
MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI,
Data from LiSTmap, Department of Natural Resources and Environment,
TAS gov. Project Specific Data





Kingborough SAP
Review

Map 1d: Bruny Island-
Population Density
and Distribution

pitt&sherry

N

010

Kilometre

Scale: 1:160,000 @A3

Coordinate System: GDA2020 MGA Zone 55

MAP REF: P25.1552

AUTHOR: HF

REV: A

DATE: 24/06/2026

DATA SOURCES: Aerial imagery from ESRI,
Data from LiSTmap, Department of Natural Resources and Environment,
TAS gov. Project Specific Data

LEGEND

Locality Boundaries

Persons per km2

0.240000 - 0.740000

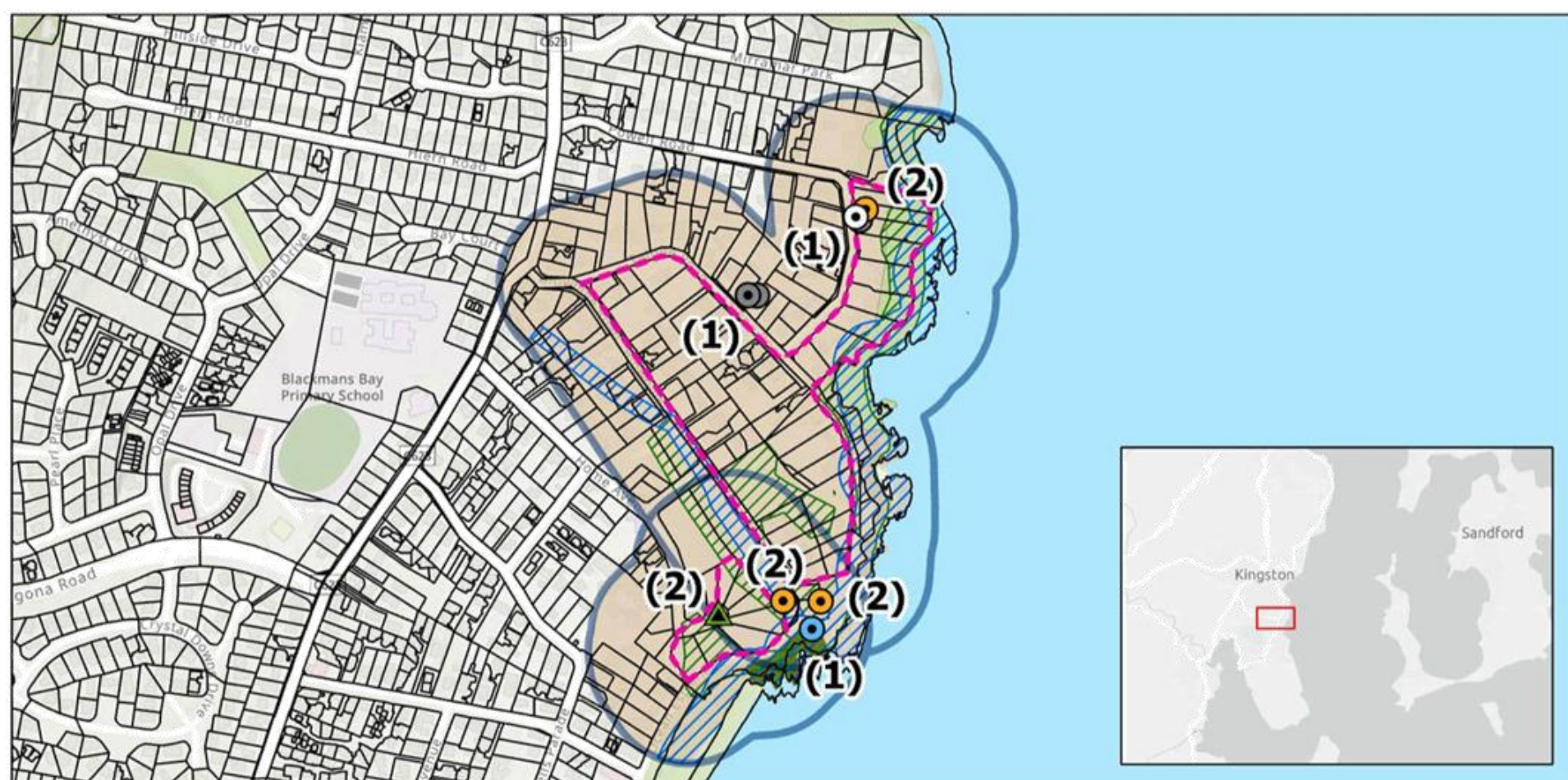
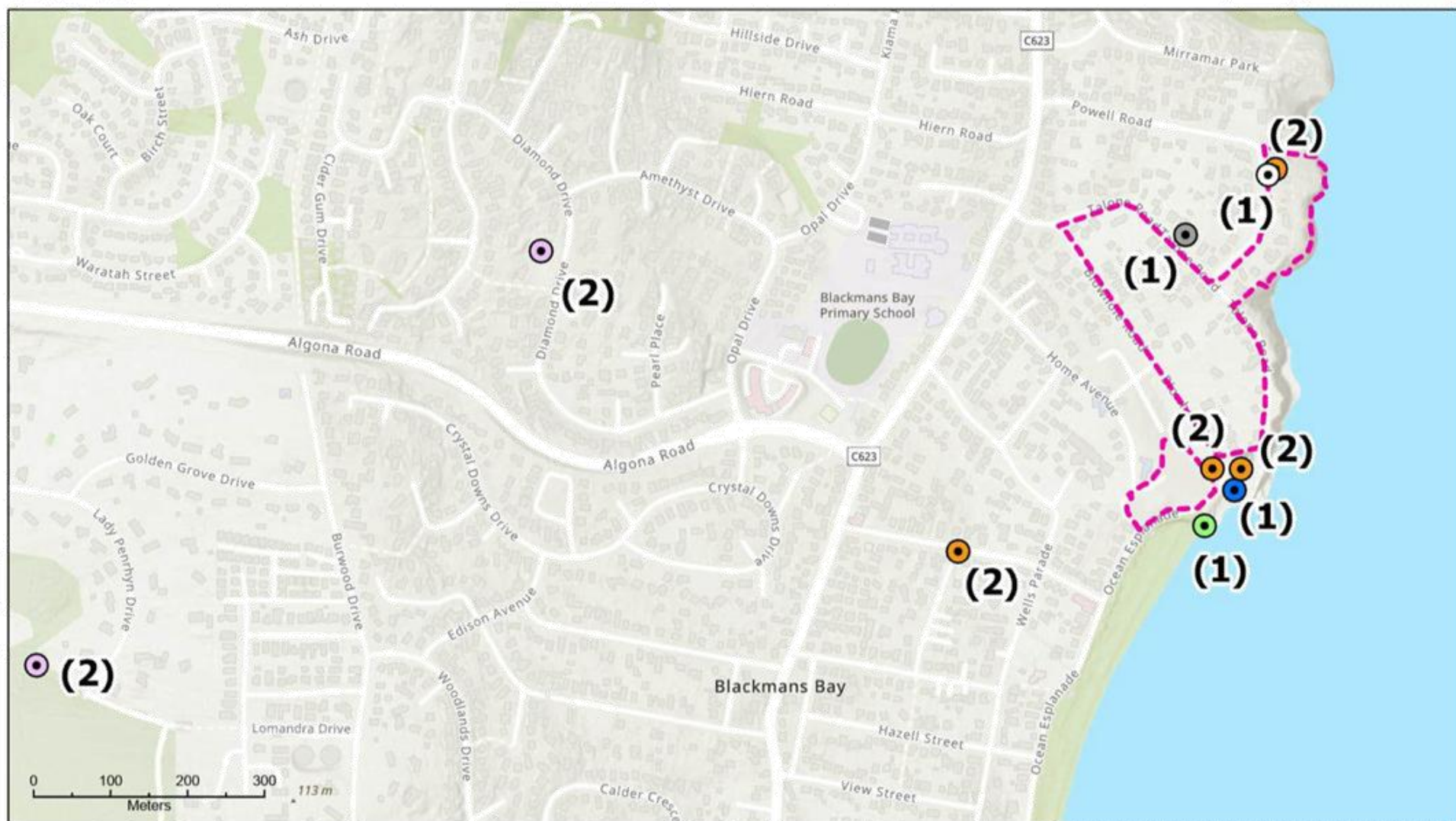
2.880000 - 3.440000

5.850000 - 8.990000

10.060000 - 12.270000

35.130000

41.820000



Kingborough SAP Review

Map 2a: Blackmans Bay Bluff SAP - Regional Natural Values Characteristics

pitt&sherry

N
0 100 200 300
Meters
Scale: 1:8,000 @A3

Coordinate System: GDA2020 MGA Zone 55

MAP REF: P.25.1552

AUTHOR: HF

REV: A

DATE: 23/06/2026

DATA SOURCES: Aerial imagery from ESRI, Data from LISTmap, Department of Natural Resources and Environment, TAS gov. Atlas of Living Australia species search

Context Map Legend

Threatened Species (Obs. 2016-Present)

- Grey Goshawk
- Gunn's Screw Shell
- Little/Australian Fairy Tern
- Swift Parrot
- Tasmanian Wedge-tailed Eagle
- White-bellied Sea-eagle
- White-throated Needletail

Boundaries

- SAP Boundary

SAP Map

Threatened Species (Obs. 2016-Present)

- Grey Goshawk
- Little Tern
- Swift Parrot
- White-bellied Sea-eagle

Threatened Flora

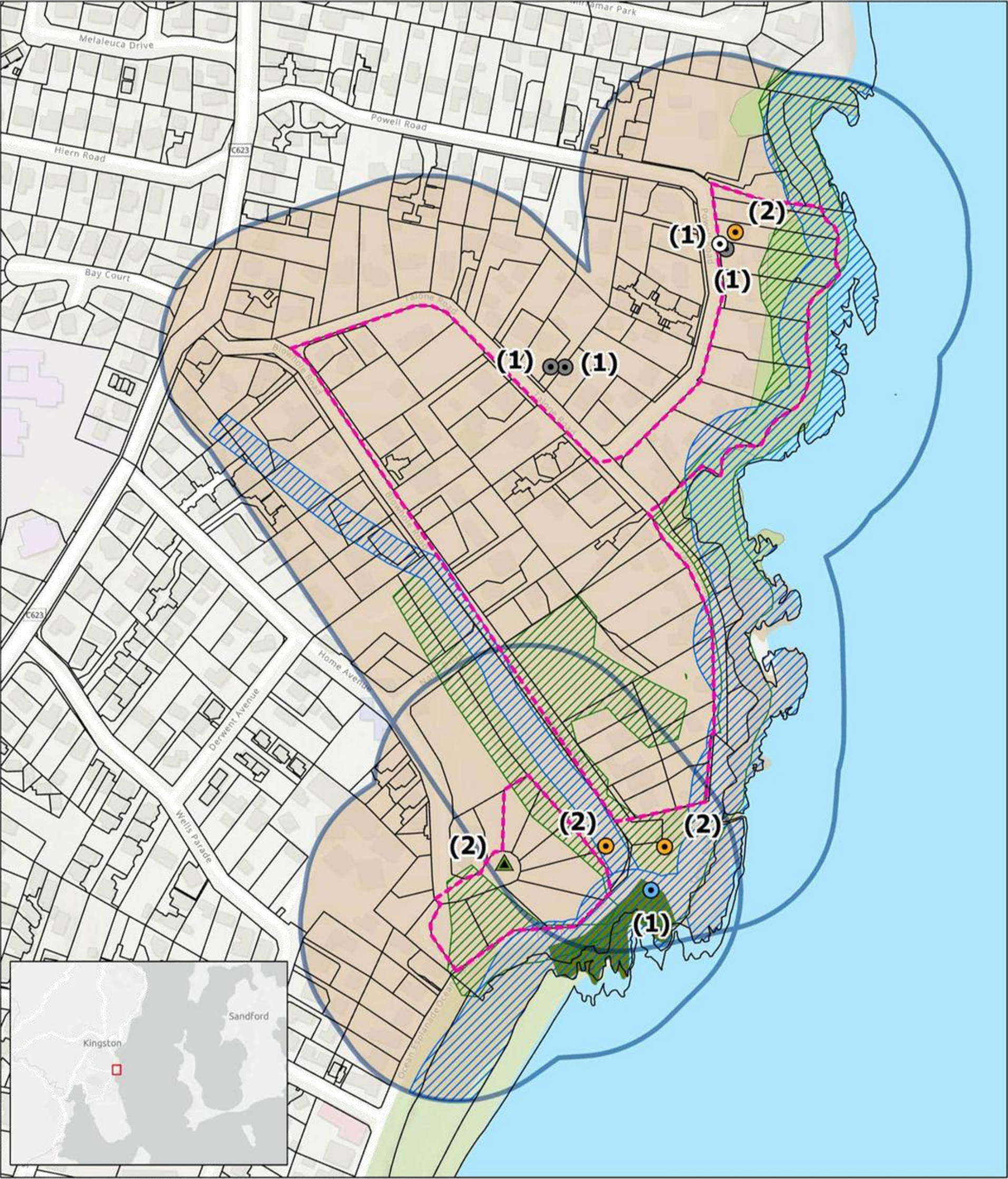
- ▲ narrowleaf blowgrass
- ▲ twisting rapiersedge

Boundaries

- SAP Boundary
- Cadastral Parcels
- SAP Boundary 100m Buffer

Tasveg 5.0 Vegetation Communities

- (DGL) Eucalyptus globulus dry forest and woodla
- (DPU) Eucalyptus pulchella forest and woodland
- (FUR) Urban areas



Kingborough SAP Review

Map 2b: Blackmans Bay Bluff SAP - Natural Values Characteristics



N
0 100
Meters
Scale: 1:2,700 @A3
Coordinate System: GDA2020 MGA Zone 55

MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI, Data from LiSTmap, Department of Natural Resources and Environment, TAS gov. Atlas of Living Australia species search

LEGEND

- Tasveg 5.0 Vegetation Communities

 - (DGL) Eucalyptus globulus dry forest and woodland
 - (DPU) Eucalyptus pulchella forest and woodland
 - (FUR) Urban areas

Boundaries

 - SAP Boundary
 - Cadastral Parcels
 - SAP Boundary 100m Buffer

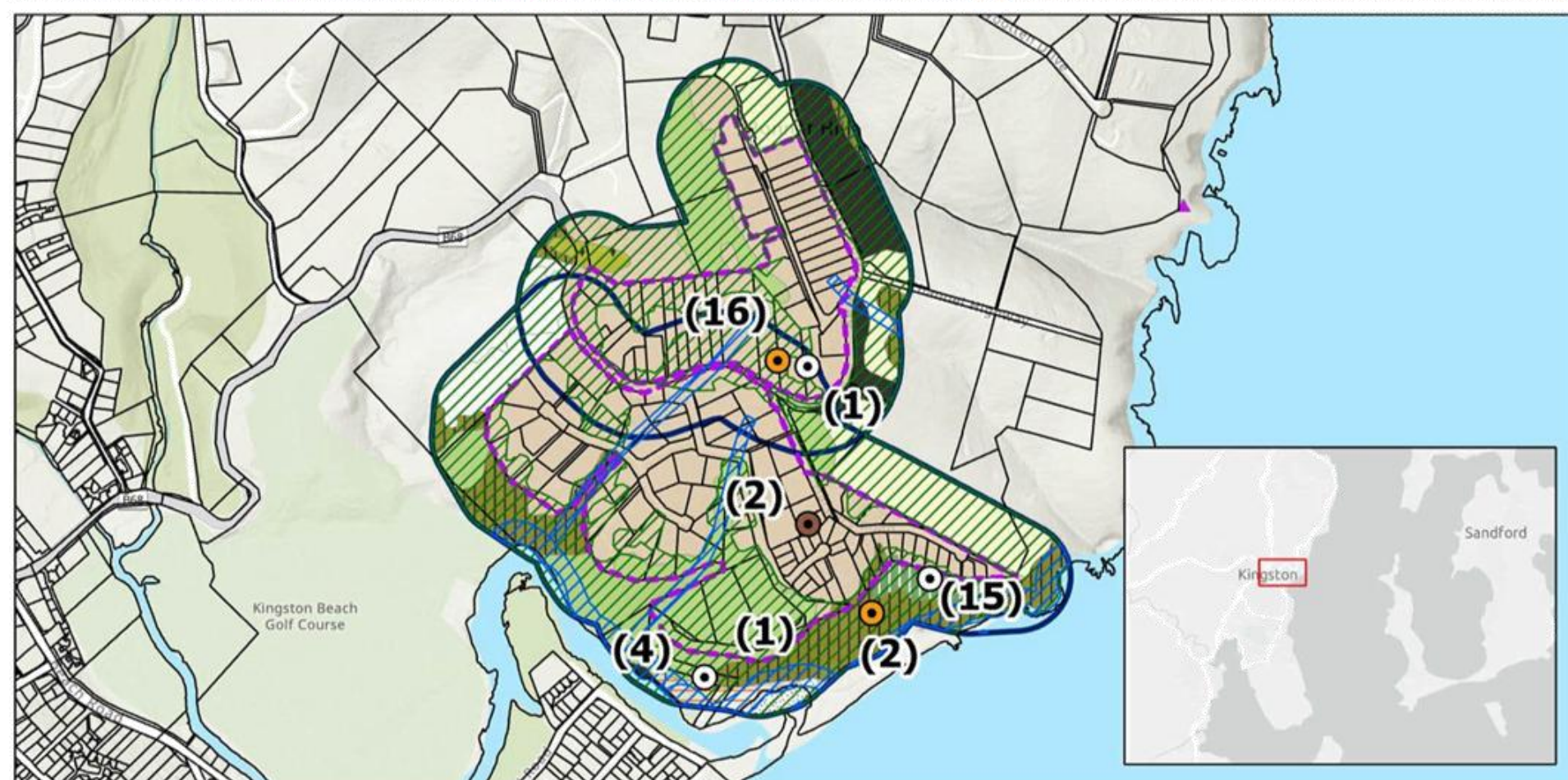
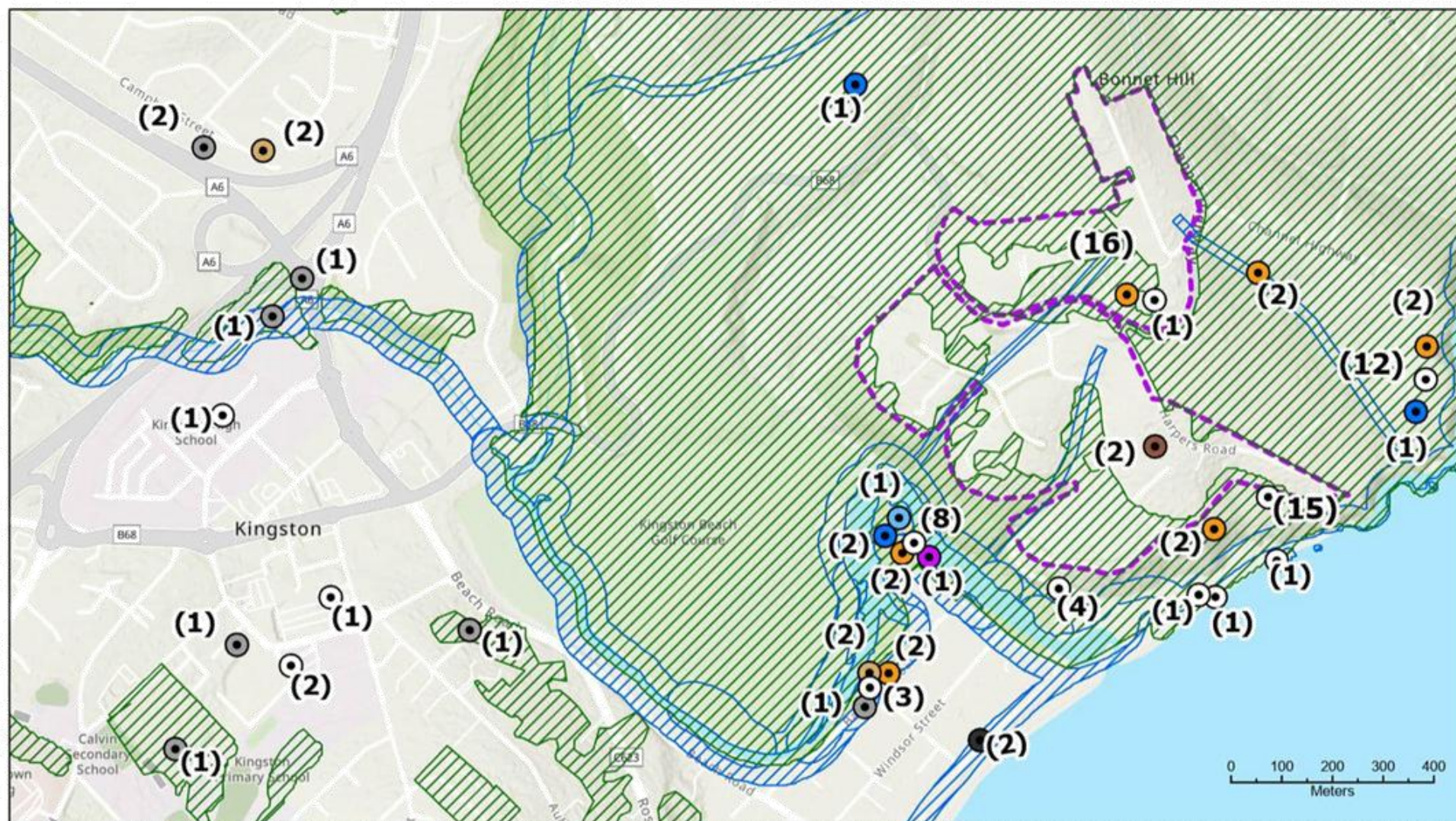
Interim TPS Code overlays

 - Biodiversity Protection Area
 - Waterway and Coastal Protection Areas
- Threatened Flora

 - narrowleaf blowgrass
 - twisting rapiersedge

Threatened Species (Obs. 2016-Present)

 - Grey Goshawk
 - Little Tern
 - Swift Parrot
 - White-bellied Sea-eagle



Scale: 1:10,000 @A3
Coordinate System: GDA2020 MGA Zone 55

Kingborough SAP Review

Map 3a: Bonnet Hill SAP - Regional Natural Values Characteristics

pitt&sherry

MAP REF: P.25.1552

AUTHOR: HF

REV: A

DATE: 23/06/2026

DATA SOURCES: Aerial imagery from ESRI,
Data from LiSTmap, Department of Natural
Resources and Environment,
TAS gov. Atlas of Living Australia species search

Context Map Legend

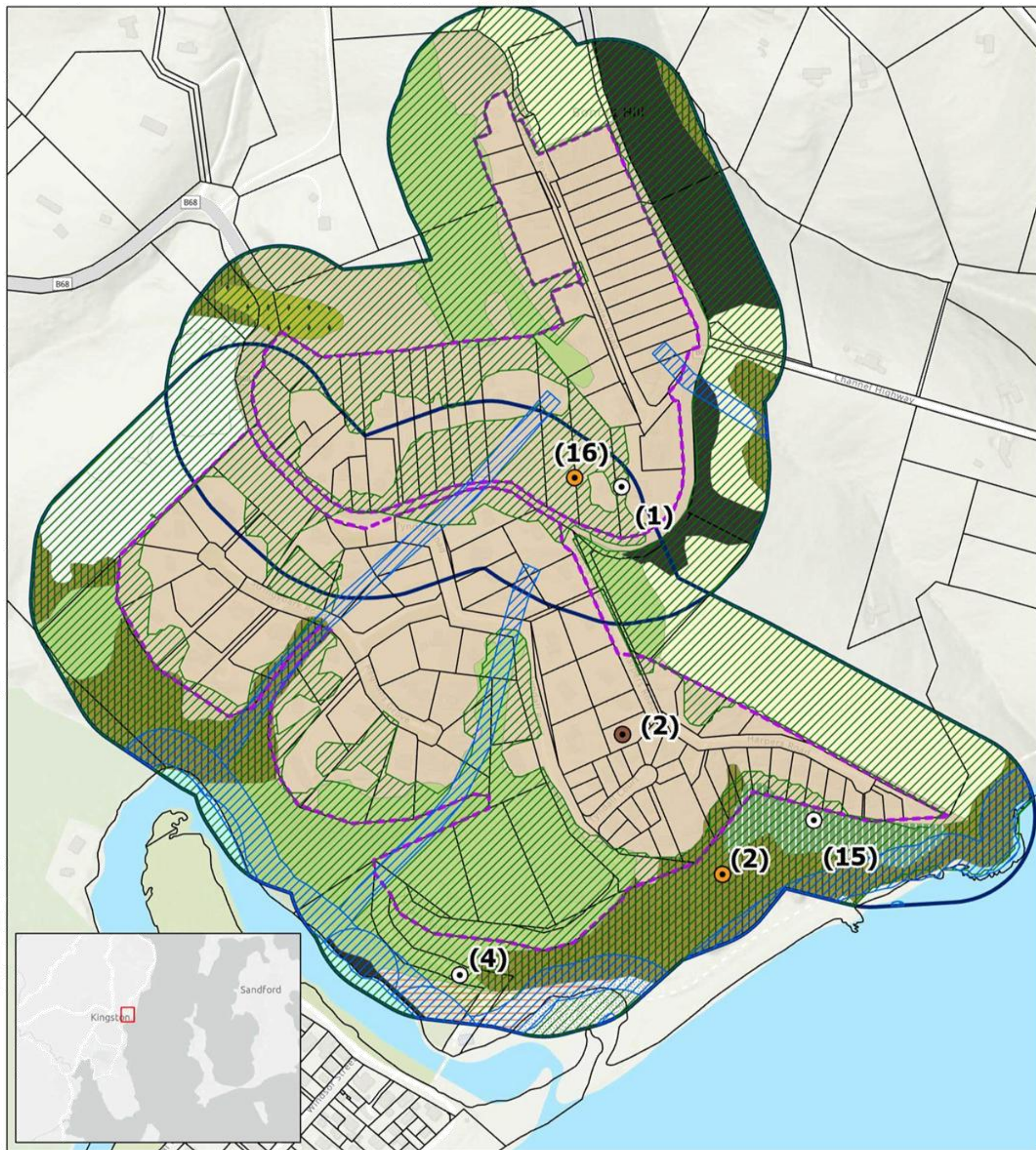
- Threatened Species (Obs. 2016-Present)**
- Blue-winged Parrot
 - Grey Goshawk
 - Latham's Snipe
 - Little/Australian Fairy Tern
 - Southern Elephant Seal
 - Swift Parrot
 - Tasmanian Devil
 - Tasmanian Wedge-tailed Eagle
 - White-bellied Sea-Eagle
- SAP Boundary**
- Biodiversity Protection Area
 - Waterway and Coastal Protection Areas

SAP Map Legend

- Threatened Species (Obs. 2016-Present)**
- Swift Parrot
 - Tasmanian Devil
 - White-bellied Sea-Eagle
- Boundaries**
- SAP Boundary
 - Cadastral Parcels
 - SAP Boundary 100m Buffer
 - Raptor Nests

Tasveg 5.0 Vegetation Communities

- (ARS) Saline sedgeland / rushland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DPU) Eucalyptus pulchella forest and woodland
- (FAL) Agricultural land
- (FRG) Regenerating cleared land
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (NAV) Allocasuarina verticillata forest
- (OAG) Water, sea
- (OSM) Sand, mud
- (WGL) Eucalyptus globulus wet forest



Coordinate System: GDA2020 MGA Zone 55
Scale: 1:4,200 @A3

MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI,
Data from Spatial Services, State of NSW,
Atlas of Living Australia species search

Kingborough SAP Review

Map3b: Bonnet Hill SAP -
Natural Values Characteristics

pitt&sherry

LEGEND

Boundaries

- SAP Boundary
- Cadastral Parcels
- SAP Boundary 100m Buffer
- Threatened Species (Obs. 2016-Present)**
- Swift Parrot
- Tasmanian Devil
- White-bellied Sea-Eagle
- Biodiversity Protection Area
- Waterway and Coastal Protection Areas

Tasveg 5.0 Vegetation Communities

- (ARS) Saline sedgeland / rushland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DPU) Eucalyptus pulchella forest and woodland
- (FAL) Agricultural land
- (FRG) Regenerating cleared land
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (NAV) Allocasuarina verticillata forest
- (OAQ) Water, sea
- (OSM) Sand, mud
- (WGL) Eucalyptus globulus wet forest



Kingborough SAP
Review
Map 4:
Kingborough - All Threatened
Species Observations
2016 - Present
pitt&sherry

N

0 2 4 6

Kilometre

Scale: 1:150,000 @A3

Coordinate System: GDA2020 MGA Zone 55

MAP REF: P.25.1552

AUTHOR: HF

REV: A

DATE: 23/06/2026

DATA SOURCES: Aerial imagery from ESRI,
Data from LISTmap, Department of Natural
Resources and Environment,
TAS gov, Atlas of Living Australia Species search

LEGEND

Species Class

Actinopterygii

Arachnida

Asterioidea

Aves

Equisetopsida

Insecta

Mammalia

Reptilia

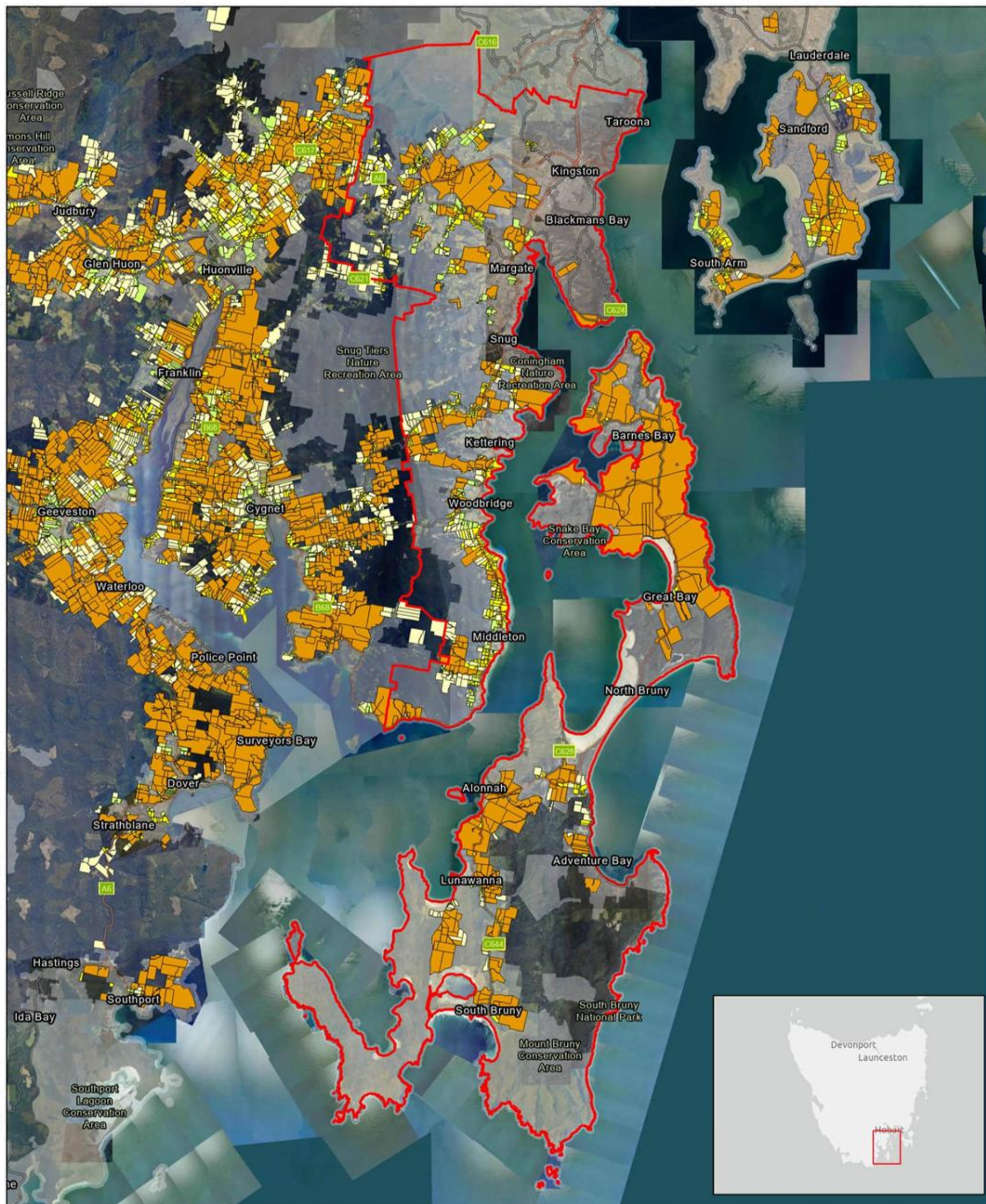
Local Government Areas

STT Tasmania Swift Parrot Management Zones

STT Tasmania Swift Parrot Potential Nesting Habitat

Raptor Nests

Page 141



Kingborough SAP Review

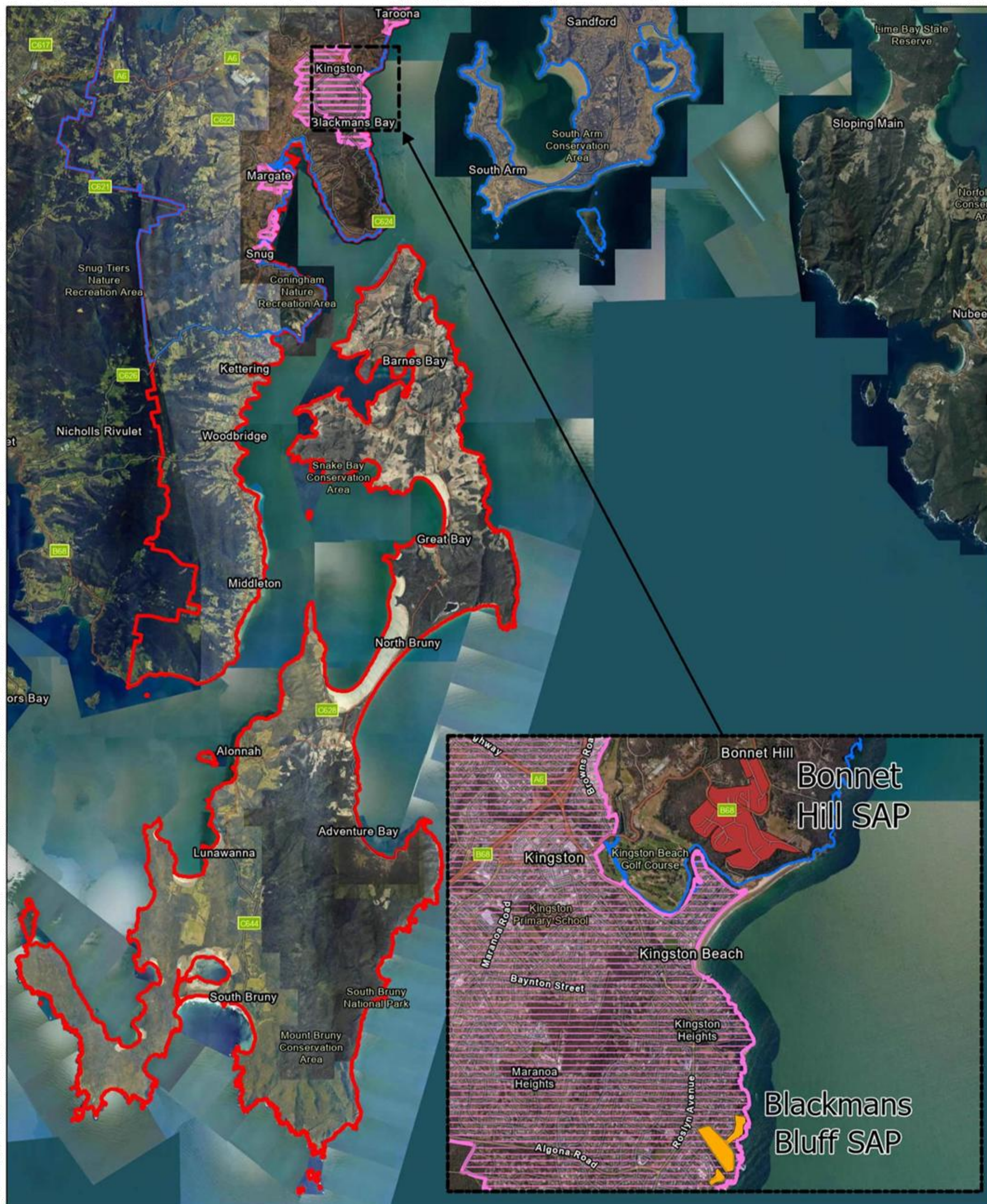
Map 5: Land Potentially Suitable for Agriculture

pitt&sherry

N
0 2 4 6 8
Kilometre
Scale: 1:210,000 @A3
Coordinate System: GDA2020 MGA Zone 55
MAP REF: P 25 1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI,
Data from LISTmap, Department of Natural
Resources and Environment,
TAS gov

LEGEND

- Kingborough LGA Boundary
- Potentially Unconstrained
- Potentially Constrained (Criteria 2A)
- Potentially Constrained (Criteria 2B)
- Potentially Constrained (Criteria 3)
- Excluded from the Study Area



Kingborough SAP Review

Map 6: Greater Hobart Urban Growth Boundary

pitt&sherry

N
0 2 4 6 8
Kilometre
Scale: 1:190,000 @A3
Coordinate System: GDA2020 MGA Zone 55
MAP REF: P25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Aerial imagery from ESRI,
Data from LISTmap, Department of Natural
Resources and Environment,
TAS gov

LEGEND

- Kingborough LGA Boundary
- Greater Hobart Urban Growth Boundary (as shown on Map 10 of the STRLUS)
- Greater Hobart (as shown on Map 2 of the STRLUS)

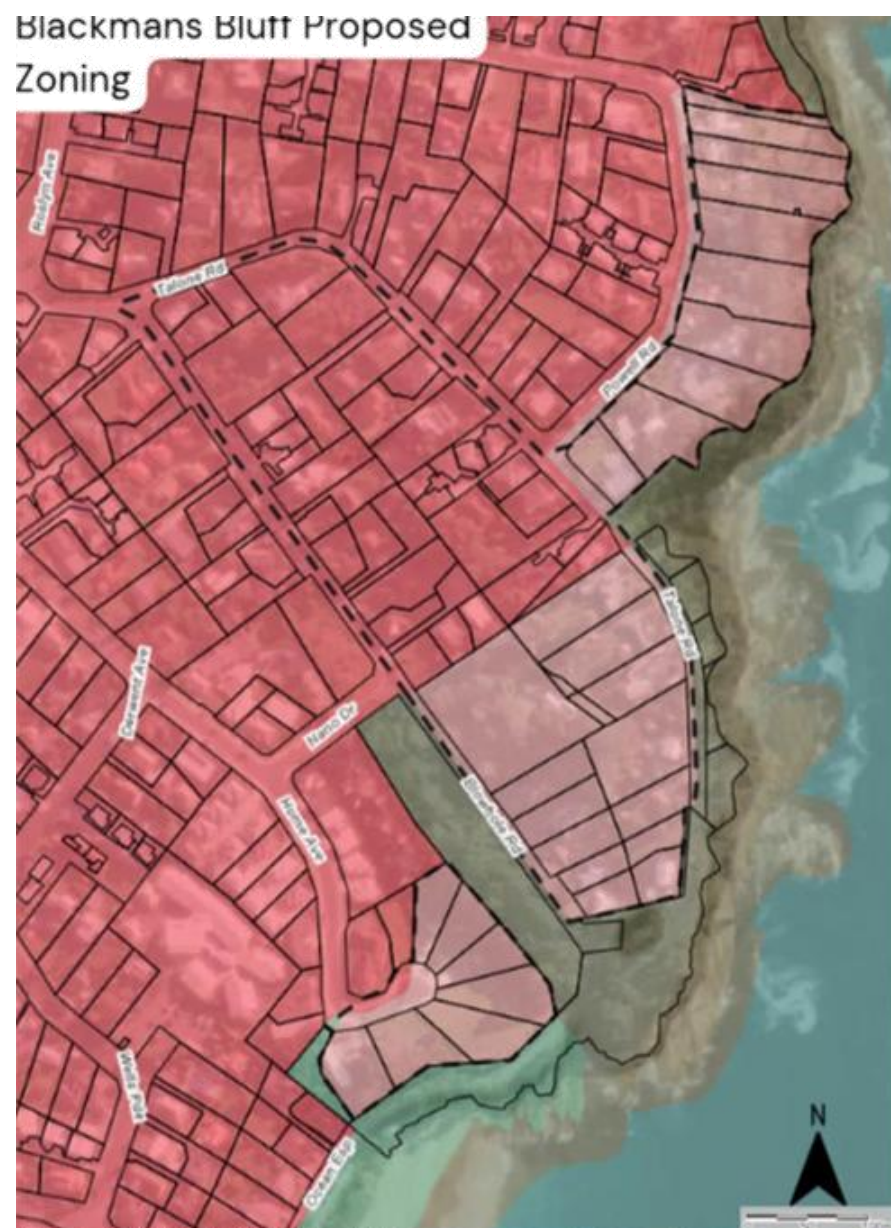


Kingborough SAP Review

Map 7: Existing and Proposed Zoning Extents, Bruny Island

pitt&sherry

MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Data from Kingborough
Draft Local Provisions Schedule (LPS)
Online Spatial Portal
<https://kingborough.maps.arcgis.com/apps/webappviewer/index.html?id=f2e66b78e16e4e980efa1a0f5e8250e>

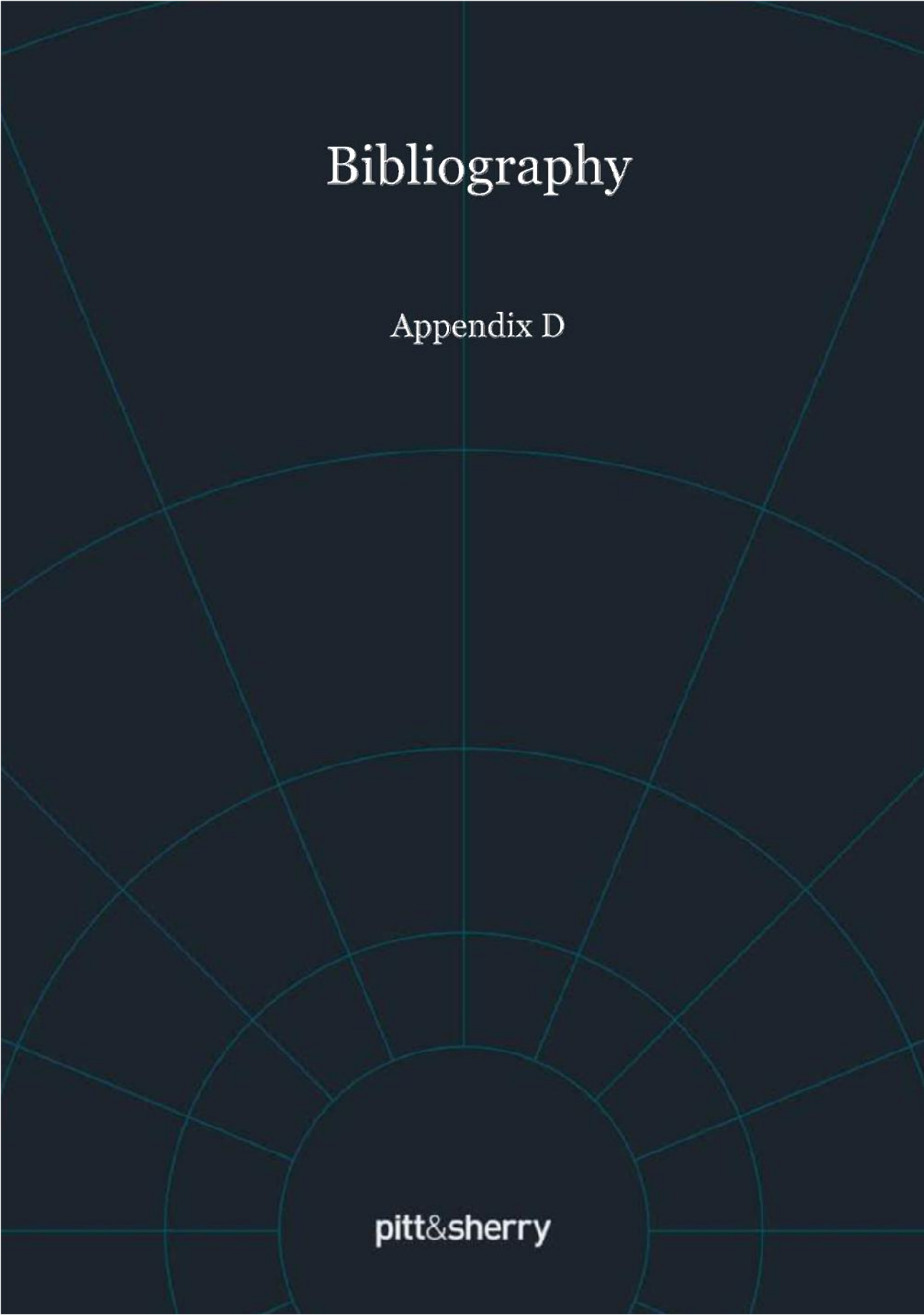


Kingborough SAP Review

Map 8: Existing and Proposed Zoning Extents, Blackmans Bluff and Bonnet Hill

pitt&sherry

MAP REF: P.25.1552
AUTHOR: HF
REV: A
DATE: 23/06/2026
DATA SOURCES: Data from Kingborough
Draft Local Provisions Schedule (LPS)
Online Spatial Portal
<https://kingborough.maps.arcgis.com/apps/webappviewer/index.html?id=f2e66b78e16e4e980efa1a0f5e8250c>



Bibliography

Legislation

- Environment Protection and Biodiversity Conservation Act 1999 (Cth).
- Forest Practices Act 1985 (Tas).
- Land Use Planning and Approvals Act 1993 (Tas).
- Threatened Species Protection Act 1995 (Tas).

Tasmanian Planning Framework

- Kingborough Interim Planning Scheme 2015.
- Kingborough Local Provisions Schedule (Draft).
- Tasmanian Planning Commission Direction 78.
- Tasmanian Planning Commission Outstanding Issues Notice.
- Tasmanian Planning Scheme – State Planning Provisions.

Strategic Planning Documents

- Department of State Growth. Southern Tasmania Regional Land Use Strategy 2010–2035.
- Department of State Growth. STRLUS Response to Consultation Feedback.
- Kingborough Council. Bruny Island Destination Action Plan 2016–2018.
- Kingborough Council. Bruny Island Tourism Strategy 2017.

Kingborough Council Supporting Material

- Kingborough Council. Supporting Report – Draft Local Provisions Schedule.
- Kingborough Council. Section 35F Report on Representations.
- Kingborough Council. Section 32(4)(b) Statement – Blackmans Bay Bluff and Bonnet Hill Specific Area Plan.
- Kingborough Council mapping, spatial analysis and supporting material prepared for the Draft Local Provisions Schedule.

Environmental and Technical References

- Cochran, T. (2003). Managing Threatened Species and Communities on Bruny Island. Department of Primary Industries, Water and Environment.
- Department of Climate Change, Energy, the Environment and Water (2024). National Recovery Plan for the Swift Parrot (*Lathamus discolor*).
- Department of Climate Change, Energy, the Environment and Water (2024). National Recovery Plan for the Forty-spotted Pardalote (*Pardalotus quadragintus*).

Mapping and Spatial Data

- Land Information System Tasmania (LIST).
- Natural Values Atlas.
- TASVEG Vegetation Mapping.



- Tasmanian Government spatial datasets and mapping layers referenced throughout the assessment.
- Mapping prepared for the Bruny Island SAP and Blackmans Bay Bluff and Bonnet Hill SAP review.

Consultation and Supporting Information

- Community representations received during exhibition of the Draft Local Provisions Schedule.
- Community consultation and survey material prepared as part of the SAP review.
- Stakeholder feedback and meeting outcomes considered during the review process.

Tourism and Visitor Information

- Tourism Tasmania visitation statistics and visitor data.
- Destination Southern Tasmania tourism information and supporting material.

Public Copy

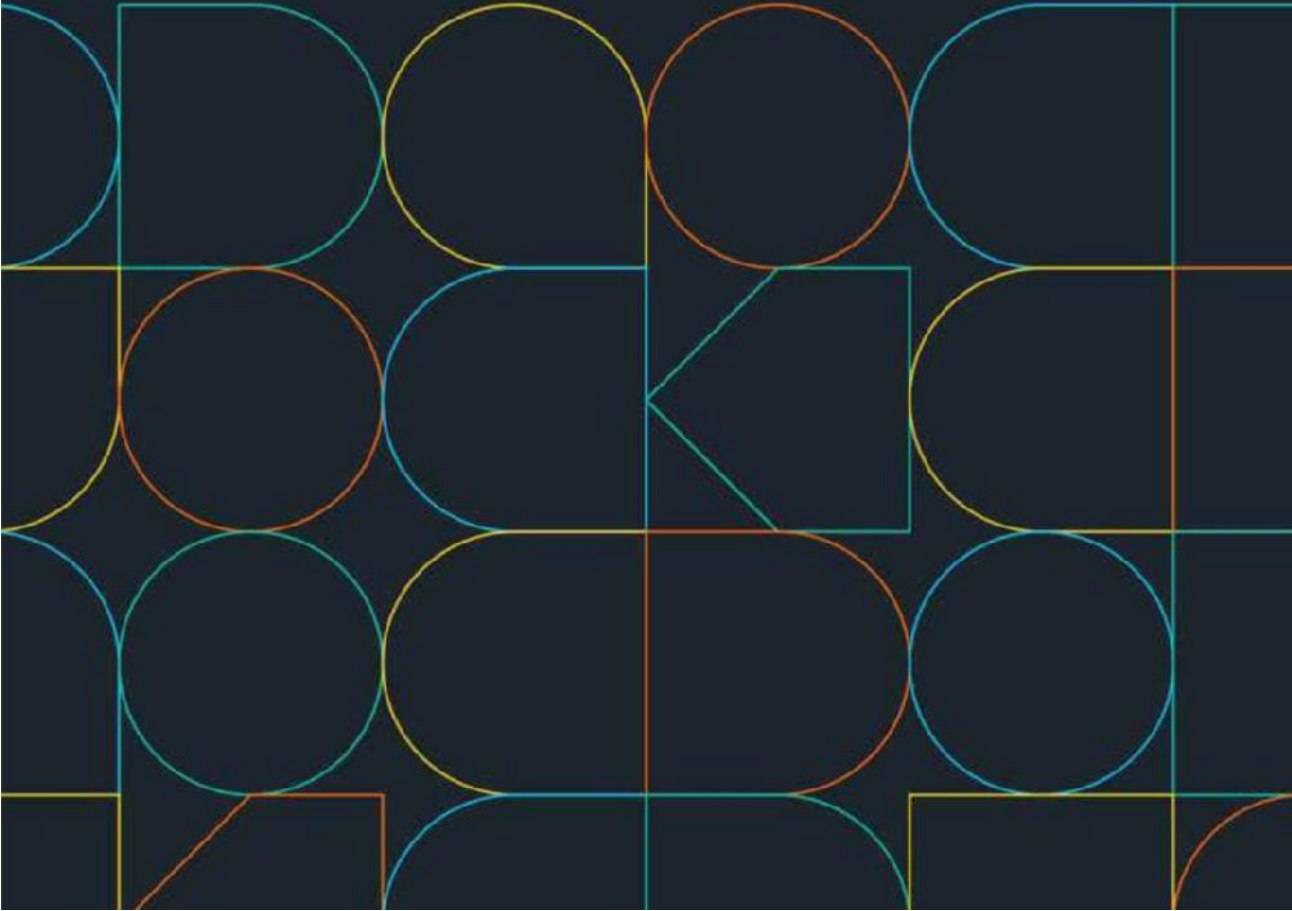
pitt&sherry

Expert Review

Bruny Island Specific Area Plan (KIN S6.o) and the
Blackmans Bay Bluff & Bonnet Hill Specific Area Plan (KIN
S7.o)

Pitt & Sherry
(Operations) Pty
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Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport





Modifications made to the Bonnet Hill SAP	Explanation of modified provisions
KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill Specific Area Plan KIN-S7.1 Plan Purpose The purpose of Blackmans Bay Bluff and Bonnet Hill Specific Area Plan is: KIN-S7.1.1 To encourage a low density, large lot residential character that is compatible with the amenity and landscape setting of Bonnet Hill, particularly when viewed from Kingston and Kingston Beach. KIN-S7.1.2 To minimise the impact or loss of prominent trees that contribute to the amenity and landscape setting of Bonnet Hill KIN-S7.1.3 To provide sufficient land on lots for on-site wastewater management where on-site wastewater management is required. KIN-S7.1.4 To maintain the visual amenity that Blackmans Bay Bluff Precinct provides to Blackmans Bay Beach. KIN-S7.1.5 To maintain the visual amenity that Bonnet Hill Precinct provides to Kingston and Kingston Beach. KIN-S7.1.6 To maintain the local character and amenity of the two precincts that is defined by dwellings nestled within areas of vegetation including native and non-native species. KIN-S7.1.7 To provide for use that is compatible with the low density residential character of Blackmans Bay and Bonnet Hill that is defined by building mass and bulk located to the centre of sites with generous provision of native and non-native landscaping. KIN-S7.1.8 To minimise the collision risk to threatened bird species through the appropriate design of new development. KIN-S7.1.9 To ensure that, where on-site waste water management is required, lots have sufficient land available for on-site waste water management. KIN-S7.2 Application of this Plan KIN-S7.2.1 The Specific Area Plan applies to the area of land designated as KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill Specific Area Plan on the overlay map and in Figures KIN-S7.1 and KIN-S7.2. KIN-S7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of: (a) General Residential Zone; and (b) Low Density Residential Zone, as specified in the relevant provision.	The Blackmans Bay Bluff component has been removed from the SAP as per the recommendation by Pitt & Sherry. The SAP has been modified with a focus on improving its clarity, usability and alignment with its primary purpose. The modifications simplify provisions, reduce unnecessary complexity and, in some instances, provide greater flexibility than what is provided under the Kingborough Interim Planning Scheme 2015. The SAP purpose statement has been revised and strengthened to clarify that the SAP is primarily intended to maintain and encourage a low-density, large-lot residential character that is compatible with the landscape setting of Bonnet Hill. The purpose statement has also been updated to recognise the need for appropriate management of servicing and infrastructure constraints where relevant. References to the General Residential Zone have been removed, because it applied to parts of the Blackmans Bay Bluff component of the SAP that has been removed.

KIN-S7.4 Definition of Terms

KIN-S7.4.1 (in this Specific Area Plan, unless the contrary intention appears)

Terms	Definition
Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas	means areas of land covered by native vegetation that is of local importance as shown on an overlay map and in Figures KIN-S7.3 and KIN-S7.4.
Blackmans Bay Bluff Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.1.
Bonnet Hill Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.2.

coastal proximity	means where a lot: (a) — has direct frontage to high or low water mark; (b) — abuts a conservation area or public reserve on the coast; or (c) — fronts a road, that had it not existed, would have resulted in either (a) or (b) being met.
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
prominent tree	means any tree with a height greater than 5m and that has a single trunk diameter of 25cm or more measured from a height of 1.4m above existing ground level.
offset	means measures, implemented in accordance with Kingborough Biodiversity Offset Policy 6.10, November 2023 that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social, or environmental reasons for the action to proceed.
suitably qualified person (on-site waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site waste water management system design in accordance with AS/NZS 4547.
tree protection zone	means the area surrounding a tree that is required to be protected from disturbance to maintain the tree's health and stability, including protection of both the root system and canopy. The extent of the Tree Protection Zone is to be determined in accordance with Australian Standard AS 4970—2025 Protection of trees on development sites and informed by the National Road Zone (NRZ). In the NRZ, the theoretical road protection area calculated as a radius equal to 12 times the tree's diameter at standard height (DASH), reduced to a minimum of 2m and a maximum of 15m. means the combined root area and crown area requiring protection and isolation from disturbance so that the tree remains viable. The radius of the tree protection zone is calculated by multiplying the diameter of the tree trunk by 12, then dividing the result by 2.

The definitions within the SAP have been simplified and consolidated to improve clarity and consistency, reflect contemporary planning practice, or to align with terminology used in other approved terms in the Tasmanian Planning Scheme.

For example, Prominent Tree is an accepted definition used within the Launceston LPS and Land application area is a definition used in the Sorell LPS. The definition for *Tree protection zone* has been updated to align with the most recent Australian Standards.

The modified SAP proposes the removal of the definition of Biodiversity Offset that specifically referenced the Kingborough Biodiversity Offset Policy. This amendment reflects discussions with the Tasmanian Planning Commission during the LPS hearings and recognises that the Policy in its current form cannot be easily integrated with the Tasmanian Planning Scheme.

Under the Kingborough Biodiversity Offset Policy, biodiversity offsets are measures that compensate for residual environmental impacts after avoidance and mitigation measures have been exhausted, with the objective of avoiding a net loss of biodiversity values. However, the policy operates differently from the Natural Assets Code of the Tasmanian Planning Scheme.

The Natural Assets Code only provides for on-site offsets in limited circumstances and does not contemplate broader offset mechanisms such as offsets on other land or monetary contributions, which are allowed under the Kingborough Biodiversity Offset Policy.

Further, the 'Priority Vegetation' provisions apply only to subdivision within the Low Density Residential Zone and do not apply to development. Consequently, any broader vegetation protection or offset framework can only be

	implemented through a local provision such as a Specific Area Plan. However, extending vegetation controls beyond the intent of the State Planning Provisions requires a strong planning justification to avoid undermining the framework established by the Natural Assets Code. The modified SAP provisions relating to Prominent Trees are primarily directed at protecting the landscape character, scenic qualities and visual amenity of Bonnet Hill, rather than the natural values of the vegetation. While prominent trees may provide environmental benefits, these are secondary to their contribution to the area's distinctive landscape setting and neighbourhood character. Consequently, relying on biodiversity offsets to justify the loss of Prominent Trees risks conflating biodiversity outcomes with the landscape and amenity objectives of the SAP. The landscape and visual contribution of a prominent tree is inherently site-specific and cannot be replaced through offsets on another property or by monetary contributions. Notwithstanding this, it is acknowledged that although reference to the Kingborough Offset Policy has been removed from the SAP definitions, there may still be scope to consider whether that policy, or a similar offset-based mechanism, could play a role within the LPS framework in certain circumstances. As such, the appropriateness of incorporating the Kingborough Offset Policy, or an equivalent policy approach, within the LPS warrants further discussion and clarification with the Tasmanian Planning Commission.
--	--

KIN-37.6 Use Standards

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

KIN-37.6.1 Discretionary uses

~~This clause is in addition to General Residential Zone – clause 8.3.1 Discretionary uses and Low Density Residential Zone – clause 40.3.1 Discretionary uses.~~

Objective:	That Discretionary uses are compatible with the low density residential character, nestled within a mix of native and non-native vegetation species, of the Blackmans Bay Bluff and Bennet Hill Precincts.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the low density residential and vegetated character of the relevant precinct, having regard to: (a) the suitability of the site to accommodate the use; (b) the topography of the site; (c) the area to be occupied by the use; (d) impacts on existing vegetation on the site; and (e) impacts on the amenity of adjoining properties.

The SAP-specific use standards have been removed with the intention to simplify the SAP and reflects a view that the desired planning outcomes can be achieved through the purpose statement of the SAP and development standards without the need for additional SAP-specific use controls.

KIN 467.7 Development Standards for Dwellings	
KIN 467.7.4 Development standards relating to the General Residential Zone	
These standards in the General Residential Zone – Blackmans Bay Bluff and Bonnet Hill Precincts, 4.5.1 Development standards relating to dwellings for all buildings.	
Objective:	That the siting of buildings: (a) – is compatible with the streetscape in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) – does not adversely impact on the visual landscape qualities or cause extensive loss of views; and (c) – does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings, excluding protrusions that extend not more than 0.5m into the frontage setback, must have a setback from a frontage not less than 6m.	P1 A building must have a setback from a frontage that is compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) – the topography of the site; (b) – the setbacks of surrounding buildings; (c) – the height, bulk and form of existing and proposed buildings; (d) – the appearance when viewed from roads and public open space adjacent to the site; and (e) – the safety of road users.
A2 Buildings and protrusions that extend not more than 0.5m horizontally from the building, must have a setback of not less than 3m from side boundary and 5m from the rear boundary.	P2 The siting of a building must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) – the topography of the site; (a) – the size, shape and orientation of the site; (b) – the setbacks of surrounding buildings; (c) – the height, bulk and form of existing and proposed buildings; (d) – the existing buildings and private open space areas on the site; (a) – sunlight to private open space and windows of habitable rooms on adjoining properties; and
A3 A building must have a building height not more than 8.5m.	(g) – the character of development existing on established properties in the area; P3 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) – the topography of the site; (b) – the height of buildings on the site, adjacent properties and height of buildings on and in the nearest SAP precinct; (a) – the bulk and form of existing and proposed buildings; (a) – sunlight to habitable rooms and private open space of dwellings; and (a) – any overshadowing of adjoining properties.

Development standards relating to the General Residential Zone have been removed, as they applied solely to the Blackmans Bay Bluff component which is no longer part of the SAP.

KIN-S7.7.2-f Building height in the Low Density Residential Zone in Bannat Hill

This clause is in substitution for Low Density Residential Zone – clauses 10.4.2 Building height and 10.5.1 Non-dwelling development A1 and P1 ~~where within the area identified for Figure KIN-S7.2 – Building Height for CT 388731, CT 1388732 and CT 1388733.~~

Objective: That the height of buildings: (a) is compatible with the streetscape in the Blackmans Bay Hill and Bannat Hill Precinct; (b) does not adversely impact on the visual landscape qualities of Bannat Hill when viewed from Kingston and Kingston Beach or cause an unreasonable loss of amenity; and (c) does not cause an unreasonable loss of amenity for adjoining properties;	
Acceptable Solutions	Performance Criteria
A4 A building must have a height not more than 8.5m.	P1 The height of buildings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (a) the height of buildings on the site, adjacent properties, and height of buildings on land in the relevant precinct; (b) the bulk and form of existing and proposed buildings; (c) sunlight to habitable rooms and private open space of dwellings; and (d) any overshadowing of adjoining properties.
A2A1 A dwelling on CT 388731, CT 1388732 and CT 1388733 as shown on Figure KIN-S7.1, must have a building height not more than 5m. A building in coastal proximity must have a building height not more than 5m.	P2P1 The height of dwellings on CT 388731, CT 1388732 and CT 1388733, as shown on Figure KIN-S7.1, must be compatible with the visual landscape qualities of Bannat Hill, having regard to: The height of buildings in coastal proximity must not cause a significant adverse impact on views to the precinct, having regard to: (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the apparent height when viewed from the adjoining road and public places of Kingston and Kingston Beach, including waters of the River Derwent; (d) the bulk and form of existing and proposed buildings; (e) sunlight to habitable rooms and private open space of dwellings; and (f) any overshadowing of adjoining properties; and (g) the practical alternatives with respect to the location or design of the development.

With the exception of a 5m building height limit applying to three lots that are highly visible from Kingston and Kingston Beach, all SAP-specific building height and setback provisions within the Low Density Residential Zone have been removed. The 5m height limit remains consistent with the controls currently applying under the Kingborough Interim Planning Scheme 2015.

The three lots subject to the 5 m height limit are identified on a map within the SAP.

For all other land within the SAP area, building height will be regulated through the standard provisions of the Tasmanian Planning Scheme.

The associated Performance Criteria provide flexibility to vary the 5m building height limit where it can be demonstrated that the visual outcomes sought by the SAP will continue to be achieved.

KIN-S7-7.3 Setbacks in the Low Density Residential Zone

This clause is in substitution for Low Density Residential Zone – clauses 10.4.3 Setback A1 and P1 and 10.5.4 Non-dwelling development A2 and P2.

Objective:	siting of a building: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas and (c) does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.	P1 The siting of a building must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.

The setback controls originally proposed for the Low Density Residential Zone primarily related to lots within the Blackmans Bay Bluff component, which is now removed from the SAP. As a result, there is limited justification for retaining these provisions within the Bonnet Hill SAP.

Instead, setback will be regulated through the standard provisions of the Tasmanian Planning Scheme. This change is anticipated to have minimal impact, given that the Bonnet Hill area is already substantially developed and well established.

KIN-S7.4 — Multiple dwelling design

~~This clause is in addition to General Residential Zone — clause 8.4 Development Standards for all Dwellings & Low Density Residential Zone — clause 10.4 Development Standards for all Dwellings.~~

Objective:	The design of multiple dwellings should respond sensitively to the interface between buildings and have consideration of neighbouring properties.
Acceptable Solutions	Performance Criteria
A4 No Acceptable Solution.	P4.4 The design of multiple dwellings should respond sensitively to the interface between dwellings and have consideration of neighbouring properties, having regard to: (a) continuing the rhythm and pattern of existing development in the area; (a) delivering quality and visually interesting features through the use of building elements; (b) providing privacy within new development and avoiding potential impacts to existing properties by offsetting windows, balconies and private open space areas between adjoining dwellings; (c) alternate design elements, including (but not limited to) opaque screens of appropriate dimensions, translucent or highlight windows to improve privacy; (d) providing adequate building separation within the development and from neighbouring buildings/adjacent land uses, to maintain the character, provide privacy and landscaping (e) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas. P1.2 In the General Residential Zone, upper levels of multiple dwellings must be modest in size and be in recessive colours to help minimise building bulk.

Similar to the above, the Multiple Dwelling design provisions were primarily proposed to address historical development pressures within the General Residential Zone of the Blackmans Bay Bluff component of the SAP and to achieve improved design outcomes. As the Blackmans Bay Bluff component has been removed from the SAP, and similar development pressures do not exist within Bonnet Hill, there is limited justification for retaining these provisions.

Multiple Dwellings design within the Bonnet Hill SAP will be regulated through the standard Low Density Residential Zone provisions of the Tasmanian Planning Scheme. Modifications to the multiple dwelling design provisions is more appropriately addressed through the ongoing review of the residential standards of the Tasmanian Planning Scheme, rather than through the SAP.

KTN-S7-7-5 Landscaping

This clause is in addition to General Residential Zone – clauses 8.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective: That site layouts provide space around buildings that allows for appropriately designed landscaping.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must ensure the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas and: (a) if in the General Residential Zone, be provided to a depth of 6m from a frontage, 3m from a side boundary and 5m from a rear boundary; or (b) if in the Low Density Residential Zone, be	P1 Landscaping must be provided, having regard to: (a) width of the setbacks; (b) the width of the frontage; (c) the topography of the site; (d) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation
provided to a depth of 10m from a frontage, 5m from a side boundary and 5m from a rear boundary.	Areas; (e) other established vegetation on the site; (f) the location, type and growth of the proposed vegetation; (g) the character of the streetscape and surrounding area; and (h) impact on adjoining land.
A2 No Acceptable Solution.	P2 The design of landscaping around buildings must have regard to: (a) including a range of plant height and forms to create diversity, interest and amenity; (b) mitigating the bulk and scale of the development; (c) integrating the development into the surrounding area; (d) landscaping along driveways to soften the driveway appearance; (e) screening of boundary fencing; and (f) where practical, incorporating established vegetation.

While there are currently no landscaping requirements in the Low Density Residential Zone of the Tasmanian Planning Scheme, any consideration revision of the landscaping standards is more appropriately addressed through the ongoing review of the residential standards of the Tasmanian Planning Scheme, rather than through a SAP.

KIN-ST.7.62 On-site wastewater treatment in Bonnet Hill

This clause is in addition to the **Low Density Residential Zone** – clauses 10.4.2 Development Standards for Dwellings and 10.5.1 Development Standards for Non-dwellings.

Objective: That where on-site wastewater management is required:	
(a) the site is capable of accommodating an on-site wastewater management system adequate for future use and development of the land; and (b) there is no unreasonable impact on vegetation within the Blackman Bay and Bonnet Hill Mapped Vegetation Areas.	
Acceptable Solutions	Performance Criteria
A1 On-site wastewater management must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map as being: (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a waterway and coastal protection area; (c) be located outside the Bonnet Hill Mapped Vegetation Areas (Figure WH 57.4); (d)(i) be located on a site with a soil depth of at least 1.5m; (d)(ii) be located on a site where the average gradient of the land does not exceed 10%; and (d)(iii) in the case of a habitable building, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	P1 The site must provide sufficient area for management of on-site wastewater, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (g)(i) the nature and extent of any hazard overlay; (ii) any adverse environmental impact on surrounding properties and the locality; and (h) any written advice from a suitably qualified person (on-site wastewater management) about the adequacy of the on-site wastewater management system; and
	(i) the retention of vegetation within the Blackman Bay and Bonnet Hill Mapped Vegetation Areas;
A2 An outbuilding, driveway or parking area, or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area, or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site wastewater management system.

The on-site wastewater provisions have been refined and simplified and now apply only to those parts of the SAP area that are not connected to reticulated sewerage infrastructure, primarily a number of lots located on either side of the Channel Highway at the northern end of the SAP area.

The provisions are similar to those in the Sorell LPS and are intended to improve development outcomes and reduce the potential for issues to arise later in the development process, particularly at the plumbing permit stage. They are no more restrictive than the corresponding provisions of the Kingborough Interim Planning Scheme 2015.

KIN-S7.7.73 Vegetation management Prominent trees in Bonnet Hill

This clause is in addition to General Residential Zone – clauses 8.4 Development Standards for Dwellings, Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non-Dwellings.

Objective: That the siting of buildings and works minimises the impact or loss of prominent trees to contribute to the amenity and landscape setting of Bonnet Hill. That the siting of buildings and works maximises the retention of native vegetation that contributes to the local character of land in the Blackmans Bay Bluff and Bonnet Hill Precincts.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must not encroach within the tree protection zone of a prominent tree. The location of buildings and works within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas must: (a) be located within a building area, if shown on a sealed plan; or (b) not encroach within the tree protection zone of an individual native tree with a diameter more than 25cm; and (c) not require the clearing of native vegetation.	P1 Buildings and works must be located and designed to minimise impacts on prominent trees, having regard to: (a) the extent of vegetation to be removed; (b) the maturity and landscape contribution; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation or revegetation measures; (e) the management, landscaping and treatment of the balance of the site; and (f) the practical alternatives with respect to the location or design of the development. Buildings and works within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas must be located and designed to maximise the retention of native vegetation, including individual trees, having regard to: (a) the extent of native vegetation to be impacted, removed and retained; (b) the maturity, landscape contribution and conservation significance of the vegetation; (c) any proposed remedial, mitigation, offset or revegetation measures; (d) the management and treatment of native vegetation on the balance of the site; and (e) the practical alternatives with respect to the location or design of the development.

The vegetation provisions have been substantially refined and simplified. They now apply only to prominent trees that contribute significantly to the amenity and landscape setting of the area.

The previous natural values focus has been removed, with the provisions now directed solely towards protecting and managing vegetation for its contribution to landscape and amenity values, which are the primary planning considerations underpinning the SAP.

The vegetation provisions have also been modified having regard to recent discussions at the LPS hearings regarding the use of vegetation controls and offsets provisions within Specific Area Plans.

The standard vegetation provisions of the Natural Assets Code will still apply to subdivisions in the SAP area (i.e. the prominent tree provisions only relate to new development which is not provided for under the standard provisions of the Tasmanian Planning Scheme.).

KIN-S7.7.8 — Collision risk

This clause is in addition to the General Residential Zone — clauses 6.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone — clauses 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective:	That the design of buildings and structures minimises collision risk for threatened bird species.
Acceptable Solutions	Performance Criteria
A1 The design of buildings and structures must: (a) not include mesh fences greater than 1.2m in height from natural ground level; (b) not include corner windows and sightlines through glazed surfaces; (c) use glazing that: (i) has a total surface area of less than 2m ² ; or (ii) uses low-reflectivity glass (0-10%); or (iii) is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground.	P1 Building design must minimise the collision risk for threatened birds, having regard to: (a) any likely particular impacts on the swift parrot; (b) any impacts on other threatened bird species; and (c) the advice of a suitably qualified person.

The collision risk provisions previously proposed for the SAP have been removed.

While such provisions may be justified in locations such as Bruny Island where there is a strong nexus with Swift Parrot habitat and associated collision risks, there is not sufficient justification for the differentiation of SAP area from other nearby Low Density zoned land where the controls would not be in place.

Broader consideration of collision risk outside Bruny Island is considered more appropriately addressed through the ongoing review of the standard provisions of the Tasmanian Planning Scheme.

KIN-57.8 (Development Standards for Subdivision)

KIN-57.8.1 Lot design for GT 38873/1, GT 38873/2 and GT 38873/3 Bonnet Hill lot design in coastal proximity

This clause is in substitution for Low Density Residential Zone -- clause 10.6.1 Lot design A1 and P1, where, within the area identified by Figure KIN-57.2 -- Lot design for GT 38873/1, GT 38873/2 and GT 38873/3.

Objective: That each lot has an area and dimensions appropriate for use and development, and first contributes to the landscape setting of Bonnet Hill when viewed from Kingston and Kingston Beach. That each lot in coastal proximity has an area and dimensions appropriate for use and development within low density residential areas.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 3,000m² and: i. be able to contain a minimum area of 50m x 15m, with a gradient not steeper than 3 in 5, clear of: i. all setbacks, required by clause 23.2.3 A1 and A2, and ii. easements or other title, restrictions that	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions, suitable for its intended use, having regard to: (a) the 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) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development. (g) the extent to which future development existing from the subdivision, including its contribution to
limit or restrict development, and i. existing buildings are consistent with the setbacks required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, as shown on a State map; or (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.	the cumulative pattern and intensity of development apparent within the landscape and visibility from Kingston and Kingston Beach; (f) any proposed alterations with respect to the location or design of the subdivision layout and associated works; and must have an area not less than 1,500m². 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 landscape contribution and

The subdivision provisions have been refined and now apply only to three lots that are highly visible from Kingston and Kingston Beach. The standard provisions of the Tasmanian Planning Scheme will apply to the rest of the precinct allowing increased development potential which is much more flexible than the Kingborough Interim Planning Scheme 2015.

The revised provisions also facilitate a level of subdivision that is not currently achievable under the KIPS2015, while ensuring that future development appropriately responds to the landscape character and visual prominence of these sites.

The provisions are more closely aligned with the wording and format of the standard subdivision provisions of the Tasmanian Planning Scheme, providing greater consistency with the broader planning framework while retaining controls necessary to manage development within these particularly sensitive and prominent locations.

For clarity, the KIPS2015 currently applies a minimum lot size of 5,000m² to these sites. The modified SAP proposes a minimum lot size of 3,000m² as an Acceptable Solution and includes a Performance Criterion that allows consideration of lots of not less than 1,500m² where it can be demonstrated that the relevant visual and landscape outcomes will be achieved. The 1,500m² standard aligns with the minimum lot size available as an Acceptable Solution under the relevant provisions of the Tasmanian Planning Scheme.

Justification for the Modified Bonnet Hill Specific Area Plan

The following assessment demonstrates the extent to which the modified Bonnet Hill Specific Area Plan (SAP) is consistent with the requirements of sections 32(4)(b) and 34 of the *Land Use Planning and Approvals Act 1993* (LUPAA), the Schedule 1 Objectives of LUPAA, and the *Southern Tasmania Regional Land Use Strategy* (STRLUS).

Sections 32(4)(b) and 34 of the LUPAA

Section 34 of the LUPAA requires the Tasmanian Planning Commission (TPC) to be satisfied that a proposed amendment meets the Local Provisions Schedule (LPS) criteria, including the requirements of section 32 of the LUPAA. In the case of a SAP, section 32(4)(b) requires it to be demonstrated that the land possesses particular environmental, economic, social or spatial qualities that necessitate the application of provisions that are unique to the area and apply in substitution for, in addition to, or as a modification of the State Planning Provisions.

The Bonnet Hill SAP has been substantially refined following review of representations, hearings and the review by Pitt & Sherry. The modified SAP adopts a more targeted and proportionate approach by retaining only those provisions considered necessary to address the particular qualities of Bonnet Hill that are not adequately recognised or managed through the standard provisions of the Tasmanian Planning Scheme (TPS).

The primary justification for the modified SAP rests on the particular spatial qualities of Bonnet Hill. In particular, the SAP retains provisions that respond to:

- the distinctive low-density settlement pattern and landscape setting of Bonnet Hill;
- the contribution of prominent trees to the visual amenity and landscape setting of the area;
- the importance of Bonnet Hill as a vegetated backdrop to Kingston and Kingston Beach; and
- the relationship between development capacity and on-site wastewater management in areas not serviced by reticulated sewerage.

While the SAP is principally justified on the basis of the particular spatial qualities of Bonnet Hill, the Planning Authority also considers that there are associated environmental, social and economic considerations that support and reinforce the need for a place-based planning approach.

In particular, the extensive vegetation cover and prominent trees that characterise Bonnet Hill contribute not only to its visual amenity, landscape setting, and identity as a vegetated backdrop to Kingston and Kingston Beach, but also to the area's environmental qualities. These environmental qualities are intrinsically linked to the spatial qualities and natural values that define the character of the precinct

The social value of these qualities is reflected in the strong community appreciation for the area's landscape character, established settlement pattern and residential

amenity. Similarly, the visual qualities of Bonnet Hill contribute to the attractiveness and identity of Kingston and Kingston Beach and support broader economic outcomes associated with property values, liveability and the appeal of the area as a place to live and invest.

The following sections explain why these spatial qualities warrant a place-based planning response and why the modified SAP provisions remain necessary notwithstanding the availability of the standard provisions of the TPS.

Spatial Qualities – Landscape Setting

Bonnet Hill is a prominent elevated landform that forms an important visual backdrop to Kingston, Kingston Beach and the lower Derwent estuary. The Low Density Residential area is characterised by relatively large lots, extensive vegetation cover, generous setbacks and a built form that is generally subordinate to the surrounding landscape. These characteristics contribute to a landscape setting that is distinct from many other urban and suburban residential areas in Kingborough and form an important component of the visual amenity of both Bonnet Hill and the surrounding urban area.

These characteristics reflect the historical evolution of Bonnet Hill, including its former zoning, environmental constraints and a development pattern that has retained a lower-density residential character compared to other more urban areas in the locality.

The modified SAP retains a targeted suite of provisions that directly respond to these spatial qualities. In particular, the SAP includes provisions relating to building height (KIN-S7.7.1), on-site wastewater management (KIN-S7.7.2), prominent trees (KIN-S7.7.3) and lot design (KIN-S7.8.1). Collectively, these provisions recognise the relationship between development intensity, vegetation cover, lot size and visual amenity and seek to ensure that future development remains compatible with the established landscape setting of Bonnet Hill.

Lot design

The lot design provisions are particularly important in maintaining the established landscape character and settlement pattern of Bonnet Hill. KIN-S7.8.1 applies only to three strategically located lots that make a significant contribution to the visual backdrop of Kingston and Kingston Beach and where future subdivision has the potential to influence the broader landscape setting of Bonnet Hill.

Importantly, the modified SAP adopts a significantly more flexible approach than the existing planning controls. Under the Kingborough Interim Planning Scheme (KIPS2015), these lots are generally subject to a minimum lot size requirement of 5,000m². By comparison, KIN-S7.8.1 establishes an Acceptable Solution of 3,000m², representing a substantial relaxation of the current subdivision controls while continuing to recognise the landscape sensitivity of the area.

In addition, the provision incorporates a Performance Criterion that enables further flexibility where it can be demonstrated that a smaller lot size is appropriate. The Performance Criterion enables consideration of outcomes more closely aligned with

the standard provisions of the TPS, including minimum lot sizes of 1,500m², having regard to:

- the topography of the site;
- the intended location of future buildings;
- the extent to which future development would be visible from Kingston and Kingston Beach;
- bushfire protection requirements;
- site constraints and development opportunities;
- alternative subdivision layouts and designs; and
- the cumulative pattern and intensity of development within the landscape.

Accordingly, the modified SAP does not seek to prevent subdivision or to retain the outcomes achieved under KIPS2015. Rather, it provides a more flexible framework that enables consideration of subdivision outcomes broadly aligned with the TPS while ensuring that the cumulative impacts of future development on the landscape setting and visual character of Bonnet Hill are appropriately considered. The provision recognises that subdivision outcomes influence not only dwelling density but also the visibility, scale and cumulative impact of development within the landscape.

Building height

Similarly, KIN-S7.7.1 recognises that building height can have a disproportionate visual impact within prominent elevated landscapes. The provision applies only to a limited number of strategically located lots where future development has the potential to adversely affect important views and vistas towards Bonnet Hill. The SAP therefore provides a mechanism to ensure that future built form remains compatible with the visual qualities that characterise the area.

Prominent trees

The prominent tree provisions are intended to ensure that development responds sensitively to the mature vegetation that defines the landscape character of Bonnet Hill. Rather than imposing an absolute prohibition on development near prominent trees, the provisions establish a performance-based assessment framework that allows tree retention, landscape protection and other site constraints to be balanced on a case-by-case basis.

Where development cannot comply with the Acceptable Solution by avoiding the tree protection zone of a prominent tree, the proposal may be assessed against Performance Criterion P1. P1 requires buildings and works to be located and designed to minimise impacts on prominent trees, having regard to the extent of vegetation removal, the maturity and landscape contribution of the tree, bushfire protection requirements, proposed mitigation or revegetation measures, the management and landscaping of the balance of the site, and any practical alternatives for the siting and design of development.

Without the SAP provisions, subdivision and development within Bonnet Hill would be regulated solely through the standard provisions of the TPS. While those provisions provide a general framework for development, they do not specifically recognise

Bonnet Hill's role as a prominent vegetated backdrop or provide mechanisms for considering cumulative impacts on the visual landscape character of the area.

The Planning Authority considers that this would create a significant risk of incremental change that is not informed by the landscape setting of Bonnet Hill. While individual development proposals may appear minor when assessed in isolation, the cumulative effect of ongoing subdivision, increased development intensity and changes to building scale could progressively erode the distinctive landscape qualities that currently characterise the area. Once established, such changes would be difficult to reverse.

Environmental – On-Site Wastewater Management

The modified SAP also retains *KIN-S7.7.2 On-Site Waste Water Treatment*. This provision recognises the practical servicing constraints that continue to exist in a limited part of Bonnet Hill where reticulated sewerage infrastructure is unavailable. Importantly, the provision does not apply across the entirety of Bonnet Hill. Rather, it applies to a relatively small grouping of lots located on the northern part of the precinct on either side of the Channel Highway where on-site wastewater disposal remains necessary.

The Planning Authority considers that these lots possess particular circumstances that warrant a place-based planning response. Unlike most urban residential land where wastewater disposal constraints are addressed through connection to reticulated sewerage infrastructure, development on these lots remains dependent upon the availability of suitable land for on-site wastewater treatment and disposal. Site characteristics such as slope, soil depth, land application areas and environmental constraints can significantly influence the development potential of the land.

The Planning Authority's experience is that wastewater management is frequently identified as a significant constraint later in the development process, often at the plumbing approval stage after planning approval has already been granted. This can result in delays, redesign of proposals, increased development costs and, in some instances, conflict between landowners and adjoining properties regarding the placement and operation of wastewater disposal systems. In some circumstances, development may be capable of satisfying planning requirements but subsequently encounter significant difficulties obtaining plumbing approval due to inadequate wastewater disposal areas.

The wastewater provisions therefore require sufficient suitable land to be available for wastewater management and establish standards relating to land application areas, soil depth, slope and site constraints. A key objective of the provision is to ensure that wastewater constraints are identified and considered at the planning stage, rather than emerging later in the development process. This provides greater certainty for applicants, enables potential constraints to be addressed upfront and reduces the likelihood of avoidable delays, redesign costs and land use conflict.

Importantly, the SAP does not introduce a new policy position in relation to wastewater management. Rather, it provides a mechanism for ensuring that a matter which has historically proven to be a significant development constraint is considered at the most

appropriate point in the assessment process. The provision helps ensure that future development can be serviced in a manner that protects public health, avoids adverse environmental impacts and minimises conflict between adjoining land uses. The provisions are similar to those under KIPS2015.

Consistency with Schedule 1 Objectives of LUPAA

The modified Bonnet Hill SAP is consistent with the objectives of both the Resource Management and Planning System and the planning process established under Schedule 1 of the LUPAA. The SAP provides a targeted, place-based planning framework that responds to Bonnet Hill's distinctive landscape setting, low-density residential character, prominent vegetation and infrastructure constraints.

Part 1 – Objectives of the Resource Management and Planning System

Promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

The SAP supports this objective through provisions that aim to minimise impacts or loss of prominent trees that contribute to the amenity and landscape setting of Bonnet Hill, while enabling development that is compatible with these qualities.

Provide for the fair, orderly and sustainable use and development of air, land and water.

The SAP manages subdivision, building height and on-site wastewater disposal to ensure that future development responds to the area's landscape sensitivity, servicing constraints and established settlement pattern, supporting orderly and sustainable development outcomes.

Facilitate economic development in accordance with the above objectives.

The SAP supports the attractiveness, liveability and amenity of Bonnet Hill, Kingston and Kingston Beach by protecting the landscape setting that contribute to property values and residential desirability.

Part 2 – Objectives of the Planning Process Established by the Act

Require sound strategic planning and coordinated action by State and local government.

The SAP provides a targeted planning response to the particular spatial and servicing characteristics of Bonnet Hill, addressing matters not adequately recognised through the standard provisions of the TPS.

Ensure that environmental effects are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

The SAP considers the effects of development on the landscape setting of Bonnet Hill by recognising the contribution of prominent trees to the area's character. Any retention of environmental values occurs because of these character-based outcomes rather than as a direct objective of the SAP, with the controls focused on landscape setting and neighbourhood character rather than environmental protection. The SAP

also supports economic outcomes by providing greater certainty around development expectations and facilitating a coordinated approach to growth that balances development capacity with the qualities that make Bonnet Hill an attractive residential area.

Promote the health and wellbeing of all Tasmanians and visitors by ensuring a pleasant, efficient and safe environment for working, living and recreation.

By protecting the landscape setting of Bonnet Hill, managing development intensity and ensuring appropriate wastewater servicing, the SAP helps maintain a pleasant, safe and attractive residential environment and preserves Bonnet Hill's role as an important, vegetated backdrop to Kingston and Kingston Beach.

Require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.

The SAP provisions are consistent with the objectives of the Tasmanian Planning Scheme and operate alongside environmental management, infrastructure planning and community wellbeing objectives, ensuring that local planning outcomes can be integrated with broader State, regional and municipal policy directions.

Provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.

The SAP incorporates clear and locally relevant planning provisions within the planning scheme framework, enabling development applications to be assessed through an integrated and coordinated statutory process.

Promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.

By protecting the landscape setting of Bonnet Hill, managing development intensity and ensuring appropriate wastewater servicing, the SAP helps maintain a pleasant, safe and attractive residential environment and preserves Bonnet Hill's role as an important, vegetated backdrop to Kingston and Kingston Beach. These outcomes contribute positively to residential amenity, community wellbeing and the enjoyment of the area by residents and visitors.

Conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The SAP supports the conservation of places with aesthetic and landscape significance by recognising the contribution of prominent trees and established landscape setting and visual identity of Bonnet Hill. While it does not specifically regulate heritage places, the SAP promotes development outcomes that are sensitive to the established character of the area and assists in maintaining the landscape qualities that contribute to its recognised local value.

Protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The SAP recognises infrastructure constraints within Bonnet Hill, particularly in relation to wastewater servicing, and includes provisions intended to ensure that development occurs in a manner consistent with the capacity and operation of existing infrastructure. By aligning development outcomes with servicing considerations, the SAP supports the orderly provision and protection of essential community infrastructure and services.

Provide a planning framework which fully considers land capability.

The SAP responds to the physical characteristics and constraints of land within Bonnet Hill, including topography, vegetation, landscape sensitivity and servicing limitations. Through controls relating to development intensity, subdivision and wastewater management, the SAP helps ensure that the pattern and scale of development reflect the capability of the land and supports sustainable long-term settlement outcomes.

Consistency with the Southern Tasmania Regional Land Use Strategy

The modified Bonnet Hill SAP is generally consistent with the STRLUS as it seeks to maintain its distinctive low-density residential character, ensure development responds to servicing constraints, and manage development in a manner that preserves the area's role as a prominent vegetated backdrop to Kingston and Kingston Beach. These outcomes align with the strategic directions of the STRLUS relating to sustainable settlement patterns, protection of landscape values, infrastructure-responsive development and the creation of attractive and liveable communities

Landscape Character

The regional policies seek to protect significant landscape, scenic and environmental values and ensure that development responds appropriately to the characteristics of sensitive landscapes, particularly through regional policy C 1. The SAP is consistent with these policy directions through provisions relating to prominent trees, building height and lot design.

Settlement Pattern and Residential Development

The regional policies seek to direct development in a manner that reflects local character, supports sustainable settlement patterns and responds to environmental and physical constraints. The SAP is consistent with Regional Policies SRD 1.1, SRD 1.2 and SRD 1.6, which support implementation of the Regional Settlement Strategy, management of residential growth through an established settlement framework and the appropriate use of the Low Density Residential Zone.

Infrastructure and Servicing

While the Specific Area Plan does not directly respond to Regional Policies PI 1, PI 2.1, PI 2.2 and PI 2.4, its on-site wastewater management provisions are consistent with and assist in achieving the policy outcomes sought by these provisions. In particular, they ensure that development occurs on sites capable of accommodating appropriate servicing arrangements, thereby avoiding unreasonable infrastructure constraints.

Liveability

The SAP aligns with SD10 (Creating Liveable Communities), which aims to foster attractive, liveable communities and preserve the qualities that underpin residential amenity and local character.

Conclusion

The Planning Authority considers that the modified Bonnet Hill SAP satisfies the requirements of sections 32(4)(b) and 34 of the LUPAA by retaining only those provisions necessary to address the unique landscape and infrastructure characteristics of the Bonnet Hill area that are not adequately recognised or managed through the standard provisions of the TPS. The modified SAP ensures that development outcomes appropriately respond to local constraints and values, while avoiding unnecessary duplication of planning controls. The Planning Authority further considers that the modified SAP is consistent with Schedule 1 of LUPAA and generally aligns with the strategic directions and settlement objectives of the STRLUS.

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KIN-S7.0 ~~Blackmans Bay Bluff and Bonnet Hill~~ Specific Area Plan**KIN-S7.1 Plan Purpose**

The purpose of ~~Blackmans Bay Bluff and Bonnet Hill~~ Specific Area Plan is:

~~KIN-S7.1.1 To encourage a low-density, large-lot residential character, that is compatible with the amenity and landscape setting of Bonnet Hill, particularly when viewed from Kingston and Kingston Beach.~~

~~KIN-S7.1.2 To minimise the impact or loss of prominent trees that contribute to the amenity and landscape setting of Bonnet Hill.~~

~~KIN-S7.1.3 To provide sufficient land on lots for on-site wastewater management where on-site wastewater management is required.~~

~~KIN-S7.1.4 To maintain the visual amenity that Blackmans Bay Bluff Precinct provides to Blackmans Bay Beach.~~

~~KIN-S7.1.5 To maintain the visual amenity that Bonnet Hill Precinct provides to Kingston and Kingston Beach.~~

~~KIN-S7.1.6 To maintain the local character and amenity of the two precincts that is defined by dwellings nestled within a mix of vegetation including native and non-native species.~~

~~KIN-S7.1.7 To provide for use that is compatible with the low density residential character of Blackmans Bay and Bonnet Hill that is defined by building mass and bulk located to the centre of sites with generous provision of native and non-native landscaping.~~

~~KIN-S7.1.8 To minimise the collision risk to threatened bird species through the appropriate design of new development.~~

~~KIN-S7.1.9 To ensure that, where on-site waste water management is required, lots have sufficient land available for on-site waste water management.~~

KIN-S7.2 Application of this Plan

KIN-S7.2.1 The Specific Area Plan applies to the area of land designated as KIN-S7.0 ~~Blackmans Bay Bluff and Bonnet Hill~~ Specific Area Plan on the overlay map and in Figures ~~KIN-S7.1 and KIN-S7.2.~~

KIN-S7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:

~~(a) General Residential Zone; and~~

~~(b) Low Density Residential Zone;~~

as specified in the relevant provision.

KIN-S7.3 Local Area Objectives

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

KIN-S7.4 Definition of Terms

KIN-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas	means areas of land covered by native vegetation that is of local importance as shown on an overlay map and in Figures KIN-S7.3 and KIN-S7.4.
Blackmans Bay Bluff Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.1.
Bonnet Hill Precinct	means the area of land shown on an overlay map and in Figure KIN-S7.2.
coastal proximity	means where a lot: (a) — has direct frontage to high or low water mark; (b) — abuts a conservation area or public reserve on the coast; or (c) — fronts a road, that had it not existed, would have resulted in either (a) or (b) being met.
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
prominent tree	means any tree with a height greater than 5m and that has a single trunk diameter of 25cm or more measured from a height of 1.4m above existing ground level.
offset	means measures, implemented in accordance with Kingborough Biodiversity Offset Policy 6.10, November 2023 that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid these impacts have been exhausted and it is still considered desirable for either economic, social, or environmental reasons for the action to proceed.
suitably qualified person (on-site waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site waste water management system design in accordance with AS/NZS-1547.
tree protection zone	means the area surrounding a tree that is required to be protected from disturbance to maintain the tree's health and viability, including protection of both the root system and canopy. The extent of the Tree Protection Zone is to be determined in accordance with Australian Standard AS 4970—2025 Protection of trees on development sites and informed by the Notional Root Zone (NRZ), being the theoretical root protection area calculated as a radius equal to 12 times the tree's diameter at standard height (DSH), subject to a minimum of 2m and a maximum of 15m. means the combined root area and crown area requiring protection and isolation from disturbance so that the tree remains viable. The radius of the tree protection zone is calculated by multiplying the diameter of the tree trunk at 1.4m from natural ground level by 12.

KIN-S7.5 Use Table

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

KIN-S7.6 Use Standards

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

KIN-S7.6.1 — Discretionary uses

This clause is in addition to General Residential Zone — clause 8.3.1 Discretionary uses and Low Density Residential Zone — clause 10.3.1 Discretionary uses.

Objective:	That Discretionary uses are compatible with the low density residential character, nestled within a mix of native and non-native vegetation species, of the Blackmans Bay Bluff and Bonnet Hill Precincts.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the low density residential and vegetated character of the relevant precinct, having regard to: (a) the suitability of the site to accommodate the use; (b) the topography of the site; (c) the area to be occupied by the use; (d) impacts on existing vegetation on the site; and (e) impacts on the amenity of adjoining properties.

KIN-S7.7 — Development Standards for Dwellings**KIN-S7.7.1 — Setbacks and building height in the General Residential Zone**

This clause is in substitution for General Residential Zone — clause 8.4.2 Setbacks and building envelopes for all buildings.

Objective:	That the siting of buildings: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 6m.	P1 A building must have a setback from a frontage that is compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open spaces adjacent to the site; and (e) the safety of road users.
A2 Buildings and protrusions that extend not more than 0.9m horizontally from the building, must have a setback of not less than 3m from side boundary and 5m from the rear boundary.	P2 The siting of a building must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

	(a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
A3 A building must have a building height not more than 8.5m.	P3 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjacent properties and height of buildings on land in the relevant SAP precinct; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) any overshadowing of adjoining properties.

KIN-S7.7.2-1 Building height in the Low Density Residential Zone in Bonnet Hill

This clause is in substitution for Low Density Residential Zone – clauses 10.4.2 Building height and 10.5.1 Non-dwelling development A1 and P1 ~~where within the area identified by Figure KIN-S7.2 – Building Height for CT 38873/1, CT 138873/2 and CT 138873/3.~~

Objective:	That the height of buildings: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities of Bonnet Hill when viewed from Kingston and Kingston Beach, or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria

A1 A building must have a height not more than 8.5m.	P1 The height of buildings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjacent properties, and height of buildings on land in the relevant precinct; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) any overshadowing of adjoining properties.
A2A1 A dwelling on CT 38873/1, CT 138873/2 and CT 138873/3 as shown on Figure KIN-S7.1, must have a building height not more than 5m. A building in coastal proximity must have a building height not more than 5m.	P2P1 The height of dwellings on CT 38873/1, CT 138873/2 and CT 138873/3, as shown on Figure KIN-S7.3, must be compatible with the visual landscape qualities of Bonnet Hill, having regard to: The height of buildings in coastal proximity must not cause a significant adverse impact on vistas to the precinct, having regard to: (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the apparent height when viewed from the adjoining road and public places <u>Kingston and Kingston Beach</u>, including waters of the River Derwent; (d) the bulk and form of existing and proposed buildings; (e) sunlight to habitable rooms and private open space of dwellings; and (f) any overshadowing of adjoining properties; and (f)(a) the practical alternatives with respect to the location or design of the development.

KIN-S7.7.3 Setbacks in the Low-Density Residential Zone

This clause is in substitution for Low-Density Residential Zone—clauses 10.4.3 Setback A1 and P1 and 10.5.1 Non-dwelling development A2 and P2.

Objective:	siting of a building: (a) is compatible with the streetscapes in the Blackmans Bay Bluff and Bonnet Hill Precincts; (b) does not adversely impact on the visual landscape qualities or cause extensive loss of vistas; and (c) does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.	P1 The siting of a building must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.

KIN-S7.7.4 — Multiple dwelling design

This clause is in addition to General Residential Zone — clause 8.4 Development Standards for all Dwellings and Low Density Residential Zone — clause 10.4 Development Standards for all Dwellings.

Objective:	The design of multiple dwellings should respond sensitively to the interface between buildings and have consideration of neighbouring properties.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 The design of multiple dwellings should respond sensitively to the interface between dwellings and have consideration of neighbouring properties, having regard to: (a) continuing the rhythm and pattern of existing development in the area; (b) delivering quality and visually interesting features through the use of building elements; (c) providing privacy within new development and avoiding potential impacts to existing properties by offsetting windows, balconies and private open space areas between adjoining dwellings; (d) alternate design elements, including (but not limited to) opaque screens of appropriate dimensions, translucent or highlight windows to improve privacy; (e) providing adequate building separation within the development and from neighbouring buildings/adjacent land uses, to maintain the character, provide privacy and landscaping; (f) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas. P1.2

	In the General Residential Zone, upper levels of multiple dwellings must be modest in size and be in recessive colours to help minimise building bulk.
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KIN-S7.7.5 Landscaping

This clause is in addition to General Residential Zone – clauses 8.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective:	That site layouts provide space around buildings that allows for appropriately designed landscaping.
Acceptable Solutions	Performance Criteria
A1 Landscaping must ensure the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas and: (a) if in the General Residential Zone, be provided to a depth of 8m from a frontage, 3m from a side boundary and 5m from a rear boundary; or (b) if in the Low Density Residential Zone, be provided to a depth of 10m from a frontage, 5m from a side boundary and 5m from a rear boundary.	P1 Landscaping must be provided, having regard to: (a) width of the setbacks; (b) the width of the frontage; (c) the topography of the site; (d) maximising the retention of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas; (e) other established vegetation on the site; (f) the location, type and growth of the proposed vegetation; (g) the character of the streetscape and surrounding area; and (h) impact on adjoining land.
A2 No Acceptable Solution.	P2 The design of landscaping around buildings must have regard to: (a) including a range of plant height and forms to create diversity, interest and amenity; (b) mitigating the bulk and scale of the development; (c) integrating the development into the surrounding area; (d) landscaping along driveways to soften the driveway appearance; (e) screening of boundary fencing; and (f) where practical, incorporating established vegetation.

KIN-S7.7.62 On-site waste water treatment in Bonnet Hill

This clause is in addition to the Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings.

Objective:	That where on-site waste water management is required: (a) the site is capable of accommodating an on-site waste water management system adequate for future use and development of the land; and
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(b) there is no unreasonable impact on vegetation within the Blackmans Bay and Bonnet Hill Mapped Vegetation Areas.	
Acceptable Solutions	Performance Criteria
A1 On-site wastewater management must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map as within: (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a waterway and coastal protection area; or (c) be located outside the Bonnet Hill Mapped Vegetation Areas (Figure KIN-S7.4); (d)(b) be located on a site with a soil depth of at least 1.5m; (e)(c) be located on a site where the average gradient of the land does not exceed 10%; and (f)(d) in the case of a habitable building, provide 65m² of land for waste water land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	P1 The site must provide sufficient area for management of on-site wastewater, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (g)(h) <u>the nature and extent of any hazard overlay;</u> (i) any adverse environmental impact on surrounding properties and the locality; <u>and</u> (h) (i) any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site waste water management system; <u>and</u> (j) <u>the retention of vegetation within the Blackmans Bay and Bonnet Hill Mapped Vegetation Areas;</u>
A2 An outbuilding, driveway or parking area, or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area, or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite waste water management system.

KIN-S7.7.73 ~~Vegetation management~~ Prominent trees in Bonnet Hill

This clause is in addition to ~~General Residential Zone – clauses 8.4 Development Standards for Dwellings, 8.5 Development Standards for Non-dwellings and Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non Dwellings.~~

Objective:	That the siting of buildings and works minimises the impact or loss of prominent trees to contribute to the amenity and landscape setting of Bonnet Hill, That the siting of buildings and works maximises the retention of native vegetation that contributes to the local character of land in the Blackmans Bay Bluff and Bonnet Hill Precincts.
Acceptable Solutions	Performance Criteria
A1 <u>The location of buildings and works must not encroach within the tree protection zone of a prominent tree.</u>	P1 <u>Buildings and works must be located and designed to minimise impacts on prominent trees, having regard to:</u> <u>(a) the extent of vegetation to be removed;</u>

The location of buildings and works within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas must: (a) be located within a building area, if shown on a sealed plan; or (b) not encroach within the tree protection zone of an individual native tree with a diameter more than 25cm; and (c) not require the clearing of native vegetation;	(b) the maturity and landscape contribution; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation or revegetation measures; (e) the management, landscaping and treatment of the balance of the site; and (f) the practical alternatives with respect to the location or design of the development. Buildings and works within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas must be located and designed to maximise the retention of native vegetation, including individual trees, having regard to: (a) the extent of native vegetation to be impacted, removed and retained; (b) the maturity, landscape contribution and conservation significance of the vegetation; (c) any proposed remedial, mitigation, offset or revegetation measures; (d) the management and treatment of native vegetation on the balance of the site; and (e) the practical alternatives with respect to the location or design of the development.
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KIN-S7.7.8 Collision risk

This clause is in addition to the General Residential Zone—clauses 8.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings and Low Density Residential Zone—clauses 10.4 Development Standards for Dwellings and 10.6 Development Standards for Non-dwellings.

Objective:	That the design of buildings and structures minimises collision risk for threatened bird species.
Acceptable Solutions	Performance Criteria
A1 The design of buildings and structures must: (a) not include mesh fences greater than 1.2m in height from natural ground level; (b) not include corner windows and sightlines through glazed surfaces; (c) use glazing that: (i) has a total surface area of less than 2m²; or (ii) uses low-reflectivity glass (0-10%); or (iii) is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground.	P1 Building design must minimise the collision risk for threatened birds, having regard to: (a) any likely particular impacts on the swift parrot; (b) any impacts on other threatened bird species; and (c) the advice of a suitably qualified person.

KIN-S7.8 Development Standards for Subdivision

KIN-S7.8.1 Lot design for CT 38873/1, CT 138873/2 and CT 138873/3 Bonnet Hill lot design in coastal proximity

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1- where within the area identified by Figure KIN-S7.2 – Lot design for CT 38873/1, CT 138873/2 and CT 138873/3.

Objective:	<u>That each lot has an area and dimensions appropriate for use and development and that contributes to the landscape setting of Bonnet Hill when viewed from Kingston and Kingston Beach.</u> That each lot in coastal proximity has an area and dimensions appropriate for use and development within low density residential areas.
Acceptable Solutions	Performance Criteria
A1 <u>Each lot, or a lot proposed on a plan of subdivision, must:</u> (a) <u>have an area of not less than 3,000m² and:</u> a. <u>be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</u> i. <u>all setbacks required by clause 10.4.3 A1 and A2; and</u> ii. <u>easements or other title restrictions that limit or restrict development; and</u> b. <u>existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</u> (b) <u>be required for public use by the Crown, a council or a State authority;</u> (c) <u>be required for the provision of Utilities; or</u> (d) <u>be for the consolidation of a lot with another lot provided each lot is within the same zone.</u> Each lot, or a lot proposed on a plan of subdivision within an area of coastal proximity in Bonnet Hill, must: (a) have an area of not less than 5,000m² • able to contain a minimum area of 20m x 15m with a gradient not steeper than 1 in 5, clear of; • all setbacks required by clause 10.4.3 A1 and A1 and A2; • easements or other title restrictions that limit or restrict development; • land shown on an overlay map, as within: • a flood prone hazard area; • a landslip hazard area; and • a waterway and coastal protection area; and (e) existing buildings are consistent with the setback required by the Low	P1 <u>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:</u> (a) <u>the relevant requirements for development of buildings on the lots;</u> (b) <u>the intended location of buildings on the lots;</u> (c) <u>the topography of the site;</u> (d) <u>adequate provision of private open space;</u> (e) <u>the pattern of development existing on established properties in the area; and</u> (f) <u>any constraints to development.</u> <u>(g) the extent to which future development arising from the subdivision, including its contribution to the cumulative pattern and intensity of development apparent within the landscape and visibility from Kingston and Kingston Beach;</u> <u>(h) any practical alternatives with respect to the location or design of the subdivision layout and associated works;</u> <u>and must have an area not less than 1,500m².</u> Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the maturity, landscape contribution and conservation significance of any vegetation; (b) any practical alternatives with respect to the location or design of the subdivision layout and associated works; (c) requirements for adequate access arrangements, bushfire protection and on-site waste water; (d) the management, landscaping and treatment of the site; (e) minimising, mitigating and offsetting adverse impacts on native vegetation; (f) the relevant requirements for development of buildings on the lots; (g) the intended location of buildings on the lots; (h) the topography of the site; (i) adequate provision of private open space; (j) adequate provision of drainage and waste water disposal; (k) any constraints to development; (a) the pattern of development existing on established properties in the area;

Density Zone— clause 10.4.3 Setback A1 and A2; (b) not impact an individual tree with a diameter more than 25cm or require the removal of native vegetation within the Blackmans Bay Bluff and Bonnet Hill Mapped Vegetation Areas; (c) be required for public use by the Crown, a council or State authority; (d) be required for the provision of utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same zone.	— increasing the long-term security, maintenance and management of native vegetation outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures through mechanisms on the title; and (1) the purpose of the underlying zone; and must have an area not less than 4,500m ² .
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KIN-S7.9 Tables

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

Figure KIN-S7.1 Blackmans Bay Bluff Precinct

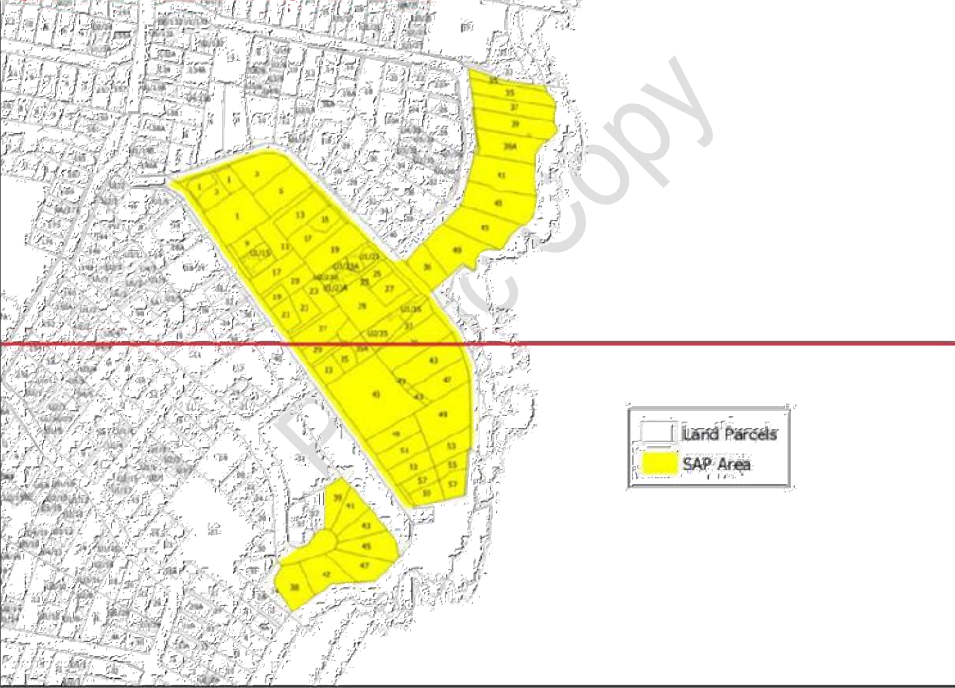


Figure KIN-S7.2.1 Bonnet Hill Precinct

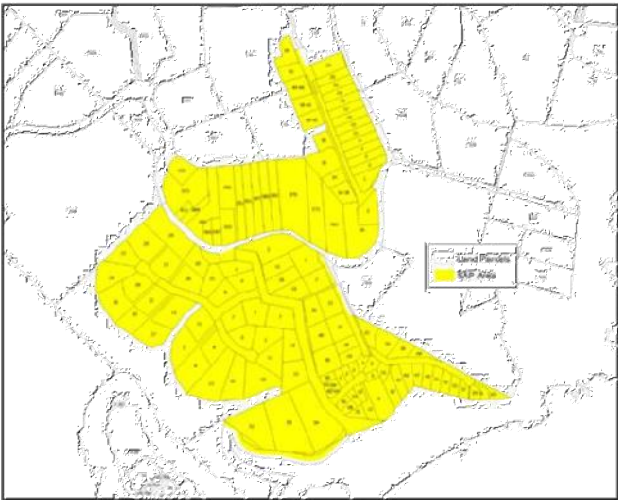


Figure KIN-S7.2 Lot design for CT 38873/1, CT 138873/2 and CT 138873/3

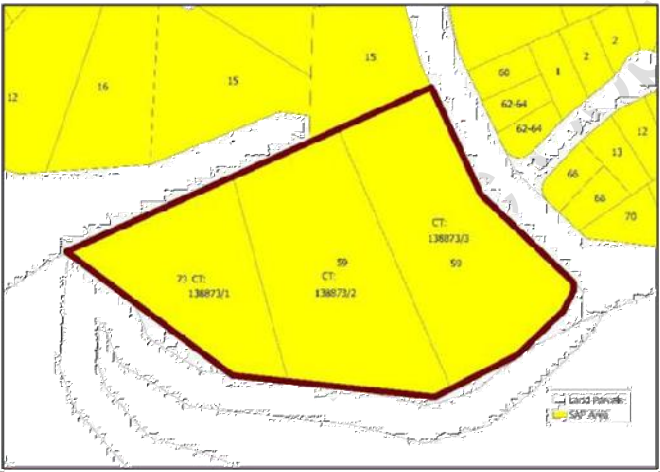


Figure KIN-S7.3 Blackmans Bay Bluff Vegetation Areas

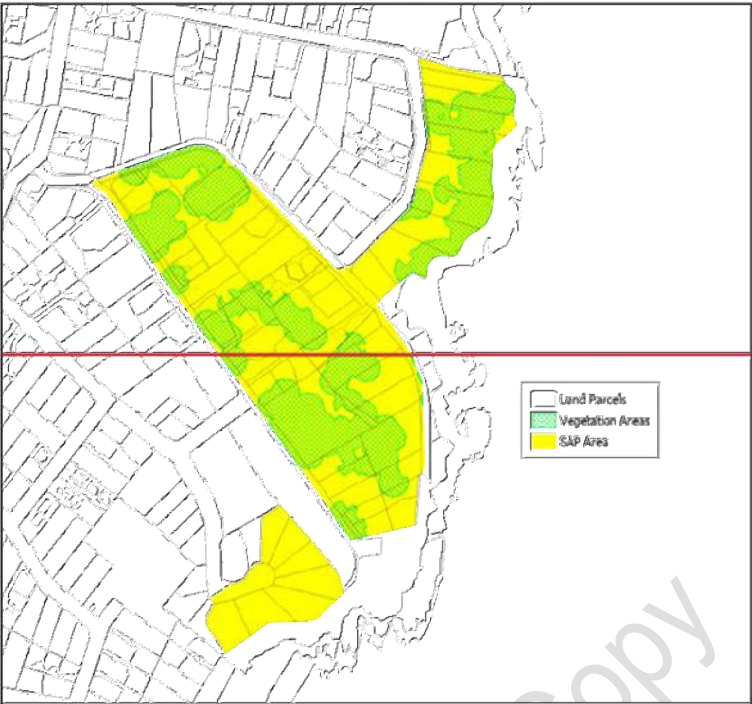
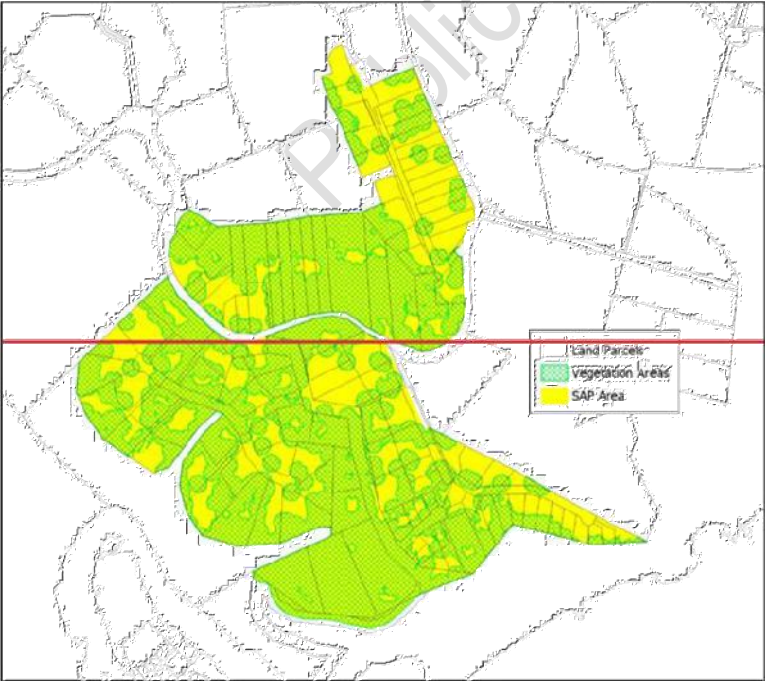


Figure KIN-S7.4 Bonnet Hill Vegetation Areas



KIN-S7.0 Bonnet Hill Specific Area Plan**KIN-S7.1 Plan Purpose**

The purpose of Bonnet Hill Specific Area Plan is:

- KIN-S7.1.1 To encourage a low-density, large-lot residential character, that is compatible with the amenity and landscape setting of Bonnet Hill, particularly when viewed from Kingston and Kingston Beach.
- KIN-S7.1.2 To minimise the impact or loss of prominent trees that contribute to the amenity and landscape setting of Bonnet Hill
- KIN-S7.1.3 To provide sufficient land on lots for on-site wastewater management where on-site wastewater management is required.

KIN-S7.2 Application of this Plan

- KIN-S7.2.1 The Specific Area Plan applies to the area of land designated as KIN-S7.0 Bonnet Hill Specific Area Plan on the overlay map and in Figure KIN-S7.1.
- KIN-S7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of Low Density Residential Zone as specified in the relevant provision.

KIN-S7.3 Local Area Objectives

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

KIN-S7.4 Definition of Terms

KIN-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
prominent tree	means any tree with a height greater than 5m and that has a single trunk diameter of 25cm or more measured from a height of 1.4m above existing ground level.
tree protection zone	means the area surrounding a tree that is required to be protected from disturbance to maintain the tree's health and viability, including protection of both the root system and canopy. The extent of the Tree Protection Zone is to be determined in accordance with <i>Australian Standard AS 4970—2025 Protection of trees on development sites</i> and informed by the Notional Root Zone (NRZ), being the theoretical root protection area calculated as a radius equal to 12 times the tree's diameter at standard height (DSH), subject to a minimum of 2m and a maximum of 15m.

KIN-S7.5 Use Table

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

KIN-S7.6 Use Standards

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

KIN-S7.7 Development Standards for Dwellings**KIN-S7.7.1 Building height in the Low Density Residential Zone in Bonnet Hill**

This clause is in substitution for Low Density Residential Zone – clauses 10.4.2 Building height and 10.5.1 Non-dwelling development A1 and P1 where within the area identified by Figure KIN-S7.2 – Building Height for CT 38873/1, CT 138873/2 and CT 138873/3.

Objective:	That the height of buildings does not adversely impact on the visual landscape qualities of Bonnet Hill when viewed from Kingston and Kingston Beach..
Acceptable Solutions	Performance Criteria
A1 A dwelling on CT 38873/1, CT 138873/2 and CT 138873/3 as shown on Figure KIN-S7.1, must have a building height not more than 5m.	P1 The height of dwellings on CT 38873/1, CT 138873/2 and CT 138873/3, as shown on Figure KIN-S7.3, must be compatible with the visual landscape qualities of Bonnet Hill, having regard to: (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the apparent height when viewed from Kingston and Kingston Beach; (d) the bulk and form of existing and proposed buildings; (e) sunlight to habitable rooms and private open space of dwellings; (f) any overshadowing of adjoining properties; and (g) the practical alternatives with respect to the location or design of the development.

KIN-S7.7.2 On-site waste water treatment in Bonnet Hill

This clause is in addition to the Low Density Residential Zone – clauses 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective:	That where on-site waste water management is required, sites are capable of accommodating an on-site waste water management system adequate for future use and development of the land.
Acceptable Solutions	Performance Criteria
A1 On-site wastewater management must: (a) not cover more than 20% of the site; (b) be located on a site with a soil depth of at least 1.5m; (c) be located on a site where the average gradient of the land does not exceed 10%; and (d) in the case of a habitable building, provide 65m² of land for waste water land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	P1 The site must provide sufficient area for management of on-site wastewater, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space;

	(g) any adverse impacts on the quality of ground, surface and coastal waters; (h) the nature and extent of any hazard overlay; (i) any adverse environmental impact on surrounding properties and the locality; and (j) any written advice from a suitably qualified person about the adequacy of the on-site waste water management system.
A2 An outbuilding, driveway or parking area, or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area, or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite waste water management system.

KIN-S7.7.3 Prominent trees in Bonnet Hill

This clause is in addition to Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non Dwellings.

Objective:	That the siting of buildings and works minimises the impact or loss of prominent trees to contribute to the amenity and landscape setting of Bonnet Hill.
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must not encroach within the tree protection zone of a prominent tree.	P1 Buildings and works must be located and designed to minimise impacts on prominent trees, having regard to: (a) the extent of vegetation to be removed; (b) the maturity and landscape contribution; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation or revegetation measures; (e) the management, landscaping and treatment of the balance of the site; and (f) the practical alternatives with respect to the location or design of the development.

KIN-S7.8 Development Standards for Subdivision

KIN-S7.8.1 Lot design for CT 38873/1, CT 138873/2 and CT 138873/3

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1 where within the area identified by Figure KIN-S7.2 – Lot design for CT 38873/1, CT 138873/2 and CT 138873/3.

Objective:	That each lot has an area and dimensions appropriate for use and development and that contributes to the landscape setting of Bonnet Hill when viewed from Kingston and Kingston Beach.
Acceptable Solutions	Performance Criteria

A1 Each lot, or a lot proposed on a plan of subdivision, must: (a) have an area of not less than 3,000m² and: a. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: i. all setbacks required by clause 10.4.3 A1 and A2; and ii. easements or other title restrictions that limit or restrict development; and b. existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (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.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the 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) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development; (g) the extent to which future development arising from the subdivision, including its contribution to the cumulative pattern and intensity of development apparent within the landscape and visibility from Kingston and Kingston Beach; (h) any practical alternatives with respect to the location or design of the subdivision layout and associated works; and must have an area not less than 1,500m².
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KIN-S7.9 Tables

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

Figure KIN-S7.1 Bonnet Hill Precinct

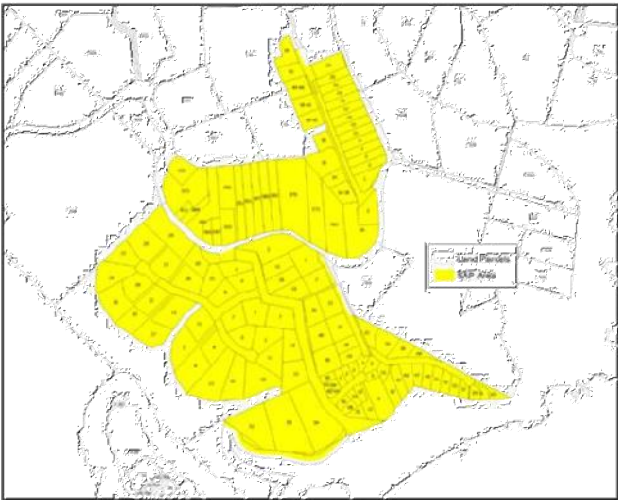
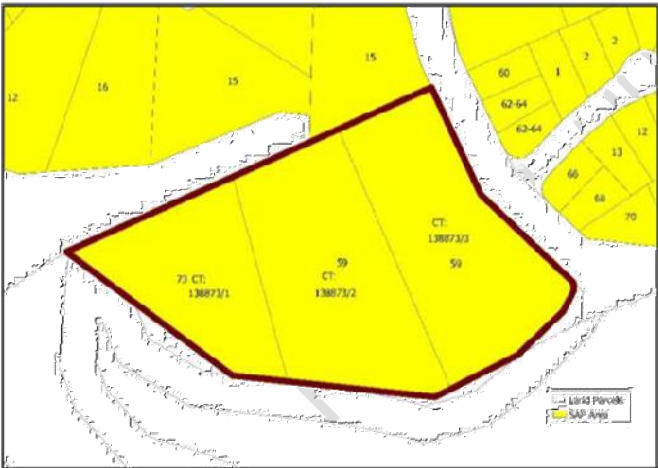


Figure KIN-S7.2 Lot design for CT 38873/1, CT 138873/2 and CT 138873/3



Modifications made to the Bruny Island SAP	Explanation of the modifications
KIN-S6.0 Bruny Island Specific Area Plan KIN-S6.1 Plan Purpose The purpose of the Bruny Island Plan is: KIN-S6.1.1 To provide a place-based planning framework for Bruny Island that reflects its dispersed settlements, diverse land uses and distinctive island character. KIN-S6.1.2 To provide for development that aligns with the capacity of Bruny Island's limited infrastructure and services. KIN-S6.1.3 To provide for development that is compatible with the significant natural values, environmental qualities and landscape character of Bruny Island. KIN-S6.1.1 To encourage use and development that protects and enhances the character of Bruny Island, which is unique for its mix of natural values, agricultural and aquacultural production, recreational destination, cultural significance, and a limited population contained within a relatively small island. KIN-S6.1.2 To provide for use and development consistent with the purpose of the underlying zone in a manner that that complements the character and maintains and protects the significant natural values of Bruny Island. KIN-S6.1.3 To encourage use and development that supports Bruny Island as a low key tourism destination. KIN-S6.1.4 To provide for uses and development at a density that can be accommodated by the limited infrastructure and services available in the area. KIN-S6.1.5 To provide the ability to subdivide land, at a density appropriate to the natural values, infrastructure and service constraints that exist in the area. KIN-S6.1.6 To ensure that where on site waste management is required, lots have sufficient land available for on site waste management. KIN-S6.1.7 To manage stormwater quality and quantity to protect natural values, infrastructure and property. KIN-S6.1.8 To minimise the collision risk to threatened bird species through the appropriate design of development.	The Bruny Island SAP has been revised to improve its clarity, usability and effectiveness, while remaining focused on its primary purpose. The changes also provide a stronger foundation for a place-based planning approach that can be refined over time through further strategic planning work and engagement with the Bruny Island community. The SAP purpose statement has been refined to more clearly articulate its role in managing use and development in a manner that is compatible with Bruny Island's limited infrastructure capacity, natural values, environmental qualities and landscape character.

KIN-S6.2	Application of this Plan	While the SAP continues to apply across all zones within the SAP area, its provisions have been substantially streamlined and now focus primarily on addressing matters not adequately dealt with through the standard provisions of the Tasmanian Planning Scheme, particularly within the Low Density Residential Zone and the Agriculture Zone. Development within the other zones will then be generally regulated through the standard provisions of the Tasmanian Planning Scheme. This approach improves the usability of the SAP and reduces unnecessary duplication. The application requirements have been removed from the SAP. While Specific Area Plans can include application requirements, the standard provisions of the Tasmanian Planning Scheme already enable a planning authority to request additional supporting information where necessary to assess an application. Although the application requirements provided useful guidance to applicants, they are not considered essential to the operation of the SAP and can be more appropriately addressed through the standard development assessment process and application guidelines.
KIN-S6.2.1 KIN-S6.2.2	The specific area plan applies to the area of land designated as KIN-S6.0 Bruny Island Specific Area Plan on the overlay maps and in Figure KIN-S6.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of: (a) Low Density Residential Zone; (b) Rural Living Zone; (c) Village Zone; (d) Rural Zone; (e) Landscape Conservation Zone; (f) Environmental Management Zone; (g) Agriculture Zone; and (h) Community Purpose Zone; and (i) _____ (j) _____ Natural Assets Code; as specified in the relevant provision. KIN-S6.2.3 In the area of land this plan applies to, in addition to any other application requirements, the planning authority may require any of the following information to determine compliance with the use and development standards: (a) a Natural Values Assessment by a suitably qualified person for buildings and works or subdivisions to determine the impacts of a development and identify management and protection measures to protect and enhance the natural and cultural values and landscapes of the natural values; (b) an Aboriginal Heritage Assessment by a suitably qualified person (Certificate V or equivalent) and a qualified person for the assessment of the impacts of a development on the natural and cultural values of the area within the planning scheme's Aboriginal Heritage Assessment Area; (c) a detailed risk assessment by a suitably qualified person to determine the potential risk of flooding and the impacts of a development on the flood risk and the flood risk management measures; (d) a detailed risk assessment by a suitably qualified person to determine the potential risk of bushfire and the impacts of a development on the bushfire risk and the bushfire management measures; (e) a detailed risk assessment by a suitably qualified person to determine the potential risk of erosion and the impacts of a development on the erosion risk and the erosion management measures; (f) a detailed risk assessment by a suitably qualified person to determine the potential risk of landslip and the impacts of a development on the landslip risk and the landslip management measures; (g) a detailed risk assessment by a suitably qualified person to determine the potential risk of coastal erosion and the impacts of a development on the coastal erosion risk and the coastal erosion management measures; (h) a detailed risk assessment by a suitably qualified person to determine the potential risk of sea level rise and the impacts of a development on the sea level rise risk and the sea level rise management measures; (i) a detailed risk assessment by a suitably qualified person to determine the potential risk of climate change and the impacts of a development on the climate change risk and the climate change management measures; (j) a detailed risk assessment by a suitably qualified person to determine the potential risk of natural disasters and the impacts of a development on the natural disasters risk and the natural disasters management measures;	

	recognises that the Policy in its current form cannot be easily integrated with the Tasmanian Planning Scheme. Under the Kingborough Biodiversity Offset Policy, biodiversity offsets are measures that compensate for residual environmental impacts after avoidance and mitigation measures have been exhausted, with the objective of avoiding no net loss of biodiversity values. However, the Policy operates differently from the Natural Assets Code of the Tasmanian Planning Scheme. The Natural Assets Code only provides for on-site offsets in limited circumstances and does not contemplate broader offset mechanisms such as offsets on other land or monetary contributions, which are allowed under the Kingborough Biodiversity Offset Policy. The Bruny Island SAP is principally justified on the basis of protecting the island's significant environmental values, including native vegetation, biodiversity, habitat connectivity and ecological processes that contribute to the island's recognised natural character and conservation significance. In this context, there is a reasonable planning basis for considering the application of biodiversity offsets as a mechanism to address residual impacts on environmental values. Ideally, reference to the Kingborough Biodiversity Offset Policy would remain within the SAP, recognising its potential role in supporting the biodiversity and environmental objectives of the provisions. However, the modified SAP limits the application of the Priority Vegetation provisions to land within the Low Density Residential Zone and Agriculture Zone. As a result, a disconnect arises whereby biodiversity offsets may be sought or
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	applied in relation to vegetation impacts within those zones, while comparable vegetation impacts in other zones on Bruny Island would not be subject to the same framework. This creates uncertainty regarding the consistent application of offsets across the Island and the relationship between the SAP provisions and the broader planning scheme. For this reason, it is considered appropriate to remove the specific reference to the Kingborough Biodiversity Offset Policy at this stage. Notwithstanding this, the issue warrants further discussion with the Tasmanian Planning Commission during the LPS hearings to determine whether an alternative mechanism, or a revised approach to biodiversity offsets, can be incorporated into the LPS in a manner that provides a clear and consistent framework for the protection of Bruny Island's environmental values.
KIN-S6.5 Use Table <u>This sub-clause is not used in this specific area plan</u> KIN-S6.6 Use Standards <u>This sub-clause is not used in this specific area plan</u>	The unique land use tables and land use standard have been removed on the basis that they would benefit from further consultation with the Bruny Island community and service providers.

KIN-S6.7 Development Standards for Buildings and Works KIN-S6.7.1 Residential density for multiple dwellings in the <u>Low Density Residential Zone</u> This clause is in substitution for Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings.		The provisions relating to multiple dwellings have been refined to better reflect existing development patterns. These provisions are no more onerous than those that applied under KIPS 2015 and provide a pathway through the Performance Criteria to achieve outcomes that are more closely aligned with the standard provisions of the Tasmanian Planning Scheme. The wording is generally consistent with the standard provisions, with the key difference being the land area requirements applicable to each dwelling.
Objective:	Trial the density of multiple dwellings: (a) is appropriate for the low density nature of the zone; and (b) is consistent with the availability of infrastructure services and any constraints to development. That a site is suitable for multiple dwellings.	
Acceptable Solutions	Performance Criteria	
A1	P1.1	
Multiple dwellings must: (a) have a site area per dwelling of not less than 2,500m². (b) meet the on-site waste water management provisions in KIN-S6.7.5-A1; and (c) avoid direct or indirect impacts on natural values located in the Bruny Island Natural Values Area.	For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) does not exceed the capacity of the current or intended infrastructure services in the area; and (c) the site area per dwelling is not less than 1,500m², having regard to any constraints to development.	

	P1.2 For a site that is not capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) can be provided with adequate on-site wastewater disposal and water supply; and (c) the site area per dwelling is not less than 2,000m²; and (d) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system. having regard to any constraints to development. P4 (a) Multiple dwellings must—site area per dwelling must not be less than 2,500m² and must be: (a) — provided with on-site waste water management in accordance with KIM 36.3.6 A1 or P2; and (b) designed to maximise the retention and management of natural values located in the Bruny Island Natural Values Area.		
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Clause 62.7.3 – Building Height and Form – Village Zone For the purpose of this clause, the Village Zone is defined as the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone. For the purpose of this clause, the Village Zone is defined as the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone. <table border="1"> <tr> <td>Objective:</td><td>That the design of development complements the existing built and landscape character of Bruny Island.</td></tr> <tr> <td>Acceptable Solutions</td><td>Performance Criteria</td></tr> <tr> <td>A1</td><td>P1</td></tr> <tr> <td>Exterior building finishes must:</td><td>Exterior building surfaces must not cause significant adverse impact on the visual amenity of the area, having regard to:</td></tr> <tr> <td>(a) be of materials and colours with a light reflectance value not greater than 40%; and</td><td>(a) the level of reflectance when viewed from roads, public places and nearby waters; and</td></tr> <tr> <td>(b) not in bold or bright colours.</td><td>(b) dominant colours and character of the area.</td></tr> </table>	Objective:	That the design of development complements the existing built and landscape character of Bruny Island.	Acceptable Solutions	Performance Criteria	A1	P1	Exterior building finishes must:	Exterior building surfaces must not cause significant adverse impact on the visual amenity of the area, having regard to:	(a) be of materials and colours with a light reflectance value not greater than 40%; and	(a) the level of reflectance when viewed from roads, public places and nearby waters; and	(b) not in bold or bright colours.	(b) dominant colours and character of the area.	A number of SAP-specific building design controls, including provisions relating to building height, exterior finishes, excavation and fill, have been removed as these matters would benefit from further strategic planning and consultation with the Bruny Island community before more detailed controls are considered. The only remain building design provisions relate to building height in Apollo Bay and the Swift Parrot collision risks controls that are discussed in more detail below.				
Objective:	That the design of development complements the existing built and landscape character of Bruny Island.																
Acceptable Solutions	Performance Criteria																
A1	P1																
Exterior building finishes must:	Exterior building surfaces must not cause significant adverse impact on the visual amenity of the area, having regard to:																
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(b) not in bold or bright colours.	(b) dominant colours and character of the area.																
Clause 62.7.3 – Building Height and Form – Village Zone For the purpose of this clause, the Village Zone is defined as the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone. For the purpose of this clause, the Village Zone is defined as the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone, and the area within the Village Zone boundary, as shown on the map of the Village Zone. <table border="1"> <tr> <td>Objective:</td><td>That building and structure height does not adversely impact on visual landscape qualities or extensive loss of views.</td></tr> <tr> <td>Acceptable Solutions</td><td>Performance Criteria</td></tr> <tr> <td>A1</td><td>P1</td></tr> <tr> <td>Buildings in coastal proximity must have a building height of not more than 5m.</td><td>Building height must not cause a significant adverse impact on the landscape qualities of the area and backdrop setting, having regard to:</td></tr> <tr> <td></td><td>(a) The apparent height when viewed from the adjoining road, public places and waters around Bruny Island;</td></tr> <tr> <td></td><td>(b) the particular shape, contours or slope of the subject land, or of adjoining land;</td></tr> <tr> <td></td><td>(c) the height of adjoining development; and</td></tr> <tr> <td></td><td>(d) any relevant local area objectives.</td></tr> </table>	Objective:	That building and structure height does not adversely impact on visual landscape qualities or extensive loss of views.	Acceptable Solutions	Performance Criteria	A1	P1	Buildings in coastal proximity must have a building height of not more than 5m.	Building height must not cause a significant adverse impact on the landscape qualities of the area and backdrop setting, having regard to:		(a) The apparent height when viewed from the adjoining road, public places and waters around Bruny Island;		(b) the particular shape, contours or slope of the subject land, or of adjoining land;		(c) the height of adjoining development; and		(d) any relevant local area objectives.	As above.
Objective:	That building and structure height does not adversely impact on visual landscape qualities or extensive loss of views.																
Acceptable Solutions	Performance Criteria																
A1	P1																
Buildings in coastal proximity must have a building height of not more than 5m.	Building height must not cause a significant adverse impact on the landscape qualities of the area and backdrop setting, having regard to:																
	(a) The apparent height when viewed from the adjoining road, public places and waters around Bruny Island;																
	(b) the particular shape, contours or slope of the subject land, or of adjoining land;																
	(c) the height of adjoining development; and																
	(d) any relevant local area objectives.																

40N-6B-7-4 Site excavation and fill This clause is in addition to Low-Density Residential Zone—clauses 40-4-2 Development Standards for Dwellings and 40-5-4 Development Standards for Non-dwellings, Rural Living Zone—clause 41-4 Development Standards for Buildings and Works, Village Zone—clause 42-4 Development Standards for Buildings and Works, Rural Zone—clause 20-4 Development Standards for Buildings and Works, Agriculture Zone—clause 24-4 Development Standards for Buildings and Works, Environmental Management Zone—clause 23-4 Development Standards for Buildings and Works, and Community Purpose Zone—clause 27-4 Development Standards for Buildings and Works.		As above.
Objective:	That: (a) the extent of alterations to the existing landform are minimised; (b) the visual prominence of buildings and structures is reduced; (c) building design responds to the particular shape, contours and slope of the land; and (d) design minimises disturbance to landform, including topography and vegetation.	
Acceptable Solutions	Performance Criteria	
A1	P1 Buildings and works must be located to minimise alteration to existing ground level, having regard to:	
Buildings and works must not include cut and fill greater than 1m above or below existing ground level.	(a) the topography of the site; (b) the size and shape of the site; (c) any constraints imposed by existing development; (d) location of buildings or works; (e) the extent of any required cut or fill; (f) degree of disturbance to landform; (g) visibility of cut and fill when viewed from roads, public places and nearby waters; (h) privacy of residents on adjoining lots; (i) land stability; and (j) impact of visibility of driveways and access tracks.	

KIN-S6.7.3 Building height and exterior finishes in Apollo Bay

This clause is in substitution for Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1 where within the area identified by Figure KIN-S6.3 – Apollo Bay Building Design Area.

Objective:	<u>That building height and exterior finishes:</u> <u>(a) protects the amenity of adjoining properties;</u> <u>(b) minimises the impact on the landscape values of the area where so that built form remains secondary to the natural landscape.</u>
Acceptable Solutions	Performance Criteria
A1 <u>Building height must be not more than 6m.</u>	P1 <u>Building height must be compatible with the character of the area and landscape values of the site and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</u> <u>(a) the height, bulk and form of proposed buildings;</u> <u>(b) the height, bulk and form of existing buildings;</u> <u>(c) the topography of the site;</u> <u>(d) the visual impact of the buildings when viewed from roads and public places; and</u> <u>(e) the landscape values of the surrounding area.</u> <u>(a) sunlight to habitable rooms and private open space in adjoining properties; and</u> <u>(b) any overshadowing of adjoining properties or public places.</u>

The SAP includes a targeted building design provision for a defined area of Apollo Bay, addressing local landscape values and visual character through controls on building height, siting, and exterior finishes.

The Ireneinc Locality Baseline and Evaluation Report V1.1 assessed the implications of removing the previously proposed SAP when determining replacement zones under the Tasmanian Planning Scheme (TPS) for land currently zoned Environmental Living. Across nine Bruny Island localities, the report generally found that reinstating standard TPS environmental controls would not alter zoning recommendations. However, for part of the Apollo Bay locality, the report concluded that without specific landscape controls addressing visual impact and building height, the recommended zoning would change from Rural Living Zone to Landscape Conservation Zone.

Given Council's preference for the least restrictive zoning outcome, it is proposed that the land remain within the Rural Living Zone through SAP provisions that specifically protect landscape values. These provisions would apply only within the identified Apollo Bay area and introduce controls on building height and exterior finishes, while all other Rural Living Zone provisions would continue to apply.

The proposed 6-metre height limit is less restrictive than the current 5-metre limit under KIPS2015, and the exterior finishes requirements are broadly consistent with existing Environmental Living Zone provisions.

Without these or similar SAP controls, the Ireneinc report recommends that the land be rezoned to the Landscape Conservation Zone.

A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m.	P2 Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation.		
A3 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	P3 Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.		

KIN-56.77.52 On-site wastewater management on the Low Density Residential Zone

This clause is in addition to Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.1 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	That where on-site wastewater management is required, the site is suitable and able to accommodate an on-site waste management system.
Acceptable Solutions	Performance Criteria
A1 Where on-site wastewater management is required, it must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as with; (c) a flood prone hazard area;	P1 The site must be suitable and provide sufficient area for management of on-site wastewater, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb waste water.

The on-site wastewater provisions have been simplified and refined and is proposed to only apply to the Low Density Residential Zone where on-site waste management is problematic.

The modified provisions are not more onerous than those currently applying under the KIPS2015 and are intended to improve development outcomes and reduce the potential for issues arising later in the development process. These provisions are also similar to those in the Sorrell LPS.

(i) a landslip hazard area; (ii) a coastal erosion hazard area; (iii) a waterway and coastal protection area; or (iv) a coastal inundation hazard area; (e) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area; (d)(b) be located on a site with a soil depth of at least 1.5m; (e)(c) be located on a site where the average gradient of the land does not exceed 10%; and (f)(d) for a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	(d) the nature and extent of any hazard overlay; (e) the existing buildings and any constraints imposed by existing development; (f) the area of the site to be covered by the proposed development; (g) the provision for landscaping, vehicle parking, driveways and private open space; (h) any adverse impacts on the quality of ground, surface and coastal waters; (i) any adverse environmental impact on surrounding properties and the locality; and (j) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site <u>waste water</u> management system; and (k)(i) maximising the retention and management of natural values located in the Bruny Island Natural Values Area;	
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite <u>waste water</u> management system.	

KIN-S6.77.64 Retention and management of Priority Vegetation natural values in the Low Density Residential Zone and Agriculture Zone on Bruny Island

This clause is in addition to Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwelling and 10.5.4 Development Standards for Non-dwellings and Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works and in addition to Natural Assets Code clause C7.2.1 (c) Application of this Code and in substitution of Natural Assets Code clause C7.6.2 Clearance within a priority vegetation area, Environmental Management Zone – clause 23.4.4 Development area, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

This clause is in substitution for Landscape Conservation Zone – clause 22.4.4 Landscape protection, Environmental Management Zone – clause 23.4.4 Vegetation management, and Natural Assets Code – clause C7.6.2 Clearance within a priority vegetation area.

Objective:	<u>That clearance of native vegetation within a priority vegetation area:</u> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities. Buildings and works maximise the appropriate management and retention of natural values in the Bruny Island Natural Values Area and implement the mitigation hierarchy.
Acceptable Solutions	Performance Criteria
A1 <u>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme A1.4</u> The location of buildings and works within the Bruny Island Natural Values Area excluding in the Environmental Management Zone must:	P1.1 <u>Clearance of native vegetation within a priority vegetation area must be for:</u> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

Although significant work has been undertaken to develop a consistent approach to the identification and management of natural values on Bruny Island, it is recommended that the SAP be simplified as an interim measure pending further consideration of broader island-wide provisions.

The SAP has been substantially revised to simplify and streamline the provisions, with a more detailed explanation provided in the supporting justification.

The previously proposed Natural Values provisions, which were intended to apply across the island in place of the standard Priority Vegetation provisions of the Tasmanian Planning Scheme, have been removed. Instead, the SAP now includes Priority Vegetation provisions only for the Low Density Residential Zone and Agriculture Zone, where they address identified gaps in the State Planning Provisions.

Please refer to the justification provided for the modified Bruny Island SAP for a detailed explanation of the challenges associated with transitioning to the Tasmanian Planning Scheme, particularly in relation to the broader application of the Agriculture Zone across Bruny Island. This includes consideration of how the standard application of TPS zones may not adequately recognise or protect the Island's significant landscape, environmental and scenic values, and the implications this has for achieving appropriate planning outcomes in specific localities.

(a) be located within a building area, as shown on a sealed plan; or (b) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area. A1.2 Building and works within the Environmental Management Zone must: (a) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area; or (b) be in accordance with an authority under National Parks and Reserves Management Regulations 2019 granted by the Managing Authority of the Nature Conservation Act 2002.	(c) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (d) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (e) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on site biodiversity offsets; and (f) any existing cleared areas on the site. P1		The modified wording is similar to the standard provisions of the Natural Assets Code that applies to other zones For the remainder of Bruny Island, the standard Priority Vegetation provisions of the Tasmanian Planning Scheme under the Natural Assets Code will apply as an appropriate interim arrangement. Any future consideration of broader SAP-specific environmental provisions across the island would benefit from further discussion and consultation with the Bruny Island community and other relevant stakeholders. This would help ensure that any such provisions appropriately reflect local circumstances, community expectations, and the substantial body of technical and strategic work already undertaken.

KIN-S6.77.75 Swift Parrot Collision-risk

This clause is in addition to Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	<u>Buildings or extensions to existing buildings are designed to minimise the risk of collision, injury and mortality to the Swift Parrot</u> <u>That the design of buildings and structures minimises collision risk for threatened bird species.</u>
Acceptable Solutions	Performance Criteria
A1.1 <u>A new building or extension to an existing building must:</u> <u>(a) Not involve a glazing configuration that create the appearance of an unobstructed flight path through or into a building; and</u> <u>(b) provide transparent or reflective glazing visible from the exterior that:</u> <u>a. does not exceed 2m² in area; or</u> <u>b. incorporates a permanent treatment that makes the glazing visible to birds; and</u> <u>(c) incorporate chain-link, mesh, transparent fencing, transparent balustrades and similar structures incorporate markers, screening, slats, contrasting materials or other permanent treatments that make the structure visible to birds.</u> A1.2 <u>Fencing and other structures that are:</u>	P1 <u>A new building or extension to an existing building must be designed to minimise the risk of collision, injury and mortality to the Swift Parrot, having regard to:</u> <u>(a) the likelihood of Swift Parrot in the locality, as determined by a suitably qualified person having regard to the presence of suitable breeding and/or foraging habitat in the vicinity of the development; and</u> <u>(b) any advice of a suitably qualified person;</u> <u>— guidance relating to bird-safe building design, including (i) <i>Minimising the Swift Parrot Collision Threat: Guidelines and Recommendations for Parrot-Safe Building Design (MVE-Australia, 2009)</i>; and (ii) <i>Saving the Swift Parrot: A Conservation and Management Guide (BirdLife Australia, 2021)</i>;</u> <u>— Building and structure design must minimise the collision risk for threatened birds, having regard to:</u>

The bird collision risk provisions have been refined to apply only to the Swift Parrot, being the species most at risk of collision on Bruny Island. The provisions provide greater clarity regarding their application and incorporate more practical and flexible design responses that reduce bird strike risk while accommodating development.

The guidelines included within the Performance Criteria are also expected to assist landowners and applicants by identifying practical measures that can be incorporated into building and site design to minimise collision risk.

Outside the scope of the SAP, additional guidance material is proposed to be made available on Council's website to support landowners and applicants in understanding and applying the requirements.

KIN-S5.8 Development Standards for Subdivision**KIN-S5.8.1 Lot design in the Low Density Residential Zone**

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 A1 and P1 Lot design and Natural Assets Code – clause C7.7.2 Subdivision within a priority vegetation area.

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. That each lot has an area and dimensions appropriate for use and development in the zone while maximising the retention and protection of natural values.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 2,500m² and; (b) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (c) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (d) be required for public use by the Crown, a council or a State authority; (e) be required for the provision of utilities; or be for the consolidation of a lot with another lot provided each lot is within the same zone. A1 Each lot, or a lot proposed on a plan of subdivision, must:	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the 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) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; (f) any constraints to development; (g) the capacity of the current or intended infrastructure services in the area; and must have an area not less than 2,500m². P1 Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 2,500m² and must not substantially detract from the natural values located in the Binary Island Natural Values Area – located within A1-10.

The subdivision provisions have also been substantially modified.

SAP-specific subdivision controls are now proposed to apply only within the Low Density Residential Zone and Agriculture Zone, with subdivision in all other zones regulated through the standard provisions of the Tasmanian Planning Scheme.

The Low Density Residential Zone subdivision provisions have been simplified and provide greater recognition of existing settlement patterns.

The provisions are not more onerous than those currently applying under the KIPS2015 and include Performance Criteria that allow consideration of subdivision outcomes more closely aligned with the standard minimum lot sizes provided under the Tasmanian Planning Scheme where appropriate.

The wording is similar to the standard provisions of the Natural Assets Code that applies to other zones.

KIN-S6.B.2
design**Subdivision in the Agriculture Zone** Bruny Island natural values retention, management and lot

This clause is in addition to Rural Living Zone – clause 14.5 Development Standards for Subdivision, Village Zone – clause 12.5 Development Standards for Subdivision, Rural Zone – clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone – clause 22.5 Development Standards for Subdivision, Environmental Management Zone – clause 23.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision and in addition in Natural Assets Code clause C7.2.3 (c) Application of this Code and Community Purpose Zone – clause 27.5 Development Standards for Subdivision.

This clause is in substitution for Natural Assets Code – clause C7.7.2 Subdivision within a priority vegetation area.

Objective:	That subdivision minimises adverse impact on priority vegetation. That subdivision: (a) maximises the appropriate management, retention and protection of natural values; (b) implements the mitigation hierarchy; and (c) complements the local character of Bruny Island.
Acceptable Solutions	Performance Criteria
A1 No performance criterion. Each lot, or a lot proposed on a plan of subdivision, must not directly or indirectly impact on natural values located in the Bruny Island Natural Values Area.	P1 Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards; (b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site

The subdivision provisions for the Agriculture Zone have been significantly simplified so that the standard provisions apply, with the only additional requirement being consideration of Priority Vegetation associated with works undertaken as part of a subdivision.

Without this provision, the Planning Authority's preferred approach would be to apply the Rural Zone, rather than the Agriculture Zone, on Bruny Island.

This provision therefore enables the application of the Agriculture Zone while addressing an identified gap in the State Planning Provisions relating to the assessment of Priority Vegetation impacts arising from subdivision works.

Justification for the Modified Bruny Island Specific Area Plan

The following assessment demonstrates the extent to which the modified Specific Area Plan (SAP) is consistent with the requirements of sections 32(4)(b) and 34 of the *Land Use Planning and Approvals Act 1993* (LUPAA), the Schedule 1 Objectives of LUPAA, and the *Southern Tasmania Regional Land Use Strategy* (STRLUS).

Sections 32(4)(b) and 34 of the LUPAA 1993

Section 34 requires the Tasmanian Planning Commission (TPC) to be satisfied that a proposed amendment meets the Local Provisions Schedule (LPS) criteria, including the requirements of section 32 of the LUPAA. In the case of a SAP, section 32(4)(b) requires it to be demonstrated that the land possesses particular environmental, economic, social or spatial qualities that necessitate the application of provisions that are unique to the area and apply in substitution for, in addition to, or as a modification of the State Planning Provisions (SPPs).

The Bruny Island SAP has been substantially refined following review of representations and the recommendations arising from the Pitt & Sherry review. The modified SAP adopts a more targeted and proportionate approach by retaining only those provisions considered necessary to address the key attributes of Bruny Island that are not adequately recognised or managed through the standard provisions of the Tasmanian Planning Scheme (TPS).

The primary justification for the modified SAP rests on the particular spatial and environmental qualities of Bruny Island. In particular, the SAP retains provisions that respond to:

- the distinctive settlement pattern and development capacity of Bruny Island's Low Density Residential settlements;
- the relationship between lot size, development density and infrastructure constraints, including on-site wastewater management;
- the regionally, nationally and internationally significant natural values present across the Island;
- the need to manage development impacts on threatened species habitat and ecological connectivity;
- the need to manage the risk of collision impacts on the critically endangered Swift Parrot; and
- localised landscape values within the Apollo Bay area.

While the SAP is principally justified on the basis of these spatial and environmental qualities, the Planning Authority also considers that there are important social and economic considerations that support and reinforce the need for a place-based planning approach.

Bruny Island has a distinctive social character associated with its island lifestyle, small and dispersed communities, strong community identity and high value placed on the Island's natural environment and settlement pattern. Similarly, the Island's economy is intrinsically linked to its landscape character, environmental values, tourism appeal, agricultural production and broader reputation as a unique destination. The protection

of the settlement pattern and natural values of Bruny Island is therefore closely related to the maintenance of the social and economic qualities that contribute to the Island's long-term sustainability and community wellbeing.

Accordingly, while the modified SAP is primarily directed towards addressing particular spatial and environmental qualities associated with the land, the social and economic benefits arising from the protection and management of those qualities provide additional support for the continued application of a place-based planning framework on Bruny Island.

The following sections explain why these spatial and environmental qualities warrant a place-based planning response and why the modified SAP provisions remain necessary notwithstanding the availability of the standard provisions of the TPS.

Spatial Qualities – Distinctive Settlement Pattern and Development Capacity in the Low Density Residential Zone

The Low Density Residential settlements on Bruny Island exhibit a development pattern that differs significantly from urban, peri-urban and township environments elsewhere in Kingborough and Tasmania. These settlements are characterised by larger residential lots, substantial separation between dwellings, extensive vegetation retention and a built form that is integrated into the surrounding landscape rather than dominating it. Collectively, these characteristics contribute to a low-density development and natural character that is widely recognised as a defining feature of Bruny Island.

These characteristics reflect decades of planning outcomes that have recognised the Island's environmental constraints, limited infrastructure and services, landscape character and community expectations. They also reflect the realities of island living, where development patterns have evolved in response to physical constraints and the need to balance development opportunities with protection of Bruny Island's unique character and environmental values.

The modified SAP retains a targeted suite of provisions that directly respond to these spatial qualities. In particular, the SAP includes provisions relating to:

- KIN-S6.7.1 Residential density for multiple dwellings in the Low Density Residential Zone;
- KIN-S6.7.2 On-site wastewater management in the Low Density Residential Zone; and
- KIN-S6.8.1 Lot design in the Low Density Residential Zone.

Collectively, these provisions recognise the relationship between settlement character, lot size, infrastructure limitations and the capacity of land to accommodate development while maintaining the development pattern that characterises Low Density Residential zoned settlements on Bruny Island.

Residential Density and Lot Design

The provisions relating to residential density for multiple dwellings and lot design propose a minimum lot size of 2,500m² and a minimum site area of 2,500m² per

dwelling. These requirements are broadly consistent with those contained in the State Planning Provisions (SPPs) but provide a more explicit response to the infrastructure constraints that exist on Bruny Island.

The provisions also generally maintain the outcomes currently achieved under the KIPS2015, noting that multiple dwellings are not currently allowed within the Low Density Residential Zone on Bruny Island under KIPS2015.

The modified provisions have been further refined to provide a greater degree of flexibility. In particular, the Performance Criteria establish a pathway for consideration of outcomes that align with the standard provisions of the TPS, namely a minimum lot size or site area per dwelling of 1,500m², where it can be demonstrated that such outcomes are appropriate having regard to:

- the existing settlement pattern; and
- infrastructure and servicing capacity.

This refined approach is consistent with the modified purpose of the SAP, which seeks to provide a place-based planning framework capable of adapting over time. It also reflects a pragmatic approach to development on Bruny Island by enabling greater flexibility where site-specific circumstances demonstrate that additional residential density can be accommodated without compromising the character of existing settlements or meets available infrastructure and servicing capacity.

If the SAP provisions were not supported, the standard planning provisions could enable residential development at densities that do not adequately respond to Bruny Island's infrastructure and servicing constraints. This may increase pressure on limited infrastructure capacity and result in development outcomes that are not consistent with the existing settlement pattern, potentially compromising the distinctive character and landscape setting of the Low Density Residential zoned settlements on Bruny Island.

On-site Wastewater Management

The on-site wastewater management provisions are also directly linked to the spatial qualities of the Low Density Residential settlements where development relies heavily on on-site wastewater treatment and disposal systems. The modified SAP recognises that lot size, development density and settlement pattern cannot be considered independently from the land's capacity to safely and sustainably accommodate wastewater disposal.

The wastewater provisions therefore require sufficient suitable land to be available for wastewater management and establish standards relating to land application areas, soil depth, slope and site constraints. These provisions recognise that the larger lot sizes characteristic of Bruny Island settlements is not simply a matter of neighbourhood character but also reflect practical servicing constraints that influence the capacity of land to accommodate additional development.

A key objective of these provisions is to ensure that wastewater management constraints are identified and considered early in the development assessment process, rather than emerging later during the plumbing approval process. Council's

experience on Bruny Island has demonstrated that wastewater management is often one of the most significant constraints to development and, where not adequately considered at the planning stage, can result in delays, additional costs, redesign of development proposals and in some cases, conflict between landowners, developers and adjoining landholders.

By requiring wastewater considerations to form part of the planning assessment process, the SAP provides greater certainty for applicants and the community and reduces the risk of development being approved on land that is unable to sustainably accommodate on-site wastewater disposal. The provisions also help minimise the potential for environmental impacts, public health issues and land use conflict associated with the long-term operation of wastewater systems in locations with physical or servicing constraints. The modified provisions are broadly similar to the On-Site Wastewater Management of the KIPS2015.

Without the above-mentioned SAP provisions, the standard planning provisions could enable residential development on sites where on-site wastewater disposal constraints have not been adequately addressed. This may result in increased risks to public health, water quality and environmental values, particularly where site conditions, lot characteristics or cumulative servicing impacts limit the long-term effectiveness of on-site wastewater management systems.

Spatial Qualities – Distinctive Landscape Setting – Appollo Bay

The SAP also includes a targeted building design provision that applies within a defined area of Apollo Bay in the Rural Living Zone. This provision responds to the particular landscape values and visual character of the locality and is limited to matters relating to building height, siting and exterior finishes.

The Ireneinc Locality Baseline and Evaluation Report V1.1 considered the effect of the previously proposed SAP as a factor in considering the most appropriate zone for land currently within the Environmental Living Zone to be transitioned to under the TPS. This evaluation identified and considered 9 localities on Bruny Island and for each locality established whether the removal of the Bruny Island SAP would have an effect on the overall zoning recommendations that came out of the Ireneinc evaluation.

In most instances the report has taken the view that where environmental value controls (via standard TPS provisions) were reinstated, the overall zone recommendation would not change. This is with the exception of a portion of the Apollo Bay locality, where the evaluation identifies that by not progressing with the SAP controls around landscape values that address visual impact and height, then this would result in the evaluations recommendation of the Rural Living Zone changing to Landscape Conservation Zone as the recommended zone.

Acknowledging Council's preference for the least restrictive zoning outcome to be applied in the context of the broader Landscape Conservation Zone review findings, it is proposed that an alternative means of retaining this land within the recommended Rural Living Zone is through the inclusion of specific controls within the SAP that recognise and protect landscape values. The modified SAP provisions would introduce

building height and exterior finishes controls that apply only to the identified Apollo Bay area, while all other Rural Living Zone provisions would continue to apply to the land.

The proposed 6m building height control is less restrictive than the existing 5-metre height limit contained within the Development Code applicable to the land under KIPS2015. The proposed exterior finishes provisions are also broadly consistent with those that apply within the Environmental Living Zone under KIPS2015.

Without these provisions (or similar) in the SAP, the recommendations of the Ireneinc Locality Baseline and Evaluation Report would result in this land potentially being more suitable to be zoned as the Landscape Conservation Zone.

Environmental Qualities – Natural Values

Bruny Island is recognised nationally and internationally for its biodiversity significance and supports extensive habitat for threatened species, threatened native vegetation communities, and other important natural values. These values occur across public and private land, residential areas, agricultural land and conservation reserves, and do not align neatly with cadastral or zone boundaries. Therefore, the environmental values that distinguish Bruny Island cannot be effectively managed through zoning alone and require a more integrated, place-based planning response.

Bruny Island contains the most important private land stronghold for the endangered forty-spotted pardalote and supports extensive breeding and foraging habitat for the critically endangered swift parrot. The island also provides habitat for wedge-tailed eagles, white-bellied sea eagles, eastern quolls and numerous other threatened and locally significant species. In addition, Bruny Island contains extensive areas of threatened and bioregionally significant native vegetation, much of which occurs outside the formal reserve system on private land, where future development pressures have the potential to affect long-term ecological outcomes.

Importantly, the biodiversity significance of Bruny Island is derived not only from individual patches of vegetation, but also from the broader landscape-scale ecological connections that exist across the island. Habitat for threatened species frequently includes scattered paddock trees, small remnant vegetation patches, vegetation corridors and individual mature trees that collectively contribute to species movement, breeding success and long-term population viability. The environmental values of Bruny Island therefore extend well beyond mapped reserves and protected areas.

Although the modified SAP no longer proposes the broader island-wide “natural values” framework that was previously exhibited, it will instead rely primarily on the standard Priority Vegetation Area provisions of the Natural Assets Code, which will apply across most of Bruny Island. The SAP-specific Priority Vegetation Area provisions are limited to the Low Density Residential Zone and Agriculture Zone, where the standard Priority Vegetation Area provisions do not apply under the SPPs. These SAP provisions are intended to ensure that priority vegetation is managed consistently with the approach that applies across the remainder of the island under the Natural Assets Code. In doing so, they address identified gaps in the operation of the SPPs within these zones and provide a more consistent and equitable planning framework for the protection of priority vegetation on Bruny Island.

Importantly, this modified approach should not be interpreted as a conclusion that broader natural values management provisions are unnecessary on Bruny Island. Rather, it reflects a focus on retaining only those SAP provisions necessary to transition to the TPS. The SAP provisions provide an interim arrangement that maintains a consistent approach to priority vegetation management across the island, while allowing broader natural values measures to be considered through future consultation, strategic planning work and, if supported by the community, a future planning scheme amendment.

Priority Vegetation Provisions applicable to development in the Low Density Residential Zone

The SAP provisions for the Low Density Residential Zone establish a targeted framework for the management of priority vegetation that is generally aligned with the wording of the Priority Vegetation Area provisions of the Natural Assets Code and broadly consistent with the biodiversity protection outcomes achieved under the Biodiversity Protection Code of the KIPS2015.

The provisions include an Acceptable Solution that enables native vegetation clearance within a priority vegetation area where the clearance is contained within a building area on a sealed plan approved under the planning scheme. In addition, a series of Performance Criteria provide flexibility to accommodate site-specific circumstances. These include clearance associated with an existing use, bushfire protection requirements, the construction of a single dwelling and associated outbuildings, development that delivers significant long-term social and economic benefits, situations where priority vegetation is unlikely to persist over the long term, and clearance that is limited in scale relative to the extent of priority vegetation on the site.

The Performance Criteria further ensure that where clearance is proposed, adverse impacts on priority vegetation are minimised through appropriate site planning and design. Matters to be considered include the location and design of buildings and works, site constraints such as topography and land hazards, bushfire protection requirements, mitigation measures, biodiversity offsets and the use of existing cleared areas. Collectively, these provisions provide a balanced and flexible framework that enables reasonable residential development to occur while ensuring that impacts on priority vegetation are appropriately avoided, minimised or mitigated.

Without the SAP provisions, the Priority Vegetation Area provisions of the Natural Assets Code would continue to apply to subdivision within the Low Density Residential Zone but would not apply to use and development. This would create a gap in the planning framework whereby native vegetation and habitat values within the Low Density Residential Zone may not be subject to the same level of assessment and consideration as occurs elsewhere on the island. As a consequence, there would be an increased risk of incremental loss and fragmentation of native vegetation and habitat associated with residential development in the Low Density Residential Zone, potentially undermining the biodiversity values, ecological connectivity and landscape character that contribute to Bruny Island's recognised environmental significance.

Priority Vegetation Provisions applicable to development and subdivision in the Agriculture Zone

A significant issue arising from the transition to the TPS on Bruny Island relates to the application of the Agriculture Zone. The Agriculture Zone is required to be applied broadly across land identified as suitable for agricultural use through the statewide agricultural land mapping and associated zoning methodology. As a consequence, large areas of the island have the potential to be included within the Agriculture Zone despite containing extensive native vegetation, important habitat for threatened species and significant landscape-scale ecological values. Considerable work undertaken over many years has consistently demonstrated that Bruny Island possesses biodiversity values and ecological connections of State, national and international significance, much of which occurs on private land and outside formal conservation reserves.

This creates a particular challenge because the Priority Vegetation Area provisions of the Natural Assets Code do not apply to development or subdivision within the Agriculture Zone under the State Planning Provisions. Without a place-based planning response, there would be no specific planning controls requiring the assessment of impacts on Priority Vegetation arising from development or subdivision works within the Agriculture Zone. The absence of such controls would create a significant gap in the planning framework, particularly given the broad application of the Agriculture Zone on Bruny Island and the extent of native vegetation, threatened species habitat and ecological connectivity values that occur on land with agricultural capability. This could increase the risk of incremental loss and fragmentation of Priority Vegetation associated with development and subdivision activities, potentially undermining the environmental attributes that contribute to Bruny Island's nationally and internationally recognised conservation significance.

The SAP-specific Priority Vegetation provisions for the Agriculture Zone provide a targeted and proportionate response to this issue. The provisions establish a framework for the assessment of native vegetation clearance associated with development and subdivision works and are generally aligned with the intent and structure of the Priority Vegetation Area provisions of the Natural Assets Code that apply in other zones. In doing so, they address an identified gap in the State Planning Provisions while allowing the Agriculture Zone to be appropriately applied on Bruny Island.

The provisions include an Acceptable Solution that enables the clearance of native vegetation within a Priority Vegetation Area where the clearance is contained within a building area on a sealed plan approved under the planning scheme. Where this outcome cannot be achieved, a flexible performance-based pathway is available. The Performance Criteria allow vegetation clearance where it is associated with an existing use, required for bushfire protection, facilitates the construction of a single dwelling and associated outbuildings, enables development that will result in significant long-term social and economic benefits where no feasible alternative location or design exists, addresses circumstances where priority vegetation is unlikely to persist in the long term, or involves vegetation clearance that is limited in scale relative to the extent of priority vegetation on the site.

The provisions also require that the design and location of development and subdivision works minimise adverse impacts on Priority Vegetation. In assessing proposals, regard must be had to matters such as topography, land hazards, development requirements, bushfire hazard management measures, mitigation measures, biodiversity offsets and the use of existing cleared areas. The provisions therefore provide flexibility to accommodate a range of development and subdivision outcomes while ensuring that impacts on significant vegetation, habitat values and ecological connectivity are appropriately avoided, minimised or mitigated.

The SAP provisions therefore enable the application of the Agriculture Zone on Bruny Island while ensuring that significant natural values continue to receive an appropriate level of planning consideration and protection through the assessment of development and subdivision proposals.

Swift Parrot Collision Risk

The SAP retains specific provisions relating to Swift Parrot collision risk. These provisions respond to a locally significant environmental issue on Bruny Island, which supports important breeding and foraging habitat for the critically endangered Swift Parrot.

The *National Recovery Plan for the Swift Parrot (2024)* was prepared by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* in response to the species' decline to Critically Endangered status. The plan was developed to coordinate conservation actions across Australia and is intended to be implemented by Commonwealth, state and local governments, along with land managers, industry, researchers and community organisations. Local government is specifically identified as a key participant in protecting and managing Swift Parrot habitat through planning and land-use decisions.

For councils, the main responsibility is to ensure that planning schemes, rezoning decisions and development assessments protect habitat critical to the survival of the Swift Parrot. This includes avoiding or minimising the clearing of breeding and foraging habitat, incorporating Swift Parrot conservation measures into planning controls, and considering the cumulative impacts of development. The recovery plan also calls for local governments to work with state agencies to maintain and enhance Swift Parrot habitat through planning and management agreements.

This responsibility is particularly important on Bruny Island, which is recognised as a Key Biodiversity Area and can support up to one-third of the global breeding population in favourable years. Because Bruny Island remains free of Sugar Gliders, it is one of the species' most important breeding refuges. If councils fail to properly consider and protect Swift Parrot habitat, they risk facilitating the loss of nationally significant habitat, exposing development decisions to legal challenge and Commonwealth scrutiny, and undermining a nationally endorsed recovery strategy for one of Australia's most endangered birds

Collision with buildings and structures is a recognised threat to the species and has the potential to result in injury and mortality, particularly where development occurs in close proximity to important habitat.

The modified provisions have been substantially refined from those previously exhibited and now apply specifically to the Swift Parrot. They incorporate practical and flexible design measures aimed at reducing collision risk while accommodating development. This includes consideration of glazing, fencing and other structures that may create collision hazards, together with the use of bird-safe design treatments where appropriate.

Importantly, the provisions do not prevent development from occurring. Rather, they provide a performance-based framework that enables development to proceed while ensuring that potential collision risks are appropriately considered during the design process. The provisions also provide greater certainty for landowners, applicants and decision-makers by identifying the types of design responses that can be used to minimise collision hazards.

Without these SAP provisions, there would be no specific planning requirements requiring councils to consider Swift Parrot collision risk as part of the development assessment process. As neither KIPS2015 nor the standard provisions of the TPS specifically address this issue, development could occur within or adjacent to important Swift Parrot habitat without adequate consideration of bird-strike mitigation measures.

The omission of these provisions would also be inconsistent with the objectives of the National Recovery Plan for the Swift Parrot, which identifies local government as having an important role in protecting habitat, managing threats to the species, and incorporating Swift Parrot conservation considerations into planning and land-use decisions.

In practical terms, a failure to adequately address collision risk through the planning system may increase the likelihood of avoidable mortality for a Critically Endangered species, reduce the effectiveness of local planning controls in contributing to species recovery, and expose council decisions to increased scrutiny where they are not aligned with nationally endorsed recovery actions. It may also contribute to inconsistencies with broader state and Commonwealth threatened-species conservation objectives, particularly in locations such as Bruny Island, which is recognised as a nationally significant breeding refuge for the Swift Parrot.

The Planning Authority therefore considers that the Swift Parrot collision risk provisions represent a targeted and proportionate response to a locally significant environmental issue and are necessary to address an identified gap in the planning framework applying to Bruny Island.

Consistency with Schedule 1 Objectives of LUPAA

The modified Bruny Island SAP is consistent with the objectives of both the Resource Management and Planning System (RMPS) and the planning process established under Schedule 1 of the LUPAA. The SAP provides a targeted, place-based planning

framework that balances environmental protection, sustainable development, community wellbeing and economic activity, while responding to the unique environmental, landscape, settlement and infrastructure characteristics of Bruny Island.

Part 1 – Objectives of the Resource Management and Planning System

Promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

The SAP gives effect to this objective through provisions that protect Priority Vegetation and facilitate building design outcomes that minimise the risk of bird collisions, particularly within areas known to support Swift Parrot breeding and foraging habitat, while enabling development where potential environmental impacts are appropriately avoided, minimised or mitigated.

Provide for the fair, orderly and sustainable use and development of air, land and water.

The SAP manages subdivision and on-site wastewater disposal to ensure that development responds to Bruny Island's limited servicing capacity and established settlement pattern. These provisions support orderly and sustainable development outcomes by ensuring that development occurs in a manner that is compatible with existing settlement characteristics and infrastructure constraints.

Facilitate economic development in accordance with the above objectives.

The SAP supports the long-term viability of Bruny Island's tourism and agricultural sectors by protecting the landscape, biodiversity and environmental values that underpin the Island's economy, reputation and visitor appeal.

Part 2 – Objectives of the Planning Process Established by the Act

Require sound strategic planning and coordinated action by State and local government.

The SAP provides a targeted, place-based planning framework that responds to Bruny Island's unique environmental and spatial characteristics and addresses identified gaps in the application of the State Planning Provisions.

Ensure that environmental effects are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

The SAP integrates environmental protection, infrastructure constraints and economic considerations within a single planning framework, supporting balanced and informed land use decision-making.

Promote the health and wellbeing of all Tasmanians and visitors by ensuring a pleasant, efficient and safe environment for working, living and recreation.

By protecting landscape character, managing development capacity and addressing wastewater and environmental risks, the SAP helps maintain the qualities that make Bruny Island an attractive, safe and sustainable place to live, work and visit.

Require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.

The SAP integrates environmental protection, settlement planning, infrastructure constraints and economic considerations within a single place-based planning framework. The provisions complement the broader objectives of the Tasmanian Planning Scheme and support the coordinated implementation of State, regional and municipal policy relating to biodiversity conservation, sustainable settlement patterns, agricultural land use, tourism and resource management.

Provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.

The SAP provides a clear and locally tailored statutory framework for assessing land use and development on Bruny Island. By identifying specific considerations relating to vegetation protection, wastewater servicing, subdivision and building design, the SAP supports a coordinated planning assessment process and assists in aligning planning decisions with other regulatory and approval requirements where applicable.

Conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The SAP supports maintaining the landscape character that contributes to Bruny Island's distinctive identity. The provisions help ensure that development is undertaken in a manner that respects and maintains the environmental and landscape values that are widely recognised as being of regional and State significance.

Protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The SAP recognises the limitations of existing infrastructure on Bruny Island, particularly in relation to wastewater servicing, and includes provisions that ensure development occurs in a manner consistent with the capacity of available services. By aligning development outcomes with infrastructure constraints, the SAP assists in protecting public assets and supports the efficient and orderly provision of essential services and facilities.

Provide a planning framework which fully considers land capability.

The SAP responds to the environmental and physical characteristics of Bruny Island, including vegetation values, biodiversity values, landscape sensitivity and servicing limitations. Through controls relating to subdivision, development intensity, wastewater management and vegetation protection, the SAP helps ensure that development reflects the capability of the land and supports sustainable settlement and land use outcomes over the long term.

Consistency with the Southern Tasmania Regional Land Use Strategy

The modified Bruny Island SAP is generally consistent with the STRLUS. The SAP seeks to protect regionally significant natural values, maintain the Island's distinctive settlement pattern, respond to infrastructure constraints, support productive agricultural land and protect the environmental qualities that underpin Bruny Island's tourism economy. These outcomes align with the STRLUS strategic directions relating to sustainable settlement, environmental protection, infrastructure planning and economic development.

Natural Values

The regional policy seeks to protect biodiversity, ecological processes, threatened species habitat and landscape values from inappropriate use and development. The SAP is aligned with Regional Policies BVN 1 and BVN 2, which seek to protect biodiversity, ecological processes, threatened species habitat and significant landscape values. The SAP's Priority Vegetation, threatened species habitat and Swift Parrot provisions directly contribute to achieving these outcomes.

Settlement Pattern and Residential Development

The regional policy seeks to direct development to locations that can be supported by available infrastructure and services while maintaining the character of established settlements and avoiding dispersed development patterns. The SAP is consistent with Regional Policies SRD 1.1, SRD 1.2, SRD 1.3 and SRD 1.6, which promote a sustainable settlement pattern, manage residential growth through an established hierarchy and discourage dispersed development.

Productive Resources and Agriculture

The regional policy seeks to protect productive agricultural land and support the ongoing viability of rural industries. The SAP supports Regional Policy PR 1 (including PR 1.1–PR 1.5) by maintaining land for agricultural use while managing competing environmental values.

Infrastructure and Servicing

While the Specific Area Plan does not directly respond to Regional Policies PI 1, PI 2.1, PI 2.2 and PI 2.4, its subdivision and on-site wastewater management provisions are consistent with and assist in achieving the policy outcomes sought by these provisions.

Tourism and Economic Development

The regional policy supports tourism development that is compatible with environmental, landscape and cultural values and recognises the contribution of tourism to the regional economy. The SAP is consistent with Regional Policies T1.1 and T1.2, which support tourism that protects and enhances the environmental and landscape attributes on which the regional tourism economy depends.

Liveability

The SAP aligns with SD10 (Creating Liveable Communities), which aims to foster attractive, liveable communities and preserve the qualities that underpin residential amenity and local character.

Conclusion

The Planning Authority considers that the modified Bruny Island SAP satisfies the requirements of sections 32(4)(b) and 34 of the LUPAA 1993 by retaining only those provisions necessary to address Bruny Island's particular environmental and spatial characteristics that are not adequately recognised or managed through the standard provisions of the TPS. The modified SAP also aligns with Schedule 1 of LUPAA and is generally consistent with the strategic directions of the STRLUS.

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KIN-S6.0 Bruny Island Specific Area Plan**KIN-S6.1 Plan Purpose**

The purpose of the Bruny Island Plan is:

- ~~KIN-S6.1.1 To provide a place-based planning framework for Bruny Island that reflects its dispersed settlements, diverse land uses and distinctive island character.~~
- ~~KIN-S6.1.2 To provide for development that aligns with and does not exceed the capacity of Bruny Island's limited infrastructure and services.~~
- ~~KIN-S6.1.3 To provide for development that is compatible with the significant natural values, environmental qualities and landscape character of Bruny Island.~~
- ~~KIN-S6.1.4 To encourage use and development that protects and enhances the character of Bruny Island, which is unique for its mix of natural values, agricultural and aquacultural production, recreational destination, cultural significance, and a limited population contained within a relatively small island.~~
- ~~KIN-S6.1.5 To provide for use and development consistent with the purpose of the underlying zone in a manner that complements the character and maintains and protects the significant natural values of Bruny Island.~~
- ~~KIN-S6.1.6 To encourage use and development that supports Bruny Island as a low-key tourism destination.~~
- ~~KIN-S6.1.7 To provide for uses and development at a density that can be accommodated by the limited infrastructure and services available in the area.~~
- ~~KIN-S6.1.8 To provide the ability to subdivide land, at a density appropriate to the natural values, infrastructure and service constraints that exist in the area.~~
- ~~KIN-S6.1.9 To ensure that where on-site waste management is required, lots have sufficient land available for on-site waste management.~~
- ~~KIN-S6.1.10 To manage stormwater quality and quantity to protect natural values, infrastructure and property.~~
- ~~KIN-S6.1.11 To minimise the collision risk to threatened bird species through the appropriate design of development.~~

KIN-S6.2 Application of this Plan

- KIN-S6.2.1 The specific area plan applies to the area of land designated as KIN-S6.0 Bruny Island Specific Area Plan on the overlay maps and in Figure KIN-S6.1.
- KIN-S6.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:
 - (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Village Zone;
 - (d) Rural Zone;
 - (e) Landscape Conservation Zone;
 - (f) Environmental Management Zone;
 - (g) Agriculture Zone;
 - (h) Community Purpose Zone; and

(i) Natural Assets Code,

as specified in the relevant provision.

KIN-S6.2.3 — In the area of land this plan applies to, in addition to any other application requirements, the planning authority may require any of the following information to determine compliance with the use and development standards:

- (a) — a Natural Values Assessment by a suitably qualified person for buildings and works or subdivision to quantify the impacts of a development and identify management and protection mechanisms which ensure the retention and appropriate management of natural values;
- (a) — an Arboriculture Assessment by a suitably qualified arborist (Certificate V or equivalent and qualified in tree risk assessment) for buildings or works within the tree protection zones of trees within the Bruny Island Vegetation Management Area;
- (b) — a collision risk assessment by a suitably qualified person to ascertain the potential risk of buildings and structures and identify appropriate mitigation measures, including design changes;
- (c) — a Bushfire Attack Level (BAL) Assessment and accompanying Bushfire Hazard Management Plan by an accredited bushfire practitioner to reduce the risk associated with bushfires through appropriate siting and design of buildings; and
- (d) — a photo or design montage to be able to assess the visual impacts of new development in relation to height and visual appearance from within or outside the site.

KIN-S6.3 Local Area Objectives

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

KIN-S6.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
KIN-S6.3.1.1	Bruny Island, shown on an overlay map as KIN-S6.3.1.1	The local area objectives for Bruny Island are to: (a) — maintain the low density settlement pattern; (a) — encourage low-key tourism activities; (b) — facilitate continued rural and agricultural practices; (c) — enable uses of a density that can be accommodated by limited infrastructure and services; and (d) — support use and development that respects the natural values on the island.

KIN-S6.4 Definition of Terms

KIN-S6.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
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artisan food and drink industry	means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following: (a) a retail area for the sale of products; (b) a restaurant or café; (c) facilities for holding tastings, tours or workshops.
bioregionally threatened native vegetation community	means native vegetation communities with: • a distribution on a bioregional basis having contracted to less than 10% of its former area; • a total area on a bio-regional basis generally being less than 1,000 ha; or • approaching a reduction in areal extent of 70% within a bioregional context.
bold or bright colours	means primary and secondary colours that do not recede into the landscape or have a high reflectivity.
Bruny Island Natural Values Area	means: (a) land shown on an overlay map and in Figure 1CIN-S6.2; or (b) land identified in a report that is lodged with an application or required in response to a request under section 54 of the Act as containing natural values.
coastal proximity	means where a lot: (a) has direct frontage to high or low water mark; (a) abuts a conservation area or public reserve on the coast; or (b) fronts a road, that had it not existed, would have resulted in either (a) or (b) being met.
direct impacts	means impacts arising from clearing or removing native vegetation or collision with structures.
indirect impacts	— means impacts arising from disturbance to natural values, including but not limited to burning, drowning, ploughing, poisoning, ringbarking, injuring, thinning or uprooting native vegetation, encroachment into tree protection zones, and disturbance to breeding cycles of locally significant or threatened fauna species.
intensification	means a substantial and ongoing increase in the number of persons occupying, or capable of occupying, a dwelling or the number of persons visiting or working at a business premises.

land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
locally significant flora or fauna species	means species that are not listed as threatened species but are of conservation significance on Bruny Island, including species identified 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. Examples include migratory birds and other fauna of high conservation significance; ⁴
native vegetation community	means any indigenous plant community containing throughout its growth, the complement of native species and habitats normally associated with that vegetation type, or having the potential to develop these characteristics in the medium term (~50 years), including: (a) — vegetation with these characteristics that has been regenerated with human assistance following disturbance; (a) — seral stages and disclimax communities; and (b) — all TASVEG mapping communities, excluding those vegetation communities within the categories of modified land or other natural environments.
natural values	means: (a) — individual native trees with a diameter more than 25cm; (a) — native vegetation communities, including but not limited to bioregionally and threatened native vegetation communities; (b) — threatened flora species; (c) — threatened fauna species; (d) — locally significant flora or fauna species; (e) — potential habitat for a threatened or locally significant flora or fauna species; (f) — significant habitat for a threatened fauna species; (g) — sites of geoconservation significance.
offset	means measures, implemented in accordance with <i>Kingborough Biodiversity Offset Policy 6.10, November 2023</i> that compensates for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social, or environmental reasons for the action to proceed.
potential habitat	means all habitat types within the potential range of a species that are likely to support that species in the short and / or long term. It may not

⁴ Part 1 of Managing Threatened Species & Communities on Bruny Island, NRE, September 2003

	include habitats known to be occupied intermittently (e.g. occasional foraging habitat only). Potential habitat is determined from: (a) published and unpublished scientific literature; (a) expert opinion; and / or (b) agreement by the Threatened Species Section in consultation with species' specialists.
significant habitat	means habitat within the known or core range of a species that: (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or (a) conversion of which 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. Significant habitat is determined from: (a) published and unpublished scientific literature; (a) expert opinion; and/or (b) agreement by the Threatened Species Section in consultation with species' specialists.
sites of geocconservation significance	means a site listed on the Tasmanian Geocconservation Database, which is shown as a map-based tool available on the Tasmanian Government's LISTmap.
substantially detract from	means direct and indirect impacts on a natural value have significant and/or unacceptable consequences for the viability of the value in the vicinity, including breeding and/or persistence in the landscape. Factors that may be considered include: the quality of the habitat or vegetation; the requirements of the value relative to the scale of the impact; the current conservation status and impacts on this from the development; the presence/absence of the species in an area; the importance of the area for the connectivity; and the extent to which the impacts may be offset through improved conservation measures within the immediate range of the affected value.
suitably qualified person (on-site waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site waste water management system design in accordance with AS/NZS 4547.
threatened native vegetation community	Forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.

threatened species	Means a species listed under the <i>Threatened Species Protection Act 1995</i> (TSPA) and/or the <i>Environment Protection & Biodiversity Conservation Act 1999</i> (EPBCA).
tree protection zone	means the combined root area and crown area requiring protection and isolation from disturbance so that the tree remains viable. The radius of the tree protection zone is calculated by multiplying the diameter of the tree at 1.4m from natural ground level by 12.

KIN-S6.5 Use Table

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

KIN-S6.5.1 — Use Table for land in the Low-Density Residential Zone

This clause is in substitution for Low-Density Residential Zone — clause 10.2 Use Table.

Use-Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Visitor Accommodation	
Residential	If for a home-based business.
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If: (a) for artisan food and drink industry; and (a) not for a take-away food premises with a drive-through facility.

General Retail and Hire	if: (a) for artisan food and drink industry; or (a) for a local shop.
Residential	if not listed as No Permit Required or Permitted.
Tourist Operation	
Prohibited	
All other uses	

KIN-S6.5.2 — Use Table for land in the Rural Living Zone

This clause is in substitution for Rural Living Zone — clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	if for a single dwelling.
Resource Development	if for grazing on existing cleared land.
Utilities	if for minor utilities.
Permitted	
Residential	if for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	if for a veterinary centre.
Community Meeting and Entertainment	if for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	if for a childcare centre or primary school.
Emergency Services	

Food Services	If: (a) for a gross floor area of not more than 200m ² ; or (a) for artisan food and drink industry.
General Retail and Hire	If for: (a) primary produce sales; (a) sales related to Resource Development; (b) a local shop; or (c) artisan food and drink industry.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; or (a) not listed as No Permit Required.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

KIN-S6.5.3 — Use Table for land in the Village Zone

This clause is in substitution for Village Zone — clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	

Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
General Retail and Hire	
Residential	if not listed as No Permit Required.
Service Industry	if not for motor repairs or panel beating.
Sports and Recreation	
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Crematoria and Cemeteries	if for a cemetery.
Custodial Facility	if for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	if for artisan food and drink industry.
General Retail and Hire	if for artisan food and drink industry.
Hotel Industry	
Manufacturing and Processing	if for: (a) — a craft industry or an artist's studio; or (a) — alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	
Research and Development	
Resource Processing	if not for an abattoir, animal saleyards or sawmilling.
Service Industry	if not listed as Permitted.
Tourist Operation	

Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

KIN-S6.6.4 — Use Table for land in the Rural Zone

This clause is in substitution for Rural Zone — clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If for agriculture, 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	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) — a veterinary centre; or (b) — an agribusiness consultant or agricultural consultant.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If associated with Resource Development or Resource Processing.
Emergency Services	
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Manufacturing and Processing	If for the processing of materials from Extractive Industry.
Pleasure Boat Facility	If for a boat ramp.

Research and Development	If associated with an existing Resource Development or Resource Processing Use.
Residential	If for: (a) — a home-based business in an existing dwelling; or (b) — alterations or extensions to an existing dwelling.
Resource Development	If not listed as No Permit Required or Discretionary.
Resource Processing	If not for an abattoir, animal salesyards or sawmilling.
Storage	If for: (a) — a contractors yard; (b) — freezing and cooling storage; (c) — grain storage; (d) — a liquid, solid or gas fuel depot; or (e) — a woodyard.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for guests accommodated within an existing building.
Discretionary	
Bulky Goods Sales	If for: (a) — a supplier for Extractive Industry, Resource Development or Resource Processing; (b) — a garden and landscaping materials supplier; (c) — a timber yard; or (d) — rural supplies.
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Custodial Facility	
Educational and Occasional Care	If not listed as Permitted.
Extractive Industry	
Food Services	If: (a) — for artisan food and drink industry; or (b) — not listed as Permitted.

General Retail and Hire	If: (a) — for artisan food and drink industry; or (b) — not listed as Permitted.
Manufacturing and Processing	If not listed as Permitted.
Pleasure Boat Facility	If not listed as Permitted.
Recycling and Waste Disposal	
Research and Development	If not listed as Permitted.
Residential	If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.
Resource Development	If for intensive animal husbandry.
Resource Processing	If not listed as Permitted.
Service Industry	If associated with Extractive Industry, Resource Development or Resource Processing.
Sports and Recreation	
Storage	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

KIN-S6.5.5 — Use Table for land in the Agriculture Zone

This clause is in substitution for Agriculture Zone — clause 21.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

Resource Development	if: (a) — on land other than prime agricultural land and not for intensive animal husbandry; or (b) — an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Utilities	if for minor utilities.
Permitted	
Food Services	if associated with Resource Development or Resource Processing.
General Retail and Hire	if associated with Resource Development or Resource Processing.
Pleasure Boat Facility	if for a boat ramp.
Residential	if for: (a) — a home-based business in an existing dwelling; or (b) — alterations or extensions to an existing dwelling.
Discretionary	
Bulky Goods Sales	if: (a) — a supplier for Extractive Industry, Resource Development or Resource Processing; (b) — a garden and landscape supplier; or (c) — a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Extractive Industry	
Food Services	if: (a) — for artisan food and drink industry; or (b) — not listed as Permitted.
General Retail and Hire	if: (a) — for artisan food and drink industry; or (b) — not listed as Permitted.

Manufacturing and Processing	If for: (a) — the manufacturing of agricultural equipment; or (b) — the processing of materials from Extractive Industry;
Research and Development	
Residential	If for a single dwelling and: (a) — not restricted by an existing agreement under section 71 of the Act; and (b) — not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Storage	If for: (a) — a contractors yard; (b) — freezing and cooling storage; (c) — grain storage; (d) — a liquid, solid or gas fuel depot; or (e) — a woodyard.
Tourist Operation	
Transport Depot and Distribution	If for the transport and distribution of agricultural produce and equipment.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

KIN-S6.5.6 — Use Table for land in the Landscape Conservation Zone

This clause is in substitution for Landscape Conservation Zone — clause 22.2 Use Table.

Use-Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	

Residential	If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Emergency Services	
Food Services	If: (a) for a gross floor area of not more than 200m ² ; or (a) for artisan food and drink industry.
General Retail and Hire	If: (a) associated with a Tourist Operation; or (a) for artisan food and drink industry.
Residential	If for a single dwelling.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; and (a) located on predominantly, or existing, cleared land.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

KIN-S6.6 Use Standards

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

KIN-S6.6.1 Discretionary uses

This clause is in addition to Low Density Residential Zone — clause 10.3 Use Standards, Rural Living Zone — clause 11.3 Use Standards, Village Zone — clause 12.3 Use Standards, Rural Zone — clause 20.3 Use Standards,

—Landscape Conservation Zone—clause 22.3 Use Standards, Environmental Management Zone—clause 23.3 Use Standards, Agriculture Zone—clause 24.3 Use Standards, and Community Purpose Zone—clause 27.3 Use Standards.

Objective:	That Discretionary use complements the unique and diverse character of the existing settlement, activities and natural values of the island having regard to the local area objectives.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must have regard to the local area objectives.

KIN-S6-B-2—Waste water management

This clause is in addition to Low Density Residential Zone—clause 10.3 Use Standards, Rural Living Zone—clause 11.3 Use Standards, Village Zone—clause 12.3 Use Standards, Rural Zone—clause 20.3 Use Standards, —Landscape Conservation Zone—clause 22.3 Use Standards, Environmental Management Zone—clause 23.3 Use Standards, Agriculture Zone—clause 24.3 Use Standards, and Community Purpose Zone—clause 27.3 Use Standards.

Objective:	That adequate waste water management is provided for residential and non-residential uses.
Acceptable Solutions	Performance Criteria
A1 (a) No new use or expansion or intensification of an existing use on the site; or (a) the site has connection or is capable of being connected to a reticulated sewerage system.	P1 A new use or expansion or intensification of an existing use must demonstrate that adequate waste water management can be provided, having regard to: (a) the extent and nature of the land available on the property to accommodate an on-site waste water management system (including the land application area) for the proposed development; (a) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater; (b) maximising the retention and management of natural values located in the Bruny Island Natural Values Area; and (c) any relevant local area objectives.
A2	P2

Trade waste discharge of a new commercial use or expansion or intensification of an existing commercial use must: (a) comply with Council's trade waste substance strength acceptance criteria for the specified receiving environment if it is not connected to a reticulated sewerage network; or (a) comply with the Water Utility Operator trade waste substance strength acceptance criteria if situated in a reticulated sewerage network area and must demonstrate that trade waste discharges to the sewer network.	No Performance Criterion.
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KIN-S6.6.3 Water supply

This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards, Rural Living Zone – clause 11.3 Use Standards, Village Zone – clause 12.3 Use Standards, Rural Zone – clause 20.3 Use Standards, Landscape Conservation Zone – clause 22.3 Use Standards, Environmental Management Zone – clause 23.3 Use Standards, Agriculture Zone – clause 24.3 Use Standards, and Community Purpose Zone – clause 27.3 Use Standards.

Objective:	That potable water is provided for residential and non-residential uses.	
Acceptable Solutions	Performance Criteria	
A1 A new use or expansion or intensification of an existing use on the site must demonstrate that: (a) there is sufficient potable water supply available for the use; or (a) there is no need for potable water.	P1 No Performance Criterion.	

KIN-S6.7 Development Standards for Buildings and Works

KIN-S6.7.1 Residential density for multiple dwellings in the Low Density Residential Zone

This clause is in substitution for Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings.

Objective:	<u>That the density of multiple dwellings:</u> <u>(a) is appropriate for the low density nature of the zone; and</u> <u>(b) is consistent with the availability of infrastructure services and any constraints to development.</u> <u>That a site is suitable for multiple dwellings.</u>	
Acceptable Solutions	Performance Criteria	
A1	P1.1	

Multiple dwellings must: (a) have a site area per dwelling of not less than 2,500m²; and (b) meet the on-site waste-water management provisions in KIN-S6.7.5 A1; and (c) avoid direct or indirect impacts on natural values located in the Bruny Island Natural Values Area.	For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) does not exceed the capacity of the current or intended infrastructure services in the area; and (c) the site area per dwelling is not less than 1,500m². having regard to any constraints to development. P1.2 For a site that is not capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) can be provided with adequate on-site wastewater disposal and water supply; and (c) the site area per dwelling is not less than 2,000m²; and (d) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system. having regard to any constraints to development. P4 (a) Multiple dwellings must site area per dwelling must not be less than 2,500m² and must be: (a) provided with on-site waste-water management in accordance with KIN-S6.7.5 A1 or P2; and (b) designed to maximise the retention and management of natural values located in the Bruny Island Natural Values Area.
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KIN-S6.7.2 — Exterior building finishes – visual impact

This clause is in addition to Low Density Residential Zone — clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone — clause 11.4 Development Standards for Buildings and Works, Village Zone — clause 12.4 Development Standards for Buildings and Works, Rural Zone — clause 20.4 Development Standards for Buildings and Works, Agriculture Zone — clause 21.4 Development Standards for Buildings and Works, and Community Purpose Zone — clause 27.4 Development Standards for Buildings and Works.

This clause is in substitution for Landscape Conservation Zone — clause 22.4.2 Building height, siting and exterior finishes A5 and P5 and Environmental Management Zone — clause 23.4.3 Exterior finish.

Objective:	That the design of development complements the existing built and landscape character of Bruny Island.
Acceptable Solutions	Performance Criteria
A1 Exterior building finishes must: (a) — be of materials and colours with a light reflectance value not greater than 40%; and (a) — not in bold or bright colours.	P1 Exterior building surfaces must not cause significant adverse impact on the visual amenity of the area, having regard to: (a) — the level of reflectance when viewed from roads, public places and nearby waters; and (a) — dominant colours and character of the area.

KIN-S6.7.3 — Building height in coastal proximity

This clause is in substitution for Low Density Residential Zone — clauses 10.4.2 Building height and 10.5.1 Non-dwelling development A1 and P1, Rural Living Zone — clause 11.4.2 Building height, setback and siting A1 and P1, Village Zone — clause 12.4.2 Building height, Rural Zone — clause 20.4.1 Building height, Agriculture Zone — clause 21.4.1 Building height, Landscape Conservation Zone — clause 22.4.2 Building height, siting and exterior finishes A1 and P1, Environmental Management Zone — clause 23.4.2 Building height, setback and siting A1(a) and P1, and Community Purpose Zone — clause 27.4.1 Building height.

Objective:	That building and structure height does not adversely impact on visual landscape qualities or extensive loss of views.
Acceptable Solutions	Performance Criteria
A1 Buildings in coastal proximity must have a building height of not more than 5m.	P1 Building height must not cause a significant adverse impact on the landscape qualities of the area and backdrop setting, having regard to: (a) — The apparent height when viewed from the adjoining road, public places and waters around Bruny Island; (b) — the particular shape, contours or slope of the subject land, or of adjoining land;

	(c) — the height of adjoining development; and (d) — any relevant local area objectives.
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KIN-S6.7.4 Site excavation and fill

This clause is in addition to Low Density Residential Zone — clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings, Rural Living Zone — clause 11.4 Development Standards for Buildings and Works, Village Zone — clause 12.4 Development Standards for Buildings and Works, Rural Zone — clause 20.4 Development Standards for Buildings and Works, Agriculture Zone — clause 21.4 Development Standards for Buildings and Works, Environmental Management Zone — clause 23.4 Development Standards for Buildings and Works, and Community Purpose Zone — clause 27.4 Development Standards for Buildings and Works.

Objective:	That: (a) — the extent of alterations to the existing landform are minimised; (a) — the visual prominence of buildings and structures is reduced; (b) — building design responds to the particular shape, contours and slope of the land; and (c) — design minimises disturbance to landform, including topography and vegetation.
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Acceptable Solutions	Performance Criteria
A1 Buildings and works must not include cut and fill greater than 1m above or below existing ground level.	P1 Buildings and works must be located to minimise alteration to existing ground level, having regard to: (a) — the topography of the site; (a) — the size and shape of the site; (b) — any constraints imposed by existing development; (c) — location of buildings or works; (d) — the extent of any required cut or fill; (e) — degree of disturbance to landform; (f) — visibility of cut and fill when viewed from roads, public places and nearby waters; (g) — privacy of residents on adjoining lots; (h) — land stability; and (i) — impact of visibility of driveways and access tracks;

KIN-S6.7.52 On-site waste water management on the Low Density Residential Zone

This clause is in addition to Low Density Residential Zone — clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings and clauses 10.5 Development Standards for Non-dwellings, Rural Living Zone — clause 11.4 Development Standards for Buildings and Works, Village Zone — clause 12.4 Development Standards for Buildings and Works, Rural Zone — clause 20.4 Development Standards for Buildings and Works, Agriculture Zone — clause 21.4 Development Standards for Buildings and Works,

Landscape Conservation Zone—clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone—clause 23.4 Development Standards for Buildings and Works, and Community Purpose Zone—clause 27.4 Development Standards for Buildings and Works.

Objective:	That where on-site wastewater management is required, the site is suitable and able to accommodate an on-site waste management system.
Acceptable Solutions	Performance Criteria
A1 Where on-site waste water management is required, it must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as within: (i) a flood-prone hazard area; (i) a landslip hazard area; (ii) a coastal erosion hazard area; (iii) a waterway and coastal protection area; or (iv) a coastal inundation hazard area; (e) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area; (d)(b) be located on a site with a soil depth of at least 1.5m; (e)(c) be located on a site where the average gradient of the land does not exceed 10%; and (f)(d) for a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	P1 The site must be suitable and provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the nature and extent of any hazard overlay; (e) the existing buildings and any constraints imposed by existing development; (f) the area of the site to be covered by the proposed development; (g) the provision for landscaping, vehicle parking, driveways and private open space; (h) any adverse impacts on the quality of ground, surface and coastal waters; (i) any adverse environmental impact on surrounding properties and the locality; and (j) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system; and (k)(j) maximising the retention and management of natural values located in the Bruny Island Natural Values Area.
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite waste water management system.

KIN-S6.7.3 Building height and exterior finishes in Apollo Bay

This clause is in substitution for Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1 where within the area identified by Figure KIN-S6.3 – Apollo Bay Building Design Area.

<u>Objective:</u>	<u>That building height and exterior finishes:</u> <u>(a) protects the amenity of adjoining properties;</u> <u>(b) minimises the impact on the landscape values of the area where so that built form remains secondary to the natural landscape.</u>
<u>Acceptable Solutions</u>	<u>Performance Criteria</u>
<u>A1</u> <u>Building height must be not more than 6m.</u>	<u>P1</u> <u>Building height must be compatible with the character of the area and landscape values of the site and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</u> <u>(a) the height, bulk and form of proposed buildings;</u> <u>(b) the height, bulk and form of existing buildings;</u> <u>(c) the topography of the site;</u> <u>(d) the visual impact of the buildings when viewed from roads and public places; and</u> <u>(e) the landscape values of the surrounding area.</u> <u>(f) sunlight to habitable rooms and private open space in adjoining properties; and</u> <u>(g) any overshadowing of adjoining properties or public places.</u>
<u>A2</u> <u>Buildings and works must:</u> <u>(a) be located within a building area, if shown on a sealed plan; or</u> <u>(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and</u> <u>(c) not include cut and fill greater than 1m.</u>	<u>P2</u> <u>Buildings and works must be located to minimise impacts on landscape values, having regard to:</u> <u>(a) the topography of the site;</u> <u>(b) the size and shape of the site;</u> <u>(c) the proposed building height, size and bulk;</u> <u>(d) any constraints imposed by existing development;</u> <u>(e) visual impact when viewed from roads and public places; and</u> <u>(f) any screening vegetation.</u>

A3 <u>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</u>	P3 <u>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</u> (a) <u>the appearance of the building when viewed from roads or public places in the surrounding area;</u> (b) <u>any screening vegetation; and</u> (c) <u>the nature of the exterior finishes.</u>
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KIN-S6.77.64 Retention and management of Priority Vegetation natural values in the Low Density Residential Zone and Agriculture Zone on Bruny Island

This clause is in addition to Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings and Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works and in addition to Natural Assets Code clause C7.2.1 (c) Application of this Code and in substitute of Natural Assets Code clause C7.6.2 Clearance within a priority vegetation area, Environmental Management Zone – clause 23.4.1 Development area, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

This clause is in substitution for Landscape Conservation Zone – clause 22.4.4 Landscape protection, Environmental Management Zone – clause 23.4.4 Vegetation management, and Natural Assets Code – clause C7.6.2 Clearance within a priority vegetation area.

Objective:	<u>That clearance of native vegetation within a priority vegetation area:</u> (a) <u>does not result in unreasonable loss of priority vegetation;</u> (b) <u>is appropriately managed to adequately protect identified priority vegetation; and</u> (c) <u>minimises and appropriately manages impacts from construction and development activities. Buildings and works maximise the appropriate management and retention of natural values in the Bruny Island Natural Values Area and implement the mitigation hierarchy.</u>
Acceptable Solutions	Performance Criteria
A1 <u>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme A1.4</u> <u>The location of buildings and works within the Bruny Island Natural Values Area excluding in the Environmental Management Zone must:</u>	P1.1 <u>Clearance of native vegetation within a priority vegetation area must be for:</u> (a) <u>an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</u> (b) <u>buildings and works associated with the construction of a single dwelling or an associated outbuilding;</u>

(a) be located within a building area, if shown on a sealed plan; or (a) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area. A1.2 Building and works within the Environmental Management Zone must: (a) avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area; or (b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority of the Nature Conservation Act 2002.	(c) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (d) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (e) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 <u>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</u> (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site. P1 Buildings and works must not substantially detract from the natural values located in the Bruny Island Natural Values Area and must be located and designed to minimise, mitigate and offset adverse direct and indirect impacts on natural values, having regard to: (a) the extent of natural values retained and impacted; (b) the maturity, landscape contribution and conservation significance of the natural values; (c) requirements for adequate bushfire protection; (d) any proposed remedial, mitigation, offset or revegetation measures; (e) the management and treatment of the balance of the site, including opportunities to increase the long-term security, maintenance and management of natural values outside the area impacted by any buildings, works and bushfire hazard management measures;
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	(f) the practical alternatives with respect to the location or design of the development; (g) any significant long-term social and economic benefits of the development for Bruny Island; and (h) the purpose of the underlying zone.
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KIN-S6.77.75 Swift Parrot Collision-risk

This clause is in addition to Low Density Residential Zone – clauses 10.4.2 Development Standards for Dwellings and 10.5.4 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	<u>Buildings or extensions to existing buildings are designed to minimise the risk of collision, injury and mortality to the Swift Parrot</u> That the design of buildings and structures minimises collision-risk for threatened bird species.	
Acceptable Solutions		Performance Criteria
A1.1 <u>A new building or extension to an existing building must:</u> (a) <u>Not involve a glazing configuration that create the appearance of an unobstructed flight path through a building; and</u> (b) <u>provide transparent or reflective glazing visible from the exterior that:</u> a. <u>does not exceed 2m² in area; or</u> b. <u>incorporates a permanent treatment that makes the glazing visible to birds.</u> A1.2 <u>Fencing and other structures that are:</u> a. <u>transparent; or</u> b. <u>involve chain-link or mesh fencing;</u> <u>must incorporate permanent treatments that makes the glazing visible to birds.</u>		P1 <u>A new building or extension to an existing building must be designed to minimise the risk of collision, injury and mortality to the Swift Parrot, having regard to:</u> (a) <u>the likelihood of Swift Parrot in the locality, as determined by a suitably qualified person having regard to the presence of suitable breeding and/or foraging habitat in the vicinity of the development; and</u> (b) <u>any advice of a suitably qualified person; and</u> —guidance relating to bird-safe building design, including: (i) <i>Minimising the Swift Parrot Collision Threat: Guidelines and Recommendations for Parrot-Safe Building Design (WWF-Australia, 2008)</i>; and (ii) <i>Saving the Swift Parrot: A Conservation and Management Guide (BirdLife Australia, 2021)</i>. —Building and structure design must minimise the collision risk for threatened birds, having regard to:

<u>note: treatments include incorporating markers, screening, slats, contrasting materials or other permanent treatments that make the structure visible to birds.</u> A1 The design of buildings and structures must: (a) — not include mesh fences more than 1.2m in height from natural ground level; (b) — not include corner windows or the creation of sightlines through glazed surfaces; and (c) — use glazing that: (i) — has a total surface area of less than 2m²; (ii) — uses low reflectivity glass (0-10%); or (iii) — is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground.	(a) any likely particular impacts on the swift parrot; (b) any impacts on other threatened bird species; and (c) the advice of a suitably qualified person. (c)
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KIN-S6.8 Development Standards for Subdivision

KIN-S6.8.1 Lot design in the Low Density Residential Zone

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 A1 and P1 Lot design and Natural Assets Code – clauses C7.7.2 Subdivision within a priority vegetation area.

Objective:	<u>That each lot:</u> (a) — has an area and dimensions appropriate for use and development in the zone; (b) — is provided with appropriate access to a road; and (c) — contains areas which are suitable for residential development. That each lot has an area and dimensions appropriate for use and development in the zone while maximising the retention and protection of natural values.
Acceptable Solutions	Performance Criteria
A1 <u>Each lot, or a lot proposed in a plan of subdivision, must:</u> <u>have an area of not less than 2,500m² and;</u> <u>be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of;</u> <u>all setbacks required by clause 10.4.3 A1 and A2;</u> <u>and</u>	P1 <u>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:</u> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots;

<u>easements or other title restrictions that limit or restrict development; and</u> <u>existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</u> <u>be required for public use by the Crown, a council or a State authority;</u> <u>be required for the provision of Utilities; or</u> <u>be for the consolidation of a lot with another lot provided each lot is within the same zone.</u> A1 Each lot, or a lot proposed on a plan of subdivision, must: (a) — have an area of not less than 2,500m²; (i) — able to contain a minimum area of 20m x 15m with a gradient not steeper than 1 in 5, clear of: a. — all setbacks required by clause 10.4.3 A1 and A1 and A2; b. — easements or other title restrictions that limit or restrict development; c. — land shown on an overlay map, as within: a flood-prone hazard area; a landslip hazard area; a coastal erosion hazard area; a waterway and coastal protection area; a future coastal refugia area; and C. — a coastal inundation hazard area; and (ii) — demonstrate that existing buildings are consistent with the setback required by the Low Density Zone — clause 10.4.3 Setback A1 and A2; and (iii) — avoid direct and indirect impacts on natural values located in the Bruny Island Natural Values Area; (b) — be required for public use by the Crown, a council or State authority; (c) — be required for the provision of utilities; or (d) — be for the consolidation of a lot with another lot provided each lot is within the same zone.	(c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; (f) any constraints to development; (g) the capacity of the current or intended infrastructure services in the area; and must have an area not less than 1,500m². P1 Each lot, or a lot proposed in a plan of subdivision must have an area not less than 2,500m² and must not substantially detract from the natural values located in the Bruny Island Natural Values Area having regard to: (a) — each lot having sufficient useable area and dimensions suitable for its intended use; (b) — the maturity, landscape contribution and conservation significance of any natural values; (c) — any practical alternatives with respect to the location or design of the subdivision layout and associated works; (d) — requirements for adequate access arrangements, bushfire protection and on-site wastewater; (e) — the management and landscaping treatment of the site; (f) — minimise, and mitigate and offset adverse direct and indirect impacts on natural values; (g) — the nature and extent of any hazard overlay; (h) — the relevant requirements for future development of buildings on the lots; (i) — the intended location of buildings on the lots; (j) — the topography of the site; (k) — adequate provision of private open space; (l) — adequate provision of drainage and waste water disposal; (m) — any constraints to development; (n) — the pattern of development existing on established properties in the area; (o) — increasing the long-term security, maintenance and management of natural values outside the area impacted by subdivision works, the building area and the area likely impacted by future
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	bushfire hazard management measures through mechanisms on the title; and (p) the purpose of the underlying zone.
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KIN-S6.8.2 Subdivision in the Agriculture Zone, Bruny Island natural values retention, management and lot design

This clause is in ~~in addition~~ addition to Rural Living Zone—clause 11.5 Development Standards for Subdivision, Village Zone—clause 12.5 Development Standards for Subdivision, Rural Zone—clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone—clause 22.5 Development Standards for Subdivision, Environmental Management Zone—clause 23.5 Development Standards for Subdivision, Agriculture Zone—clause 21.5 Development Standards for Subdivision and in addition to Natural Assets Code clause C7.2.1 (c) Application of this Code, and Community Purpose Zone—clause 27.5 Development Standards for Subdivision.

~~This clause is in substitution for Natural Assets Code—clause C7.7.2 Subdivision within a priority vegetation area.~~

Objective:	That subdivision minimises adverse impact on priority vegetation. That subdivision: (a) maximises the appropriate management, retention and protection of natural values; (b) implements the mitigation hierarchy; and (c) complements the local character of Bruny Island.
Acceptable Solutions	Performance Criteria
A1 <u>No Acceptable Solution.</u> Each lot, or a lot proposed on a plan of subdivision, must not directly or indirectly impact on natural values located in the Bruny Island Natural Values Area.	P1 <u>Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</u> (a) <u>the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</u> (b) <u>any particular requirements for the works and future development likely to be facilitated by the subdivision;</u> (c) <u>the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</u> (d) <u>any mitigation measures implemented to minimise the residual impacts on priority vegetation;</u> (e) <u>any on-site biodiversity offsets; and</u>

	(f) any existing cleared areas on the site. P1 Each lot, or a lot proposed in a plan of subdivision, must not substantially detract from the natural values located in the Bruny Island Natural Values Area and must complement the local character, having regard to: (a) the extent of natural values retained and impacted; (b) the maturity, landscape contribution and conservation significance of any natural values; (c) requirements for adequate bushfire protection and on-site wastewater; (d) the management, landscaping and treatment of the site; (e) minimise and mitigate and offset adverse direct and indirect impacts on natural values; (f) the relevant requirements for future development of buildings on the lots; (g) the intended location of buildings on the lots; (h) the topography of the site; (i) the need for infrastructure services; (j) adequate provision of public open space; (k) the pattern of development existing on established properties in the area; (l) increasing the long-term security, maintenance and management of natural values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures through mechanisms on the title; and (m) the purpose of the underlying zone.
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KIN-S6.9 Tables

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

Figure KIN-S6.1 – Bruny Island Specific Area Plan

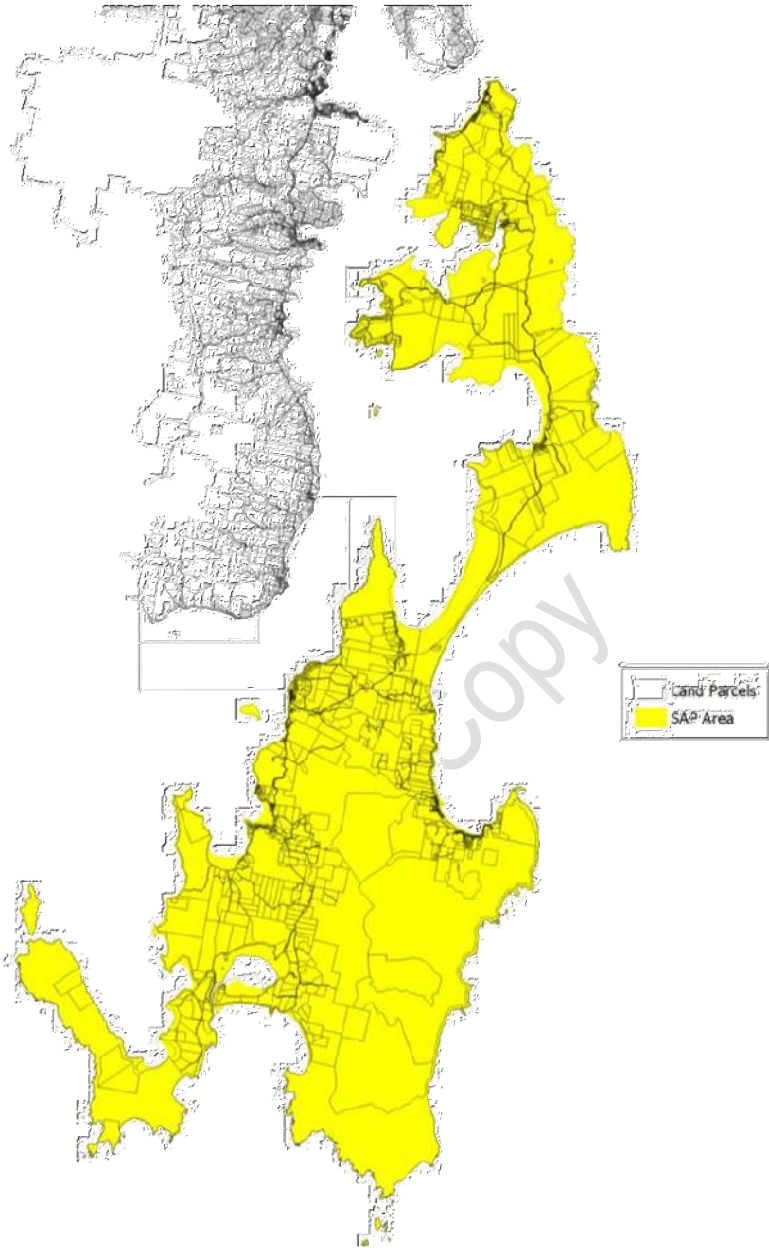
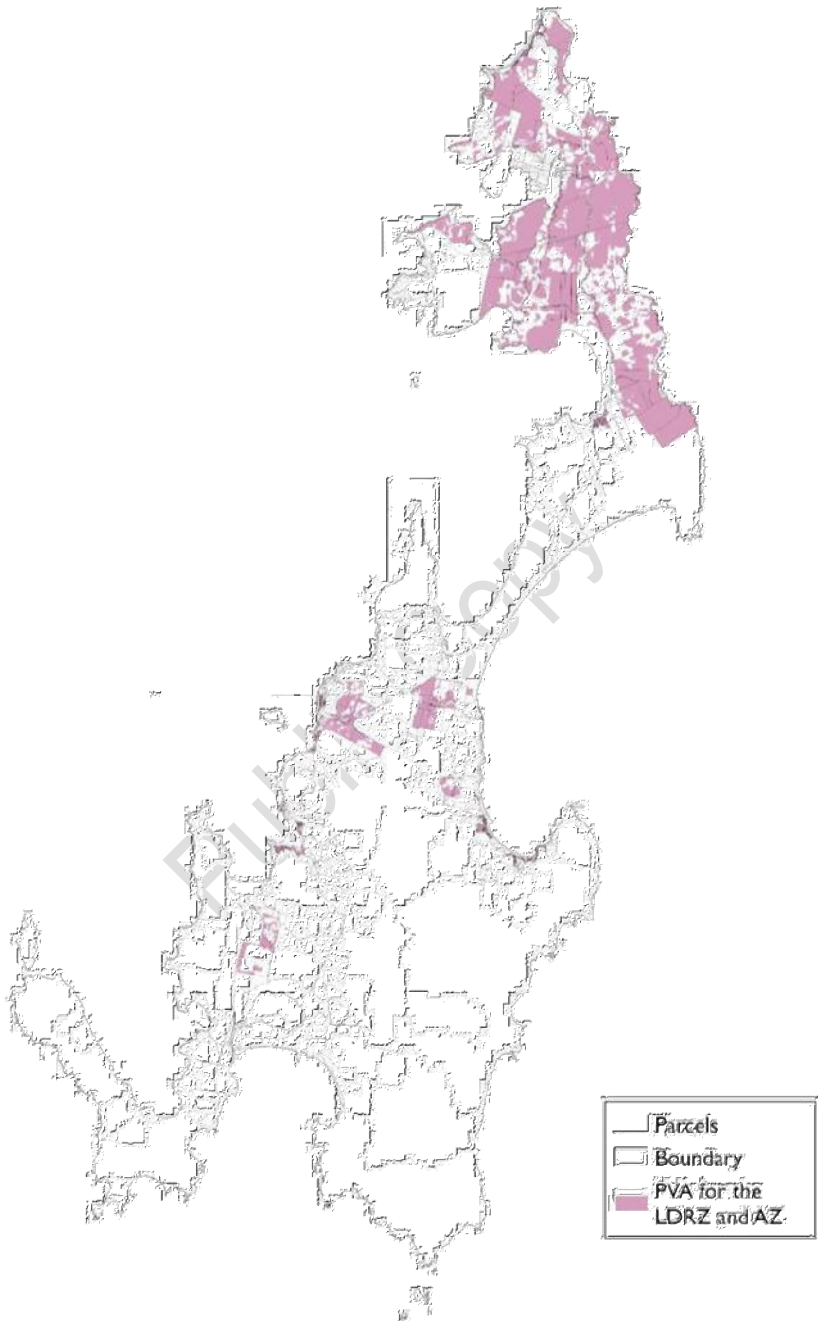


Figure KIN-S6.2 – Bruny Island ~~Natural Values Area~~Priority Vegetation Area for the Low Density Residential Zone and Agriculture Zone



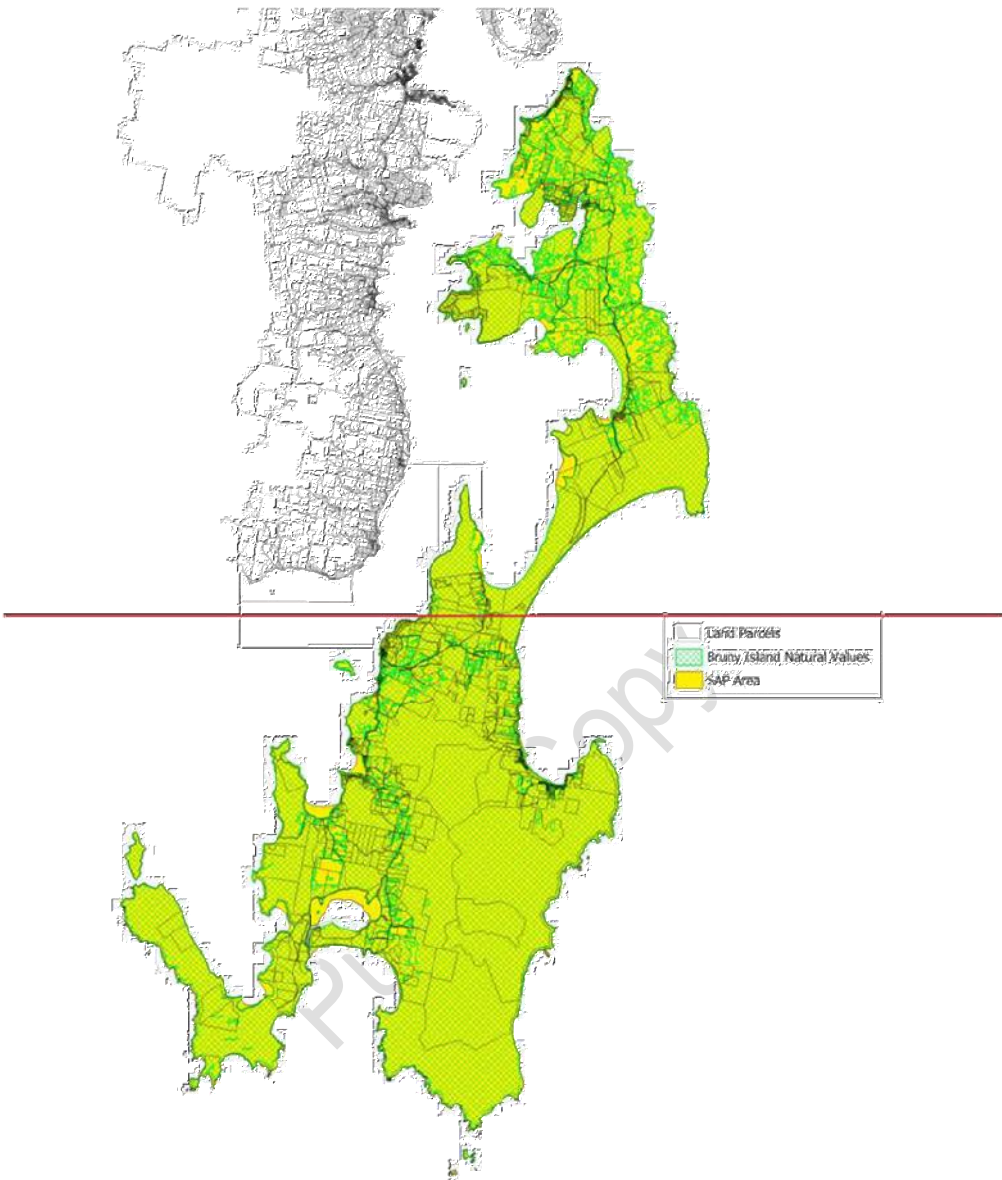
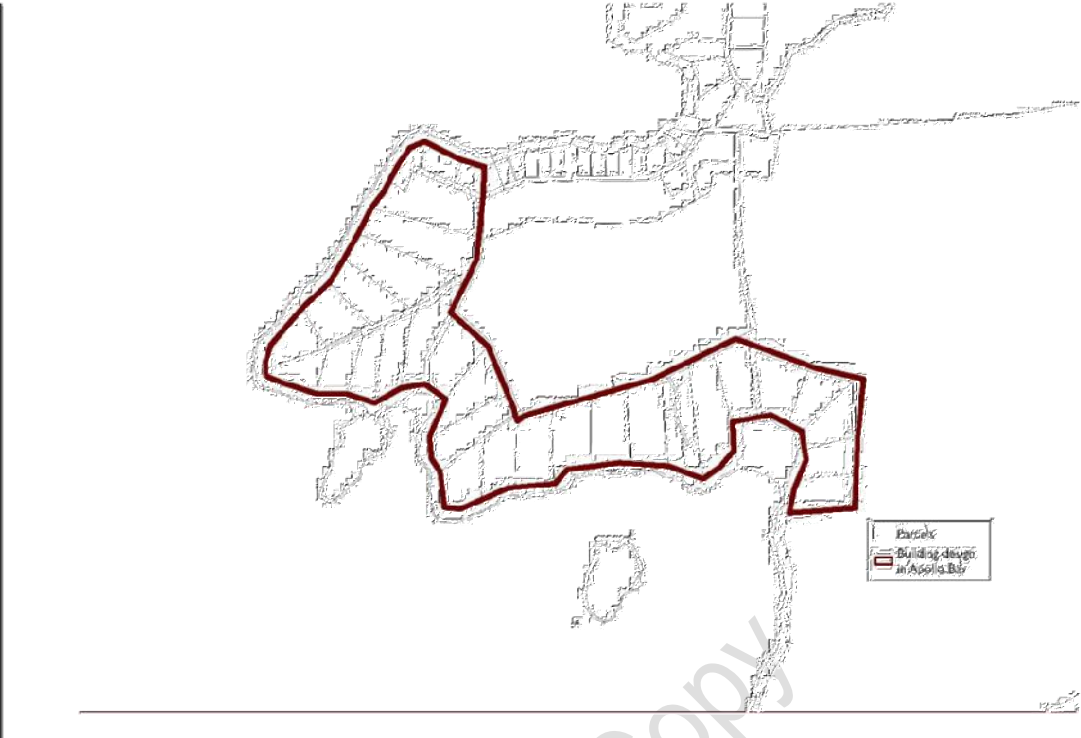


Figure KIN-S6.3 – Apollo Bay Building Design Area



KIN-S6.0 Bruny Island Specific Area Plan**KIN-S6.1 Plan Purpose**

The purpose of the Bruny Island Plan is:

- KIN-S6.1.1 To provide a place-based planning framework for Bruny Island that reflects its dispersed settlements, diverse land uses and distinctive island character.
- KIN-S6.1.2 To provide for development that aligns with and does not exceed the capacity of Bruny Island's limited infrastructure and services.
- KIN-S6.1.3 To provide for development that is compatible with the significant natural values, environmental qualities and landscape character of Bruny Island.

KIN-S6.2 Application of this Plan

KIN-S6.2.1 The specific area plan applies to the area of land designated as KIN-S6.0 Bruny Island Specific Area Plan on the overlay maps and in Figure KIN-S6.1.

KIN-S6.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:

- (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Village Zone;
 - (d) Rural Zone;
 - (e) Landscape Conservation Zone;
 - (f) Environmental Management Zone;
 - (g) Agriculture Zone;
 - (h) Community Purpose Zone; and
 - (i) Natural Assets Code,
- as specified in the relevant provision.

KIN-S6.3 Local Area Objectives

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

KIN-S6.4 Definition of Terms

KIN-S6.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.

KIN-S6.5 Use Table

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

KIN-S6.6 Use Standards

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

KIN-S6.7 Development Standards for Buildings and Works**KIN-S6.7.1 Residential density for multiple dwellings in the Low Density Residential Zone**

This clause is in substitution for Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: (a) is appropriate for the low density nature of the zone; and (b) is consistent with the availability of infrastructure services and any constraints to development.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 2,500m².	P1.1 For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) does not exceed the capacity of the current or intended infrastructure services in the area; and (c) the site area per dwelling is not less than 1,500m², having regard to any constraints to development. P1.2 For a site that is not capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2,500m² if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) can be provided with adequate on-site wastewater disposal and water supply; and (c) the site area per dwelling is not less than 2,000m²; and (d) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system. having regard to any constraints to development.

--	--

KIN-S6.7.2 On-site waste water management on the Low Density Residential Zone

This clause is in addition to Low Density Residential Zone – clause 10.4. Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings and clauses 10.5 Development Standards for Non-dwellings.

Objective:	That where on-site wastewater management is required, the site is suitable and able to accommodate an on-site waste management system.
Acceptable Solutions	Performance Criteria
A1 Where on-site waste water management is required, it must: (a) not cover more than 20% of the site; (b) be located on a site with a soil depth of at least 1.5m; (c) be located on a site where the average gradient of the land does not exceed 10%; and (d) for a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	P1 The site must be suitable and provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the nature and extent of any hazard overlay; (e) the existing buildings and any constraints imposed by existing development; (f) the area of the site to be covered by the proposed development; (g) the provision for landscaping, vehicle parking, driveways and private open space; (h) any adverse impacts on the quality of ground, surface and coastal waters; (i) any adverse environmental impact on surrounding properties and the locality; and (j) any written advice from a suitably qualified person about the adequacy of the on-site waste water management system.
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	P2 An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new onsite waste water management system.

KIN-S6.7.3 Building height and exterior finishes in Apollo Bay

This clause is in substitution for Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1 where within the area identified by Figure KIN-S6.3 – Apollo Bay Building Design Area.

Objective:	That building height and exterior finishes: (a) protects the amenity of adjoining properties; (b) minimises the impact on the landscape values of the area where so that built form remains secondary to the natural landscape.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 6m.	P1 Building height must be compatible with the character of the area and landscape values of the site and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads and public places; and (e) the landscape values of the surrounding area. (f) sunlight to habitable rooms and private open space in adjoining properties; and (g) any overshadowing of adjoining properties or public places.
A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m.	P2 Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation.

A3 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	P3 Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.
--	---

KIN-S6.7.4 Priority Vegetation in the Low Density Residential Zone and Agriculture Zone

This clause is in addition to Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5. Development Standards for Non-dwellings and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works and in addition to Natural Assets Code clause C7.2.1 (c) Application of this Code and in substitute of Natural Assets Code clause C7.6.2 Clearance within a priority vegetation area.

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
Acceptable Solutions	Performance Criteria
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (d) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (e) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

	P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
--	---

KIN-S6.7.5 Swift Parrot collision risk

This clause is in addition to Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5. Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	Buildings or extensions to existing buildings are designed to minimise the risk of collision, injury and mortality to the Swift Parrot
Acceptable Solutions	Performance Criteria
A1.1 A new building or extension to an existing building must: (a) Not involve a glazing configuration that create the appearance of an unobstructed flight path through a building; and (b) provide transparent or reflective glazing visible from the exterior that: a. does not exceed 2m² in area; or b. incorporates a permanent treatment that makes the glazing visible to birds. A1.2 Fencing and other structures that are:	P1 A new building or extension to an existing building must be designed to minimise the risk of collision, injury and mortality to the Swift Parrot, having regard to: (a) the likelihood of Swift Parrot in the locality, as determined by a suitably qualified person having regard to the presence of suitable breeding and/or foraging habitat in the vicinity of the development; and (b) any advice of a suitably qualified person; and (c) guidance relating to bird-safe building design, including: (i) <i>Minimising the Swift Parrot Collision Threat: Guidelines and Recommendations for Parrot-Safe Building Design (WWF-Australia, 2008)</i>; and (ii) <i>Saving the Swift Parrot: A</i>

a. transparent; or b. involve chain-link or mesh fencing; must incorporate permanent treatments that makes the glazing visible to birds. note: treatments include incorporating markers, screening, slats, contrasting materials or other permanent treatments that make the structure visible to birds.	<i>Conservation and Management Guide (BirdLife Australia, 2021).</i>
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KIN-S6.8 Development Standards for Subdivision

KIN-S6.8.1 Lot design in the Low Density Residential Zone

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

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: have an area of not less than 2,500m² and: be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: all setbacks required by clause 10.4.3 A1 and A2; and easements or other title restrictions that limit or restrict development; and existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; be required for public use by the Crown, a council or a State authority; be required for the provision of Utilities; or be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the 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) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; (f) any constraints to development, (g) the capacity of the current or intended infrastructure services in the area; and must have an area not less than 1,500m².

KIN-S6.8.2 Subdivision in the Agriculture Zone

This clause is in addition to Agriculture Zone – clause 21.5 Development Standards for Subdivision and in addition to Natural Assets Code clause C7.2.1 (c) Application of this Code

Objective:	That subdivision minimises adverse impact on priority vegetation.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards; (b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.

KIN-S6.9 Tables

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

Figure KIN-S6.1 – Bruny Island Specific Area Plan

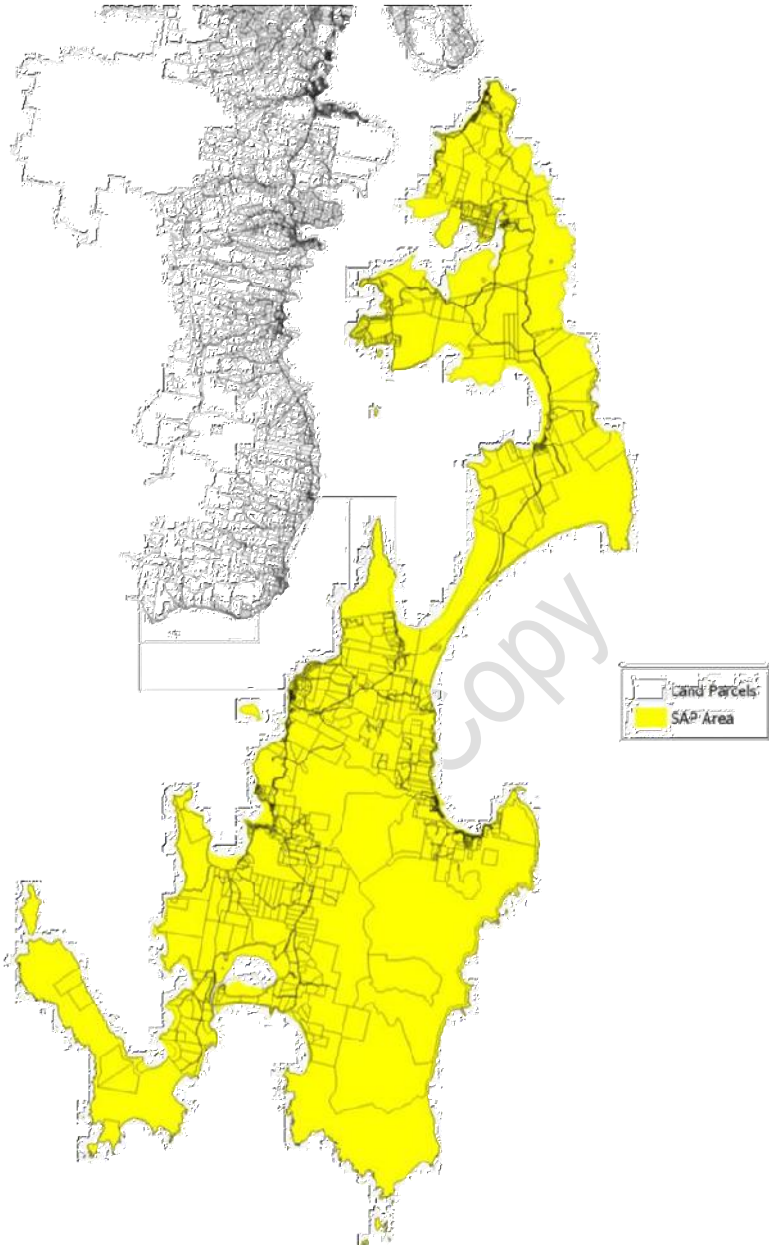


Figure KIN-S6.2 – Bruny Island Priority Vegetation Area for the Low Density Residential Zone and Agriculture Zone

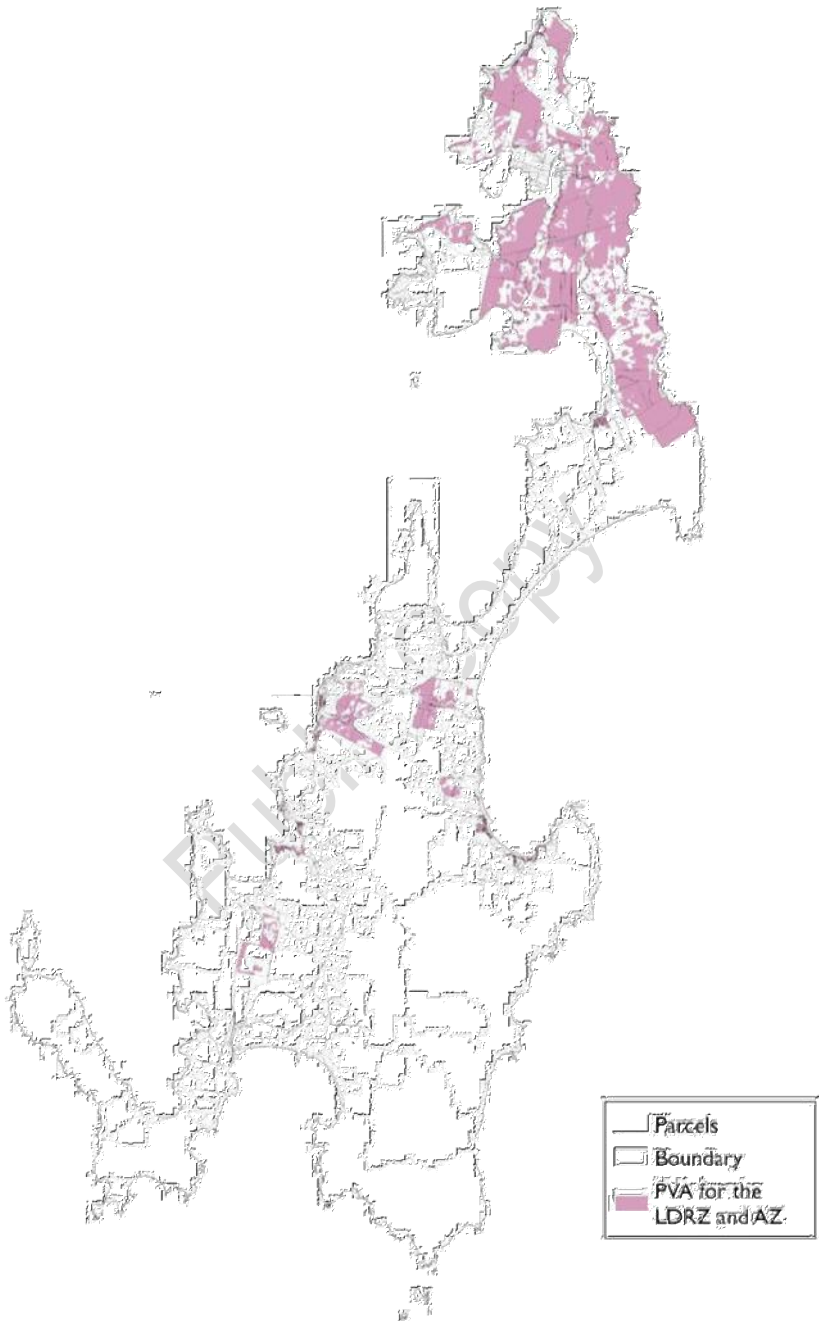
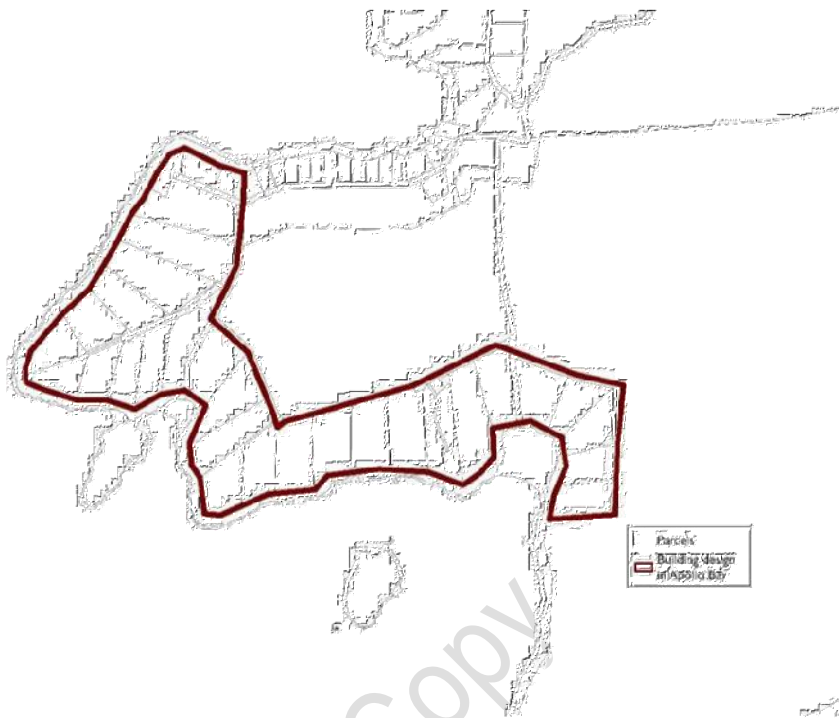


Figure KIN-S6.3 – Apollo Bay Building Design Area





Local Planning Scheme Specific Area Plan (SAP) Review

Bruny Island, Blackmans Bay Bluff & Bonnet Hill

Public Consultation Report

Prepared by
Kingborough Council

March 2026

TABLE OF CONTENTS

INTRODUCTION	2
COMMUNITY SURVEY RESPONSES	
Section 1: Respondent and Property Information	3
Bruny Island Survey Responses	
Section 2: What You Value (Q3)	5
Section 3: Feedback on the Specific Area Plan (Q4 – Q11)	6–11
Blackmans Bay Survey Responses	
Section 2: What You Value (Q3)	13
Section 3: Feedback on the Specific Area Plan (Q4 – Q11)	14–18
Bonnet Hill Survey Responses	
Section 2: What You Value (Q3)	20
Section 3: Feedback on the Specific Area Plan (Q4 – Q11)	21–26
Sentiment of Survey Responses	27–28
“Other” Areas Survey Responses	29–31
COMMUNITY WRITTEN/EMAILED SUBMISSIONS	
Sample of written / emailed submissions	32
Sentiment of Written/Emailed Submissions	33
Kingborough Council	

Public Consultation

BACKGROUND

Kingborough Council engaged an independent consultant to undertake a review of the Bruny Island Specific Area Plan (SAP) and the Blackmans Bay Bluff and Bonnet Hill SAP which were proposed as part of the draft Kingborough Local Provisions Schedule (LPS).

The SAPs were proposed to guide use and development in a way that maintained amenity, lifestyle and the natural values of the places they applied to.

When the draft Kingborough Local Provisions Schedule (LPS) was advertised at the end of 2024, Council received many community submissions about these SAPs. As a result, a decision was made to seek further feedback to ensure that local views were properly understood.

ENGAGEMENT STAKEHOLDERS

Residents, landowners and business owners affected by the SAPs were asked to participate in a survey or provide a written submission.

Over 1600 letters were sent with information about the SAPs and how to provide feedback.

The survey was open from 10 February until 5 March 2026.

SURVEY

The survey was divided into three sections.

Section 1: About You

This section asked the respondents to indicate whether they owned or rented the property within the SAP. It also requested that information be provided on the location of their residence or property. Respondents were given four options for this question: Bruny Island, Bonnet Hill, Blackmans Bay Bluff, or Other.

Respondents who selected Other were separated from the overall summary of submissions because they are not directly affected by the SAP.

Section 2: What You Value

This section asked respondents to identify which aspects of the local area were most important to them.

Section 3: Feedback on the SAP

This section collected views on the proposed SAP relevant to the respondent's area. An open comment question was provided at the end as an opportunity to recommend changes to the SAP.

SUBMISSIONS

Submissions were completed via a public survey and written response.

PARTICIPATION NUMBERS

- 129 Community survey
- 8 Written/email submissions



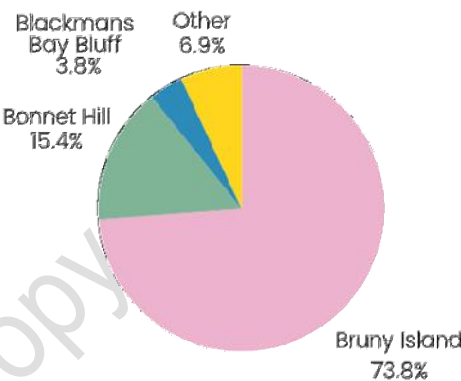
Community Survey Responses

Section 1: Respondent and Property Information

Location of Property/Business

Provided in Q.1

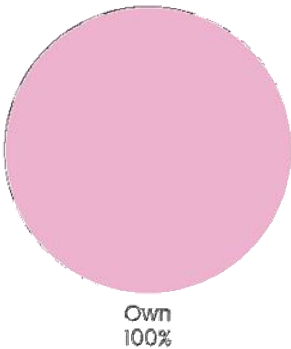
96	Bruny Island
19	Bonnet Hill
5	Blackmans Bay Bluff
9	Other



Owner or Tenant of Property

Provided in Q.2

129	Own
0	Rent
0	Other



Community Survey Responses

Bruny Island

Sections 2 & 3



Community Survey Responses

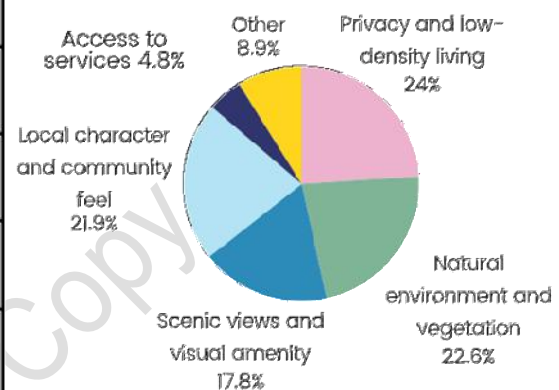
Bruny Island

96 respondents

Section 2: What You Value

Q3. What do you value most about the area where you live?

Privacy and low-density living	35
Natural environment and vegetation	33
Local character and community feel	32
Scenic views and visual amenity	26
Access to services and infrastructure	7
Other	13



Sample of "Other" Responses

"Ability to use as a rural property."

"Freedom to choose how I use my land within regulations."

"Climate adaptation and mitigation responsiveness; independent island planning framework."

"For land holders to have certainty around their ability to use and develop their land without years of delays due to planning difficulties."

"Infrastructure and resources do not match the annual influx of visitor numbers on local infrastructure."

Community Survey Responses

Bruny Island

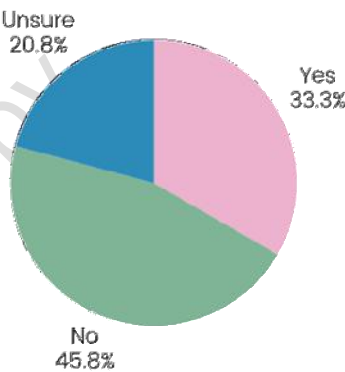
Section 3: Feedback on the Specific Area Plan

Q4. Have you read the proposed Specific Area Plan for your area?

- 93 Yes
- 3 No

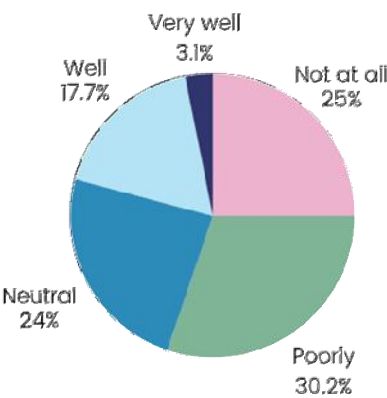
Q5. Overall, do you support having a Specific Area Plan for your area?

- 32 Yes
- 44 No
- 20 Unsure



Q6. How well do you think the proposed SAP reflects what is important for your area?

- 24 Not at all ★
- 29 Poorly ★★
- 23 Neutral ★★★
- 17 Well ★★★★
- 3 Very Well ★★★★★

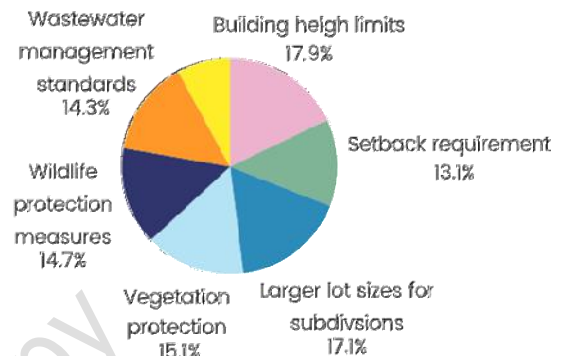


Community Survey Responses

Bruny Island

Q7. Which parts of the proposed plan do you like? (select all that apply)

Building height limits	45
Larger lot sizes for subdivisions (low density)	43
Vegetation protection	38
Wildlife protection measures	37
Wastewater management standards	36
Setback requirements	33
Other	20



Sample of "Other" Responses

"I find the SAP overly complicated and difficult to understand."

"I believe the SAP overlaps with existing codes and will just create unnecessary costs and paperwork when attempting to build on Bruny Island."

"I think it's fine the way it is and any changes do nothing but hamper the owners of property here."

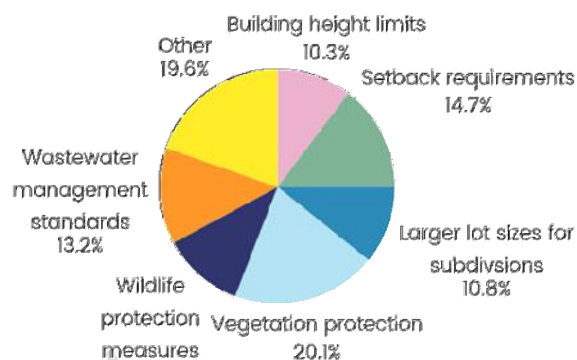
"It needs allowing more houses in key areas, to reflect the changes to the place with the influx of tourism and jobs associated with it, but also the fact that many old shacks are now inhabited by people that live there all year round."

Community Survey Responses

Bruny Island

Q8. Which parts of the proposed plan do you not like? (select all that apply)

Vegetation protection	41
Setback requirements	30
Wastewater management standards	27
Wildlife protection measures	23
Larger lot sizes for subdivisions (low density)	22
Building height limits	21
Other	40



Sample of "Other" Responses

"Don't like the zoning change to apply to all including ones that have been bought as residential property, not rural."

"Not sure that building height not more than 5 m in coastal proximity is appropriate when considering slope of coastal lots. There is no mention of feral fauna (or flora). Deer and cats need ongoing management to eradicate. The SAP should support this ongoing management of feral species."

"Zoning restrictions on building a house on currently vacant Landscape Conservation lots."

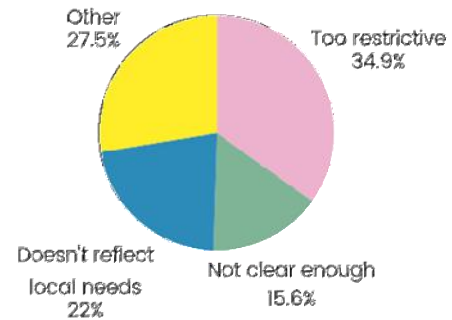
"Subdivision block sizes too large and hence restrictive. I think subdivision should be encouraged if infill in existing settlements with block sizes being in character to the area, not a minimum size throughout, as long as it meets required setbacks."

Community Survey Responses

Bruny Island

Q9. Why do you not like these parts?

Too restrictive	38
Doesn't reflect local needs	24
Not clear enough	17
Other (please specify)	30



Sample of "Other" Responses

"2500m2 is a bit restrictive. When a house could be designed to a scale and profile suitable for the plot size and blend into the landscape, maybe even enhancing it.the plot size."

"Plan lacks equity, too restrictive, doesn't contribute to a sense of community."

"Prioritises a subjective concept of "landscape value" over real measurable environmental values. While we suffer the impact of thousands of tourists, this proposed zoning effectively excludes us from using our land for any future development."

"Should not be different from any other areas of Kingborough with same zoning."

"Too restrictive and it does not reflect local needs."

"SAP seems to be in addition to current planning rules. This makes it difficult to understand the overall planning rules that apply."

"Residential/rural residential housing should be encouraged in existing settlements, with block sizes being in character with each individual settlement. We need housing that isn't Airbnb. Feb 2026 saw the announcement of a Child Care Centre to be open, we need housing to accommodate families."

Community Survey Responses

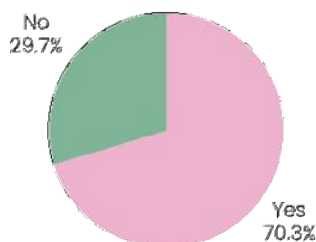
Bruny Island

Q.10 Do you think there are parts of the proposed SAP for your area that are unclear or require simplification?

Question skipped by 5 people

64 Yes

27 No



More information provided from "Yes" responses

"I worry that the desire to protect every tree on a low density residential block can make it incredibly difficult to balance all the constraints even for a very modest size house."

"Fire management plans. Sensible vegetation removal for fire safety reasons. Council weed management program. Questions around the word discretionary when applying for building permits or other projects. The offset clause using Bruny environment to offset development in urban Kingborough areas."

"No good reasons demonstrated for more stringent building restrictions being applied to Bruny Island to elsewhere in Kingborough. Not clear how the SAP addresses its proposal for Bruny being a low-key tourism destination. Not clear how the SAP helps to address the unique qualities of Bruny Island in relation to community and isolation."

"It is challenging trying to understand some of the zonings and in particular the reasoning behind some of the borders between zoning areas."

"Some rules are very expensive to comply with for no apparent gain."

"Businesss should have a more clear path to help achieve long term goal. Otherwise they will just go broke within the first one or two years."

Community Survey Responses

Bruny Island

Q11. Are there any changes you think would improve the plan (optional)

Sample of suggestions provided

"Proper consultation as people purchased these properties under existing schemes. Also had future visions which are no longer viable."

"Delete the SAP for Bruny Island and use current overlays. Don't overcomplicate things, reduce impediments to help people build a house, do not increase them with unnecessary SAPs."

"Sensitivity and understanding of people's needs in rural areas. Clarity not discretion when applying for planning permits. General simplification of the planning process which is clear and accessible for all."

"I don't think zoning my property as Landscape Conservation will add anything to the Planning Scheme. It was previously zoned Rural and the values in the proposed scheme for land zoned Rural there are adequate protections under that zoning for wildlife, landscape, vegetation preservation/protection. It appears that I am being discriminated upon due to the lack of State and Local Government protection of public land."

"The SAP should be responsive to the long-term environmental and socio-economic sustainability of Bruny Island. Accordingly, we submit that a primary objective of the SAP should be to give landowners, particularly those operating agricultural enterprises, adequate opportunity and flexibility to diversify revenue streams. A key example would be to promote opportunities for cottage industries and sustainable agri-tourism. These further economic opportunities are vital for the economic viability of farming properties such as ours, and the creation of secure local jobs. Further, supplementary revenue streams inevitably lead to better ecological outcomes, as it provides farmers with adequate financial security to reduce stock numbers and agricultural inputs."

"Bruny Island is a unique and special place with spectacular scenery, abundant wildlife, a relaxed and uncrowded lifestyle. It has challenges including access, roads, waste removal and other public infrastructure. Development needs to be carefully managed to take into account these challenges and not add to pressure on the island's unique beauty, flora and fauna and lifestyle."

Community Survey Responses

Blackmans Bay Bluff

Sections 2 & 3



Community Survey Responses

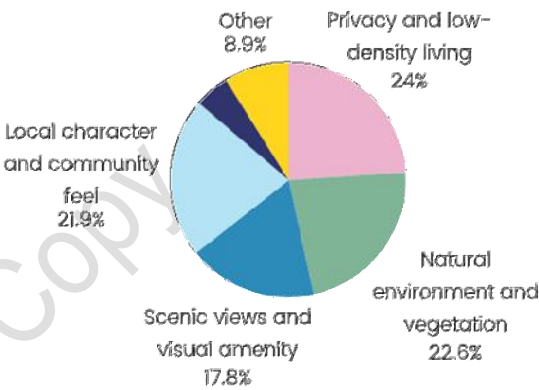
Blackmans Bay Bluff

5 respondents

Section 2: What You Value

Q3. What do you value most about the area where you live?

Scenic views and visual amenity	4
Natural environment and vegetation	1
Local character and community feel	1
Access to services and infrastructure	1
Privacy and low-density living	0
Other	1



Sample of "Other" Responses

"All of the above."

Community Survey Responses

Blackmans Bay Bluff

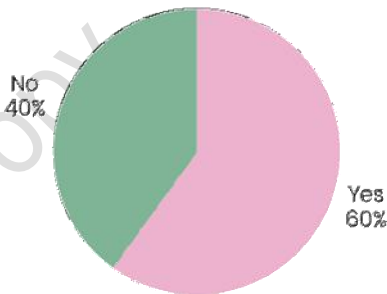
Section 3: Feedback on the Specific Area Plan

Q4. Have you read the proposed Specific Area Plan for your area?

- 5 Yes
- 0 No

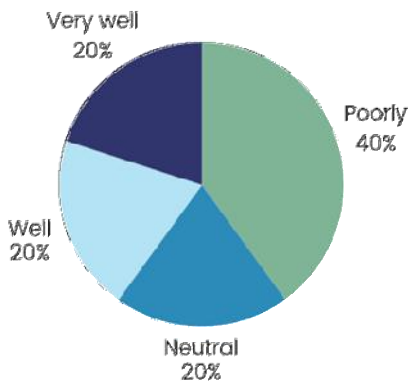
Q5. Overall, do you support having a Specific Area Plan for your area?

- 3 Yes
- 2 No
- 0 Unsure



Q6. How well do you think the proposed SAP reflects what is important for your area?

- 0 Not at all ★
- 2 Poorly ★★
- 1 Neutral ★★★
- 1 Well ★★★★
- 1 Very Well ★★★★★

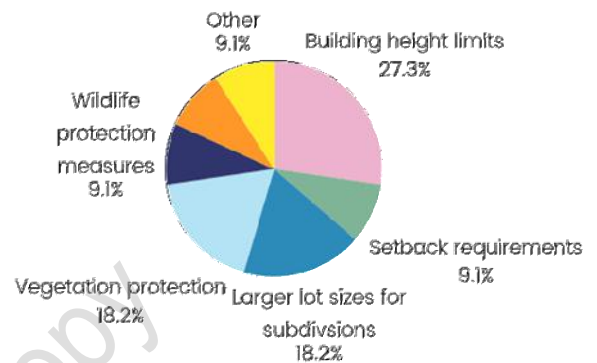


Community Survey Responses

Blackmans Bay Bluff

Q7. Which parts of the proposed plan do you like? (select all that apply)

Building height limits	3
Larger lot sizes for subdivisions (low density)	2
Vegetation protection	2
Wildlife protection measures	1
Wastewater management standards	1
Setback requirements	1
Other	1



Sample of "Other" Responses

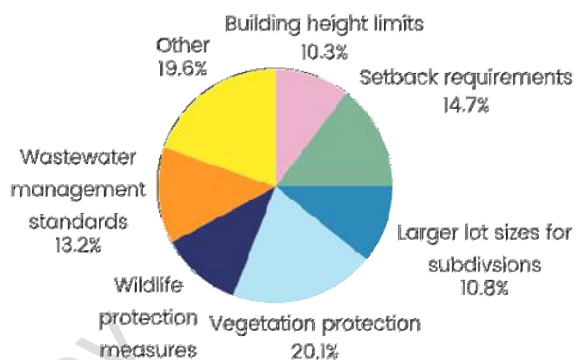
"LDR Performance Criteria particularly in respect of streetscape character preservation or compatibility."

Community Survey Responses

Blackmans Bay Bluff

Q8. Which parts of the proposed plan do you not like? (select all that apply)

Setback requirements	3
Vegetation protection	2
Building height limits	2
Wildlife protection measures	1
Larger lot sizes for subdivisions (low density)	1
Wastewater management standards	0
Other	1



Sample of "Other" Responses

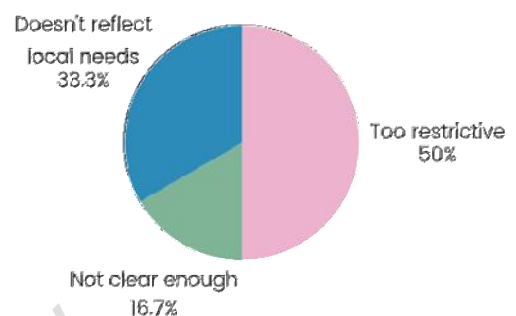
"Bonnet Hill & Blackmans Bay Bluff are completely different areas. Separate SAPs are needed. Multiple dwellings should not be permitted in the Low Density Areas.KIN-S7.7.5A1(b) - Blackmans Bay Bluff is a fully developed residential rea so this clause is impractical and unnecessary."

Community Survey Responses

Blackmans Bay Bluff

Q9. Why do you not like these parts?

Too restrictive	3
Doesn't reflect local needs	2
Not clear enough	1
Other (please specify)	0

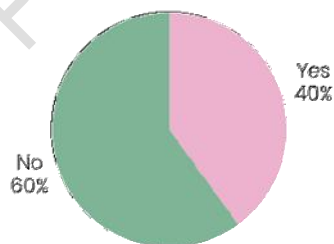


Sample of "Other" Responses

"The SAP must not be prescriptive and should rely on the LDR Performance Criteria."

Q10. Do you think there are parts of the proposed SAP for your area that are unclear or require simplification?

- 2 Yes
- 3 No



More information provided from "Yes" responses

"Coastal Proximity. Does the 5m Building Height limit apply to buildings on top of a 25m high cliff or is it only intended for beach front use?"

Community Survey Responses

Blackmans Bay Bluff

Q11. Are there any changes you think would improve the plan (optional)

Sample of suggestions provided

"Both A1 and P1 of "10.6.1 Lot Design" of the incoming Draft LPS (resulting block sizes from subdivision being 1500m² and 1200m² respectively) are more than sufficient to maintain sensible development while maintaining flexibility within the low density residential zoning. The SAP "KIN-S4.8.1 Lot Design" clause which supersedes the LPS Lot Design provisions above are overly restrictive, and in-short simply not necessary given that this is sufficiently dealt with by the LPS provisions. Specifically the P1 performance criteria that only allow for 100m² below the specified lot size in A1. This provides little to no flexibility at all. We would like to see SAP "KIN-S4.8.1 Lot Design" removed entirely from the SAP, and simply let the LPS handle this particular aspect as drafted allowing for the 1200m² performance criteria P1. This provides suitable flexibility. The remaining sections of the SAP are acceptable to us, with the exception of the above."

"50 years ago we were attracted to the area by the view and the large blocks with a single dwelling. The original character of the area has been destroyed by the Council allowing the construction of double storey multiple dwellings on single blocks. We are surrounded by gum trees that have grown to dangerous heights and the constant falling limbs and debris. Falling limbs are a danger to life and property."

Community Survey Responses

Bonnet Hill

Sections 2 & 3



Community Survey Responses

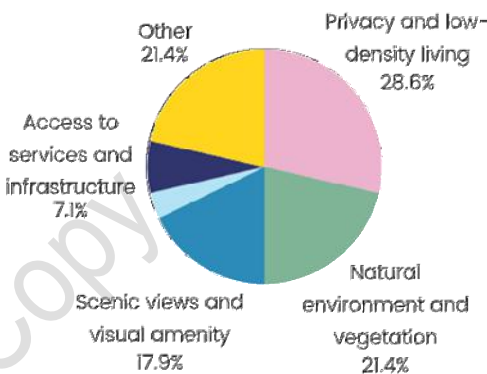
Bonnet Hill

19 respondents

Section 2: What You Value

Q3. What do you value most about the area where you live?

Privacy and low-density living	8
Natural environment and vegetation	6
Scenic views and visual amenity	5
Access to services and infrastructure	2
Local character and community feel	1
Other	6



Sample of "Other" Responses

What about a question of what concerns people about living in the area. ie bushfires, wind, lack of roadside maintenance, roadkill."

"I want to protect our scenic views out to the beach and Bruny. I don't value the view from Kingston Beach back to Bonnet Hill and do not believe that the SAP should limit our ability to develop our home or maintain our garden to maintain a vista for people that live in Kingston Beach and have not paid to own a property here like we have."

"By Privacy, I mean not being over governed, interfered with and having reasonable landowner rights taken away by council."

Community Survey Responses

Bonnet Hill

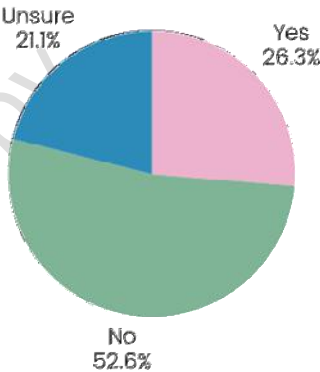
Section 3: Feedback on the Specific Area Plan

Q4. Have you read the proposed Specific Area Plan for your area?

- 18 Yes
- 1 No

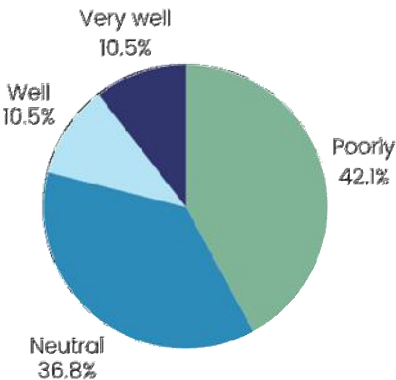
Q5. Overall, do you support having a Specific Area Plan for your area?

- 5 Yes
- 10 No
- 4 Unsure



Q6. How well do you think the proposed SAP reflects what is important for your area?

- 0 Not at all ★
- 8 Poorly ★★
- 7 Neutral ★★★
- 2 Well ★★★★
- 2 Very Well ★★★★★

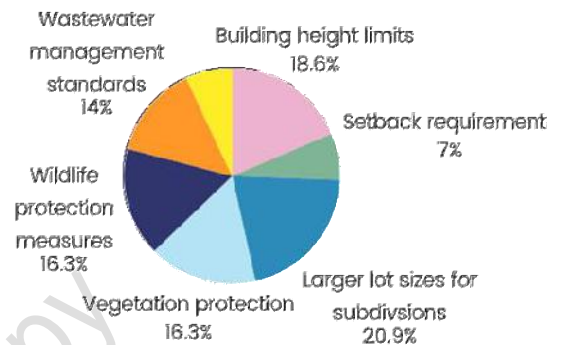


Community Survey Responses

Bonnet Hill

Q7. Which parts of the proposed plan do you like? (select all that apply)

Larger lot sizes for subdivisions (low density)	9
Building height limits	8
Vegetation protection	7
Wildlife protection measures	7
Wastewater management standards	6
Setback requirements	3
Other	3



Sample of "Other" Responses

"I think all above is important but the SAP is too broad and restrictive. Bonnet Hill has a diverse collective of developments from urban style communities to broad acre type development."

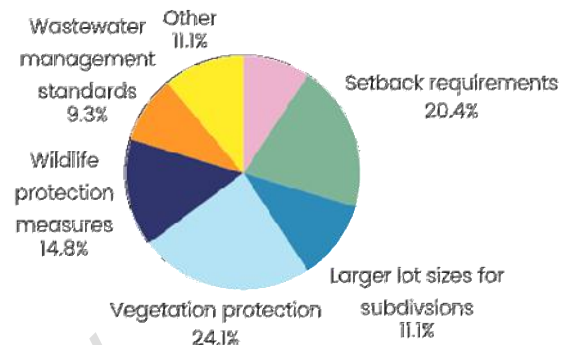
"There are very few (if any) redeeming features of the proposed Bonnet Hill SAP."

Community Survey Responses

Bonnet Hill

Q8. Which parts of the proposed plan do you not like? (select all that apply)

Vegetation protection	13
Setback requirements	11
Wildlife protection measures	8
Larger lot sizes for subdivisions (low density)	6
Wastewater management standards	5
Building height limits	5
Other	6



Sample of "Other" Responses

"I do not believe that animals and trees should be prioritised over people. The SAP does nothing to improve Fire Management and risk reduction. In the event of a major fire like we had in 1996? There will be no habitat, no animals and no vista from Kingston Beach."

"Restricting building bulk and mass to centre of site+ restrictive for larger sites + Bushfire risk if can't clear vegetation as needed. Most residents in Bonnet Hill overall want to retain the natural vegetation and tree scape, which is why we live here, but still want to be bushfire safe."

"The SAP essentially inhibits the capacity for use as defined by the underlying zone "low density residential" Yes our zone has remained low density residential but this overlay means we can't treat our land as such."

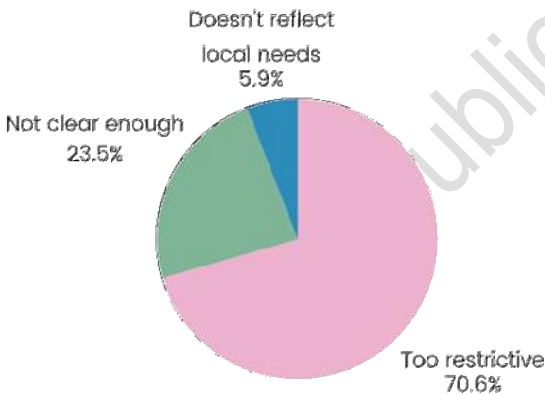
Community Survey Responses

Bonnet Hill

Q9. Why do you not like these parts?

Question skipped by 2 people

Too restrictive	12
Doesn't reflect local needs	1
Not clear enough	4
Other (please specify)	0



Community Survey Responses

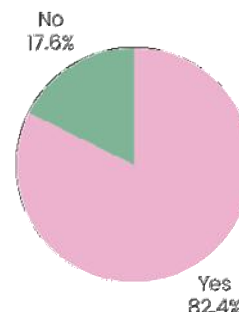
Bonnet Hill

Q10. Do you think there are parts of the proposed SAP for your area that are unclear or require simplification?

Question skipped by 2 people

14 Yes

3 No



More information provided from "Yes" responses

"No evidence has been provided to prove that any of the so called endangered animals are present in our area. In 25 years living here I have never seen any of those listed. If the Tassie Devil was here we would see it on the roads as we do in other areas of the state that have a population."

"It is unclear which parts of the Bonnet Hill area the SAP applies to and why. The definition of "coastal proximity" is written to encompass lots that are nowhere near or don't even overlook the coast."

"The proposed SAP boundary encompasses many different 'styles' or type of residential block which have been developed over the past 100 years. These ranges from the higher density of Tyndall Court, through 3/4 acre blocks in Regnans and Stringybark to larger 1-2 acre blocks on the top side of the highway. The SAP as proposed is a 'one size' fits all model that does not work for all e.g. setbacks and size of buildings could and should vary with the size of the property. The limits and controls already applied in the standard clauses of LUPA and Low Density Residential zone are more than adequate. The language and layering effect of standard zones, extra zones and the SAP are confusing and too dense to understand."

"I found the document confusing, and hard to understand. It's not written in plain English."

Community Survey Responses

Bonnet Hill

Q11. Are there any changes you think would improve the plan (optional)

Sample of suggestions provided

"Bonnet Hill is a beautiful area to live. I don't think a SAP is necessary as there are many other areas in Kingborough with similar values. Should be included in the broader LPS not specific to Bonnet Hill. Also I think the survey was a bit cumbersome to get my thoughts across with a particular style and wording that maybe not allowed a full understanding of people's concerns."

"Remove it. It is not required, justified nor appropriate for the diverse size and type of blocks here."

"The plan seems quite bias towards protecting vegetation, which seems to conflict with the Fire Services Act."

"Why does the SAP exist? Low density residential should be just that. Based on the justification and definitions provided, it seems the only purpose is to generate more income from environmental offsets and inhibit a land owners ability to build, rennovate or subdivide (for the few with lots big enough)."

"Delete unproven birdstrike provisions in favour of a public awareness programme backed by evidence for the ACTUAL conditions. Retrofitting as an aim would be far more effective."

"Make it clear why this is being introduced and why parts of Bonnet Hill are not included, including newly built properties that clearly do not align with the SAP values."

Sentiment of Survey Responses

This summary highlights the key themes and overall sentiment expressed through the survey responses.

Overall Community Sentiment

Across all areas, feedback shows that many respondents are concerned about the proposed SAPs. While people strongly value their local environment, landscapes, and community character, there is widespread unease about how the SAPs are proposed to work in practice.

A common theme is that support for the intent of protection does not always translate into support for the SAPs as drafted.

What the Community Values

Respondents consistently expressed strong attachment to:

- The natural environment and wildlife
- Low-density living and open space
- Scenic views and visual amenity
- Local character and sense of community

These values are widely shared across Bruny Island, Bonnet Hill, Blackmans Bay Bluff, and other areas.

Main Concerns Raised

Several issues were raised repeatedly across the survey:

1. Complexity and Clarity

Many respondents found the SAPs:

- Difficult to understand
- Too technical for non-experts
- Unclear in how they interact with existing zoning and planning rules

There were frequent calls for plain-English explanations and clearer guidance on what the SAPs would mean for individual properties.

2. Overlap with Existing Planning Controls

A common concern was that SAPs:

- Duplicate existing zoning and overlays
- Add another layer to an already complex planning system
- Create uncertainty about which rules take priority

Many respondents questioned whether SAPs are necessary given the existing planning framework.

3. Discretion and Certainty

Respondents often expressed concern about:

- Increased reliance on discretionary decision-making
- Lack of certainty about what is permitted without approval
- Inconsistent outcomes between properties or applicants

Certainty and transparency were identified as important to residents.

	P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
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KIN-S6.7.5 Swift Parrot collision risk

This clause is in addition to Low Density Residential Zone – clauses 10.4. Development Standards for Dwellings and 10.5. Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	Buildings or extensions to existing buildings are designed to minimise the risk of collision, injury and mortality to the Swift Parrot
Acceptable Solutions	Performance Criteria
A1.1 A new building or extension to an existing building must: (a) Not involve a glazing configuration that create the appearance of an unobstructed flight path through a building; and (b) provide transparent or reflective glazing visible from the exterior that: a. does not exceed 2m² in area; or b. incorporates a permanent treatment that makes the glazing visible to birds. A1.2 Fencing and other structures that are:	P1 A new building or extension to an existing building must be designed to minimise the risk of collision, injury and mortality to the Swift Parrot, having regard to: (a) the likelihood of Swift Parrot in the locality, as determined by a suitably qualified person having regard to the presence of suitable breeding and/or foraging habitat in the vicinity of the development; and (b) any advice of a suitably qualified person; and (c) guidance relating to bird-safe building design, including: (i) <i>Minimising the Swift Parrot Collision Threat: Guidelines and Recommendations for Parrot-Safe Building Design (WWF-Australia, 2008)</i>; and (ii) <i>Saving the Swift Parrot: A</i>

Sentiment of Survey Responses

4. Cost and Practical Impacts

There was strong concern that SAPs could:

- Increase planning costs
- Require additional reports and consultants
- Lead to longer approval timeframes

Some respondents were worried this could disadvantage everyday residents, older people, or those with limited resources.

5. Fairness and Equity

Many respondents questioned:

- Why some areas are subject to SAPs and others are not
- Whether similar areas across the municipality are being treated differently.

This raised broader concerns about fairness and consistency.

Area-Specific Themes

Bruny Island

Feedback shows strong concern about loss of certainty, property rights, and planning complexity. While environmental protection is valued, many respondents expressed low confidence in how the SAP would be applied.

Bonnet Hill

Concerns focused on a "one-size-fits-all" approach, bushfire risk, and the impact of vegetation controls on safety and property use.

Blackmans Bay Bluff

Views were more mixed. Some respondents supported the SAP in principle but raised specific concerns about building heights, lot sizes, and coastal provisions.

Other Areas

Responses were generally critical, with many respondents preferring reliance on the statewide planning scheme and existing zones.

Community Survey Responses

"Other" Areas

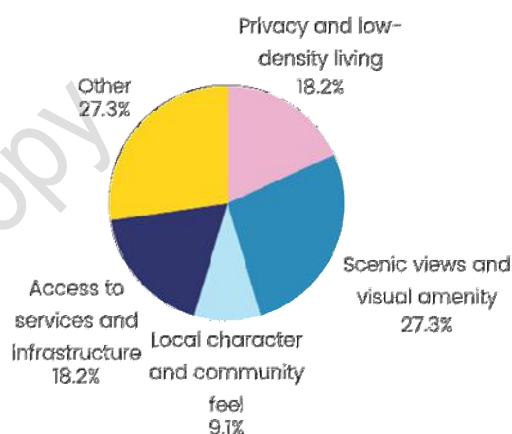
Ten submissions were received from respondents who don't live or own property in the Bruny Island, Blackmans Bay Bluff or Bonnet Hill SAP areas.

Only two of the respondents gave an indication of which suburb/area they live in, with both saying "Burwood SAP."

Data from the remaining questions is presented below.

Q3. What do you value most about the area where you live?

Local character and community feel	4
Scenic views and visual amenity	3
Privacy and low-density living	2
Access to services and infrastructure	2
Natural environment and vegetation	0
Other	3



Sample of "Other" Responses

"That people are able to use there properties without overly restrictive and expensive planning process and overlap."

"Privacy and ability to manage the land how it best impacts my family's needs."

"Nil - the proposed SAP for bonnet hill is the same as that proposed for Burwood drive. It doubles up controls, will lead to complex, costly and lengthy planning approvals, all at the expense of rate payers. Kingboroughs continues push of these SAPs is dissapointing and lacks community consideration. A council simply running its own agenda rather than looking after the people they represent."

Community Survey Responses

“Other” Areas

Q4. Have you read the proposed Specific Area Plan for your area?

- 7 Yes
- 21 No

Q5. Overall, do you support having a Specific Area Plan for your area?

- 2 Yes
- 7 No
- 0 Unsure

Q6. How well do you think the proposed SAP reflects what is important for your area?

- 4 Not at all 
- 4 Poorly 
- 1 Neutral 
- 0 Well 
- 0 Very Well 

Q7. Which parts of the proposed plan do you like? (select all that apply)

Larger lot sizes for subdivisions (low density)	2
Building height limits	2
Wastewater management standards	2
Setback requirements	2
Vegetation protection	1
Wildlife protection measures	0
Other	3

Sample of “Other” Responses

“None – The controls simply double legislative and planning requirements. Property owners should be afforded natural justice to receive the same planning requirements as all other kingborough residents. Just for living in an area that hasnt been developed as far as some others doesnt mean they should be penalised of the freedoms to use their land as the zoning requirements defined by the Tasmanian planning commission should be affording them.”

“The standard planning conditions are more than adequate for the area. The SAP simply provides over governance.”

Community Survey Responses

"Other" Areas

Q8. Which parts of the proposed plan do you not like? (select all that apply)

Vegetation protection	7
Wildlife protection measures	4
Building height limits	4
Setback requirements	3
Larger lot sizes for subdivisions (low density)	3
Wastewater management standards	2
Other	3

Sample of "Other" Responses

"As above, councils approach defies natural justice for landowners with-in these SAPs. Council should drop the SAPs so the move to the new scheme can occur. Post rollover undertake proper consultation and apply for them if still relevant later."

"it provides added burden, and I fail to see how the normal zoning and codes cant cover the purported issues."

Q9. Why do you not like these parts?

Too restrictive	5
Doesn't reflect local needs	4
Not clear enough	0
Other (please specify)	4

Sample of "Other" Responses

"All of the above. Council's agenda rather than the property owners."

"The vegetation/wildlife protection should be termed vegetation/wildlife management. The property owner will have the protection of vegetation and wildlife in mind within management of their own property."

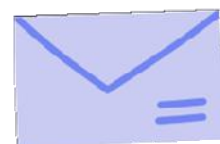
Q10. Do you think there are parts of the proposed SAP for your area that are unclear or require simplification?

Skipped by 1 person

5 Yes

3 No

Written / Emailed Submissions



Sample of submissions

"The SAP area appears overly large and indeed quite difficult for some residents to distinguish the lots....

The overlays are incredibly specific and cumbersome when relating to new build."

"Referencing Clause KIN-S6.7.5 On-site waste water management: "I find this clause overly directive with its long list of 'must not', which may make it difficult for some landowners who are doing their best to comply with other overlays particularly those about trees."

"I understand the push for environmental values, but these need to be balanced against individual freedoms. Traditionally established freedoms for owners of property should be protected."

"Based on statutory requirements, planning scheme principles, and strategic planning objectives, it is recommended that the Blackmans Bay Bluff and Bonnet Hill Specific Area Plan be removed. Existing zone and overlay provisions already provide a comprehensive and appropriate framework for managing environmental, scenic, and development outcomes."

"Specific Area Plans should only be used where clearly necessary. In this case, existing planning controls already provide appropriate protection and guidance. The SAP is an unnecessary extra layer of regulation without clear planning benefit. Removing or revising the SAP would result in a clearer, more efficient, and more appropriate planning framework for Bruny Island."

"The SAP should be responsive to the long-term environmental, social and economic sustainability of Bruny Island. Accordingly, we submit that a primary objective of the SAP should be to give landowners, particularly those operating agricultural enterprises, adequate opportunity and flexibility to diversify revenue streams."

"While there seems to be an emphasis on preserving and protecting what others may see or value from their perspective or viewpoint, there does not seem to be equal value being placed on what we as residents value. "

Sentiment of Written / Emailed Submissions

Community sentiment expressed in written submissions is predominantly negative, with strong opposition to the SAPs as currently proposed. While contributors broadly support environmental protection in principle, there is a clear view that the SAPs are unnecessary, overly restrictive, poorly justified, and procedurally flawed.

Key Sentiment Drivers

1. Consultation and Process

- Strong frustration with late consultation.
- Perception that Council is not genuinely receptive to feedback and is proceeding regardless of community opposition.
- Resulting erosion of trust in the process and decision-making.

2. Regulatory Overreach

- SAPs are widely seen as duplicating existing zones and overlays without clear additional benefit.
- Viewed as disproportionate restrictions on private land, undermining established property rights.
- Frequent calls for SAPs to be removed or substantially scaled back.

3. Weak Justification and Evidence

- Scepticism about the quality, transparency, and credibility of supporting evidence.
- Environmental and scenic claims are seen as insufficiently demonstrated and not meeting statutory thresholds.
- Planning documentation described as overly complex and inaccessible to residents.

4. Fire Risk and Safety

- Significant concern that vegetation and tree-retention controls impede effective bushfire mitigation, even in high BAL areas.
- Strong sentiment that human safety is being subordinated to amenity and landscape objectives.
- Fire risk is one of the most emotive and urgent issues raised.

5. Economic and Practical Impacts

- Rural and semi-rural landowners express concern about loss of flexibility, reduced viability, and barriers to diversification (e.g. agritourism, ancillary dwellings).
- SAPs are seen as increasing cost and complexity, favouring high-end development only.

14.2 PROPOSED ROAD NAME - "DEFEND THE ISLAND WAY"

File Number: 23.54

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Dave Stewart, Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.3 A shared narrative that reflects the municipality's identity, values, history and aspirations.

1. PURPOSE

- 1.1 The purpose of this report is to seek Council endorsement for the naming of a section of road between Kingston View Drive and the roundabout leading into Lightwood Crescent within the Kingborough Sports Precinct (currently known as Twin Ovals Road).

2. BACKGROUND

- 2.1 Council has received a request from the Tasmanian JackJumpers to name the section of road as shown below "Defend the Island Way".



3. STATUTORY REQUIREMENTS

- 3.1 If the proposed name is endorsed by Council, it will be submitted to Placenames Tasmania for assessment and approval.

4. DISCUSSION

- 4.1 The section of road in question provides access to the new JackJumpers and Jewels High-Performance Centre and will be the only property addressed from this section of road.

- 4.2 The proposed name recognises the strong connection between the Tasmania JackJumpers and the phrase “Defend the Island”, which became synonymous with the club under the leadership of inaugural Head Coach, Scott Roth.
- 4.3 Naming of this section of road “Defend the Island Way” would assist with the Club’s branding and identity.
- 4.4 Preliminary advice received from Place Names Tasmania has indicated some concern with the proposed name in that it does not meet some of their guidelines.
- 4.5 Formal support from Council would add weight to the Club’s case for the naming of the road.
- 4.6 The balance of what is currently known as “Twin Ovals Road” would become an extension of Gormley Drive, with this road to be sealed as part of the AFL High Performance Centre project.
- 4.7 Feedback has been sought from the Tasmanian Devils Football Club regarding suggestions for the name of the road that will lead into their Training Centre.

5. FINANCE

- 5.1 There are no financial implications to Council.

6. ENVIRONMENT

- 6.1 There are no environmental matters associated with this proposal.

7. COMMUNICATION AND CONSULTATION

- 7.1 As part of Council’s consultation process, a letterbox drop to surrounding properties advising of the proposed road name change was undertaken.
- 7.2 No objections or concerns were received in response to this consultation.

8. RISK

- 8.1 No risks to Council are identified in relation to this matter.

9. CONCLUSION

- 9.1 The Tasmanian JackJumpers request to name the section of road between Kington View Drive and Lightwood Crescent “Defend the Island Way” is considered to be worthy of Council support.

10. RECOMMENDATION

That Council endorses the proposed name “Defend the Island Way” for the section of road between Kington View Drive and the roundabout at Lightwood Crescent and formally submits the proposal to Place Names Tasmania.

ATTACHMENTS

Nil

14.3 KINGBOROUGH SPORTS PRECINCT OVAL NAMES

File Number: 51.4

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Dave Stewart, Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.3 A shared narrative that reflects the municipality's identity, values, history and aspirations.

1. PURPOSE

- 1.1 The purpose of this report is to discuss naming of ovals within the Kingborough Sports Precinct.

2. BACKGROUND

- 2.1 The development of the Tasmanian Devils AFL High Performance Training Centre will see the construction of two new ovals within the Kingborough Sports Precinct.
- 2.2 To date, these have been notionally named "Oval 3" and "Oval 4".
- 2.3 Apart from being unimaginative, these names are also potentially confusing, with there being no logical order to the numbering.
- 2.4 It was not originally intended for the existing Twin Ovals (1 & 2) to be named as such, but the name was used during construction of the project and has become entrenched.



3. STATUTORY REQUIREMENTS

- 3.1 Place naming conventions are governed by the *Place Names Act 2020* and managed via Placenames Tasmania.

4. DISCUSSION

- 4.1 Council has resolved to lease Oval 1 to the Tasmanian Devils Football Club for a period of 79 years, and it is appropriate to that they be given an opportunity to provide input into the name of the ground.
- 4.2 Oval 2 is the existing cricket oval, home to the Kingborough District Cricket Club and it is proposed that they be invited to submit a name for this oval.
- 4.3 Oval 3 will become the home ground for the Tigers Football Club, and it is proposed that they be invited to submit a name for this oval.
- 4.4 Oval 4 will be used by both the Knights and the Tigers, and it is suggested that they propose a name for this oval that has connections to both clubs.
- 4.5 It should be noted that the proposed naming of the ovals relates to formal naming that will be recorded on official maps as opposed to naming rights that may be associated with sponsorship.
- 4.6 Approval for naming rights sponsorship and ground advertising is currently covered by the *Kingborough Twin Ovals Advertising and Signage Policy* that will need to be reviewed, updated and applied to the new ovals.

5. FINANCE

- 5.1 There are no financial implications associated with this proposal.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

- 7.1 It is proposed to seek feedback from stakeholders in relation to the proposed naming of the ovals.

8. RISK

- 8.1 The current naming system risks creating confusion for people trying to determine which ground sport is being played on and potentially also for emergency services.

9. CONCLUSION

- 9.1 There is a need to determine names for the two new ovals that will be constructed within the Kingborough Sports Precinct, along with the two existing ovals that are colloquially known as the "Twin Ovals".
- 9.2 It is recommended that the tenants of these ovals be invited to submit suggested names to Council for consideration.

10. RECOMMENDATION

That the Tasmanian Devils Football Club, Kingborough District Cricket Club and Tigers Football Club be invited to submit proposed names to Council for their respective home grounds within the Kingborough Sports Precinct.

ATTACHMENTS

Nil

14.4 PETITION - KINGBOROUGH MOUNTAIN BIKE AND DOG PARKS

File Number: 22.253

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Dave Stewart, Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.1 Vibrant, welcoming local areas that spark social connection and recreation.

1. PURPOSE

- 1.1 The purpose of this report is to consider a petition in relation to developments within the Kingborough Sports Precinct.

2. BACKGROUND

- 2.1 A petition titled “Stop the demolition of Kingston MTB Park and Dog Park” was sent to Councillors on 20 July 2026.
- 2.2 The petition has 162 signatories, the majority of whom live outside of the Kingborough Municipal Area.
- 2.3 Whilst the document does not meet the requirements of the *Local Government Act 1993* to be considered a formal petition, it is nonetheless being presented to Council for consideration.

3. STATUTORY REQUIREMENTS

- 3.1 Section 55(2) of the Local Government Act sets out the requirements for a petition as follows:

A person lodging a petition is to ensure that the petition contains –

(a) a clear and concise statement identifying the subject matter and the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

4. DISCUSSION

- 4.1 The petition requests Council to abandon any plans to demolish the Mountain Bike and Dog Parks within the Kingborough Sports Precinct to accommodate the development of the Tasmanian Devils Football Club's High Performance Training Centre.
- 4.2 It also states an objection to the leasing of land to the AFL for "the development of a football training facility" and cites a lack of community consultation in relation to the project.
- 4.3 The decision by Council to support the proposal to locate the High Performance Training Centre within the Kingborough Sports Precinct has been well documented and dates back to November 2023, with unanimous approval from Councillors to submit a bid for the project.
- 4.4 In making this decision, Council was provided with an Economic Impact Assessment Report prepared by SGS Economics that detailed significant benefits to the community as a result of having the facility located in Kingborough.
- 4.5 Council's bid was prepared with significant consultation with stakeholders and was conditional upon the State Government meeting the cost of replacing any assets impacted by the development.
- 4.6 Whilst this initial bid was unsuccessful, a second opportunity was subsequently provided to Council and at its meeting of 19 August 2024, Council resolved to provide the State Government with its position on the key terms and conditions upon which it would make land available within the Kingborough Sports Precinct for the project.
- 4.7 These terms and conditions were based on the principle that any impacted community infrastructure would as a minimum, be no worse off.
- 4.8 on 18 November 2024, official notification was received that the Kingborough Sports Precinct had been selected as the site for the project.
- 4.9 At its meeting of 16 December 2024, Council unanimously resolved to confirm its support for the project and authorised the Chief Executive Officer to commence negotiations with the State Government regarding the Heads of Agreement and transfer of land required for the construction of the facility.
- 4.10 Over the next 18 months, Council progressed the development of the project with the State Government, including the establishment of governance structures, appointment of a project team and consultation with stakeholders.
- 4.11 Community consultation included a series of onsite drop-in sessions attended by the Project Team to receive feedback in relation to the project. It is noted that the presenter of the petition attended one of these sessions.
- 4.12 Whilst it is acknowledged that not everyone was in support of the proposal, most people engaging in the consultation process recognised the broader community benefits arising from the project.
- 4.13 These benefits are summarised below:
 - A capital injection of \$125m in new infrastructure for the Precinct;
 - The creation of 250 direct and indirect jobs throughout the construction of the project;
 - An ongoing economic boost of \$55m to the region from 2028 onwards;

- The construction of a two new ovals within the Precinct, one with a much needed turf wicket to support junior development pathways for local cricketers playing with the Kingborough Knights Cricket Club;
 - The construction of a new purpose built Pavilion to support the operations of the Tigers Football Club;
 - Development of 100 new carparking spaces within the Precinct;
 - The upgrade of Gormley Drive, including sealing, footpaths, kerbing and guttering;
 - Upgrading of stormwater systems within the Precinct;
 - Reconstruction of the Mountain Bike Park to contemporary standards;
 - Reconstruction of the Pump Track to provide a new and improved facility; and
 - Immeasurable social and sporting benefits through having the Tasmanian Devils Football team based in Kingborough and fostering strong community partnerships and programs.
- 4.14 In addition to the above, a condition of Council's support for the project is a commitment to future funding for the connection of Spring Farm Road with Kingston View Drive.
- 4.15 It is inevitable that the construction phase of the project will cause short term disruptions to user groups within the Precinct, and it is acknowledged that there will be some inconvenience to impacted stakeholders due to interim arrangements whilst new infrastructure is built.
- 4.16 The Project Team has sought to minimise these impacts by working closely with stakeholders, who are understanding of the need to wear some short term pain for long term gain.
- 4.17 In an ideal world, there would be time to construct replacement facilities before existing infrastructure is impacted.
- 4.18 Unfortunately, this is not possible given that the project is under considerable time pressure given the entry of the Tasmanian Devils into the AFL competition in 2028.
- 4.19 In relation to the Pump Track, Council has funded the provision of a modular unit to be provided in Kingston Park on a temporary basis whilst the existing facility is out of action.
- 4.20 Council has never indicated that there have been no objections to the project. However, it is a fact that there were no formal objections lodged during the statutory advertising process for proposal to lease land to the AFL for the construction of the High Performance Training Centre or for the leasing of the existing AFL Oval.
- 4.21 The petition asks Council to abandon its plans and rethink the project. This request is considered to be unwarranted given the significance of the project and its importance to the Kingborough community.
- 4.22 The request is also untimely given that legally binding agreements have been signed, contracts awarded and construction commenced.

5. FINANCE

- 5.1 The cost of the project, including the reconstruction of any displaced infrastructure is being met by the State Government and the AFL.
- 5.2 Lease agreements have been structured such that Council is protected against incurring depreciation costs for any assets constructed on the leased land.

5.3 Council will receive significant additional rates revenue as a result of the development.

6. ENVIRONMENT

6.1 Environmental impacts associated with the project have been assessed as part of the development application process.

7. COMMUNICATION AND CONSULTATION

7.1 The process as prescribed by Section 178 of the Local Government Act was followed in relation to public notification of Council's intent to lease land within the Kingborough Sports Precinct for the development.

8. RISK

8.1 There are significant legal, reputational and timing risks associated with the request to pause the project at this stage.

9. CONCLUSION

9.1 A petition with 162 signatories has been received requesting Council to abandon current plans for the demolition of the Mountain Bike and Dog Parks within the Kingborough Sports Precinct associated with the development of the Tasmanian Devils AFL High Performance Training Centre.

9.2 For all the reasons outlined in this report, the request is considered to be both untimely and unwarranted.

10. RECOMMENDATION

That Council:

- a) Notes the Petition titled "Stop the demolition of Kingston MTB Park and Dog Park".
- b) Advises the organiser of the petition titled "Stop the demolition of Kingston MTB Park and Dog Park" that Council is fully committed to the Kingborough Sports Precinct developments including the Tasmanian Devils Football Club's High Performance Training Centre and is not prepared to pause construction.

ATTACHMENTS

Nil

14.5 PETITION - DOG OBEDIENCE TRAINING FACILITY AT SEDGEBROOK RESERVE

File Number: 12.21

Author: Daniel Smee, Director Governance, Recreation & Property Services

Authoriser: Dave Stewart, Chief Executive Officer

Strategic Plan Reference

Key Priority Area: 4. Fostering a welcoming, vibrant and thriving Kingborough.

Strategic Outcome: 4.1 Vibrant, welcoming local areas that spark social connection and recreation.

1. PURPOSE

- 1.1 The purpose of this report is to consider a petition titled “Petition to Oppose Proposed Dog Exercise and Obedience Training Facility at Sedgebrook Road Reserve (Lot 1 Taronga Road)”.

2. BACKGROUND

- 2.1 The petition containing 160 signatures requests Council to “Reconsider the proposed relocation of the Southern Obedience Club, and provision of an off-lead dog area, to the Sedgebrook Road Reserve (Lot 1 Taronga Road) and instead pursue alternative locations”.

3. STATUTORY REQUIREMENTS

- 3.1 The petition complies with the provisions of Section 55(2) of the *Local Government Act 1993*.

4. DISCUSSION

- 4.1 The development of a new oval above Gormley Park was proposed in 2019 as an option to provide a ground with a second turf wicket for the Kingborough District Cricket Club.
- 4.2 The AFL High Performance Training Centre project within the Kingborough Sports Precinct provided the catalyst (and State Government funding) to pursue the development of this new oval.
- 4.3 The majority of the land required for the development of the new oval was under lease to the Southern Obedience Club (SOC) until 1 July 2026 for the purpose of conducting dog training activities.
- 4.4 As part of Council’s commitment to the AFL project, it was agreed to find an alternate location for the SOC.
- 4.5 The original intent was to purchase land from TasWater at Dru Point for this purpose, being the site of the former treatment plant that had since been rehabilitated and surplus to their operational requirements.
- 4.6 Council undertook a community consultation process as required under the provisions of the *Dog Control Act 2000* and subsequently resolved to declare the area for dog training purposes (subject to obtaining tenure).
- 4.7 Negotiations with TasWater reached a stalemate in relation to the purchase price for the land, resulting in Council and the SOC exploring alternate options for their relocation.

- 4.8 One of these options was the Council owned land at Sedgebrook Reserve in Bonnet Hill, that with the provision of some infrastructure, was deemed to be suitable to meet the needs of the SOC.
- 4.9 A preliminary engagement was undertaken with adjoining residents prior to the proposal coming to Council for approval to progress to a full consultation process.
- 4.10 A report was provided to the Council meeting of 1 June 2026 recommending commencement of the consultation process, however a procedural motion was moved and supported to defer the matter.
- 4.11 In the interim, staff have continued to explore alternate sites, including re-visiting the Dru Point option.
- 4.12 A breakthrough regarding this site was achieved in July, with Council's CEO negotiating a lease agreement for use of the land rather than freehold purchase.
- 4.13 Council's AFL Project Team has liaised with the SOC, and a mutually acceptable plan has been agreed upon for the Club to relocate to this venue.
- 4.14 Work on the construction of the new oval above Gormley Park (Oval 4) won't commence until later this year, which has enabled the SOC to remain at their current location until their new site is ready for use.
- 4.15 Given this situation, the petition relating to the Sedgebrook Reserve site is no longer relevant, with the desired outcome having been achieved.

5. FINANCE

- 5.1 Funding for the development of the SOC's new facility is being provided by the State Government as part of the community infrastructure package of works.
- 5.2 The lease over the Dru Point site is being provided by TasWater at a peppercorn rental.

6. ENVIRONMENT

- 6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

- 7.1 Council's AFL Project Team have been in regular communication with the SOC in relation to the matter.

8. RISK

- 8.1 No risks to Council are identified regarding this issue.

9. CONCLUSION

- 9.1 The petition calling for Council to reconsider plans to relocate the Southern Obedience Club to Sedgebrook Reserve has been superseded by a negotiated outcome regarding the Dru Point site.

10. RECOMMENDATION

That the organiser of the petition expressing opposition to the proposed relocation of the Southern Obedience Club to Sedgebrook Reserve, Bonnet Hill, be advised that this option is no longer being pursued by Council.

ATTACHMENTS

Nil

15 NOTICES OF MOTION

At the time the Agenda was compiled there were no Notices of Motion received.

16 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2025* Council, by absolute majority, move into closed session to consider the following items:

Confirmation of Minutes

Regulation 40(6) *At the next closed meeting, the minutes of the previous closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.*

Applications for Leave of Absence

Regulation 17(2)(i) *applications by councillors for a leave of absence*

In accordance with the *Council Meetings & Councillor Workshops Audio Recording Guidelines Policy*, recording of the open session of the meeting ceased.

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

CLOSURE

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APPENDICES

- A Chief Executive Officer's Activities 27 April 2026 to 26 June 2026
- B Environmental Services Activity Report - Quarter Four

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A CHIEF EXECUTIVE OFFICER'S ACTIVITIES 27 APRIL 2026 TO 26 JUNE 2026

Date	Description
27 April	Attended Councillor workshop
28 April	Attended online Metropolitan Council GM's/CEO's weekly meeting
29 April	Interviewed for the Economic Development Australia national CEO insights study
30 April	Attended the Kingborough AFL HPC Steering Committee meeting
4 May	Attended Council meeting
5 May	Attended online Metropolitan Council GM's/CEO's weekly meeting
6 May	Attended the Kingborough Municipal Emergency Management Committee meeting
	Attended the GHSP CEO Meeting
8 May	Attended the Kingborough Sports Precinct Oversight Group meeting
11 May	Attended Councillor workshop
12 May	Attended online Metropolitan Council GM's/CEO's weekly meeting
13 May	Met with Council Candidate, Jo Westwood
	With Cr Amanda Midgley, met with representatives of the South Channel community
14 May	Attended the Kingborough AFL HPC Steering Committee meeting
15 May	Attended a pre-opening tour of Spring Farm Village
	Met with Ms Jan Richards of Friends of North Bruny and other community representatives
	Introductory meeting with the new Inspector of Kingston Police, Justin Lawson
18 May	In company with the Mayor, met with representatives of Tas Police and Department of Police, Fire & Emergency Services to discuss infrastructure investment
	Attended Council meeting
19 May	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Met with Council Candidate, Will Perry
20 May	Attended quarterly meeting of the River Derwent Expansion Project Steering Committee
21 May	Attended Copping Refuse Disposal Site Joint Authority (CRDSJA) General Meeting
22 May	Attended Audit Panel meeting
	Attended National Volunteer Week celebration
25 May	In company with the Mayor, met with Minister Vincent's Chief of Staff re: Margate to Huntingfield shared pathway
	Attended Councillor workshop

Date	Description
26 May	Attended online Metropolitan Council GM's/CEO's weekly meeting
27 May	Attended Reconciliation Breakfast
	Met with a representative of the Kalis Group
28 May	Telephone consultation with Mr Bernard Griffiths
	Met with Council Candidate, Mark Donnellon
	Attended a Greater Hobart Strategic Partnership briefing of the Tasmanian Labour Caucus
	Attended the Kingborough AFL HPC Steering Committee meeting
29 May	Attended opening of Spring Farm Village
1 June	Attended Council meeting
2 June	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Attended site visit at IMAS
3 June	Attended meeting with representative of Southern Waste Solutions
4 June	Attended the GHSP CEO Meeting
5 June	Attended online Training Administration Facility Project Steering Committee meeting
	In company with the Mayor, attended the announcement of the Council / RACT partnership
	Attended Southern Tasmania Council Network (STCN) Meeting at Huon Valley Council
9 June	Attended the JackJumpers and Jewels High Performance Training Centre Project Steering Committee Meeting
10 June	Met with a representative of the Department of State Growth re: transport
	Met with representatives of TasNetworks
11 June	Attended the Kingston Men's Shed Biggest Morning Tea
	Attended AFL Training Administration Facility meeting with representatives of the Department of State Growth, AFL and Tasmanian Football Club
	Met with Senator Claire Chandler
	Attended the Kingborough AFL HPC Steering Committee meeting
15 June	Attended online Training Administration Facility meeting with Department of State Growth
	Attended Council meeting
16 June	Attended online Metropolitan Council GM's/CEO's weekly meeting
17 June	Attended Clarence Council Budget Breakfast 2026/27
	In company with the Acting Mayor, attended the Greater Hobart Strategic Partnership Mayors' Forum
18 June	Attended meeting with representatives of Simmons Wolfhagen re: governance approvals for TFC Agency Agreement and procurement
	Attended SETN Meeting at Huon Valley Council

Date	Description
19 June	Attended the Twin Ovals and JackJumpers facilities with Premier Jeremy Rockliff and Minister Jacquie Petrusma
	Attended the Kingborough Sports Precinct Oversight Group meeting
22 June	Attended meeting with representatives of the Department of State Growth re: Kingborough Council Funding Deed review
	Attended Councillor workshop
23 June	Attended online Metropolitan Council GM's/CEO's weekly meeting
	Attended the Kingborough AFL HPC Steering Committee meeting
24 June	Attended online AFL Training Administration Facility meeting re: Legal agreements
25 June	Attended TasWater General Meeting in Launceston
	Attended Kingborough Council Community Forum

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B ENVIRONMENTAL SERVICES ACTIVITY REPORT - QUARTER FOUR

File Number: 8.76

Author: Liz Quinn, Manager Environmental Services

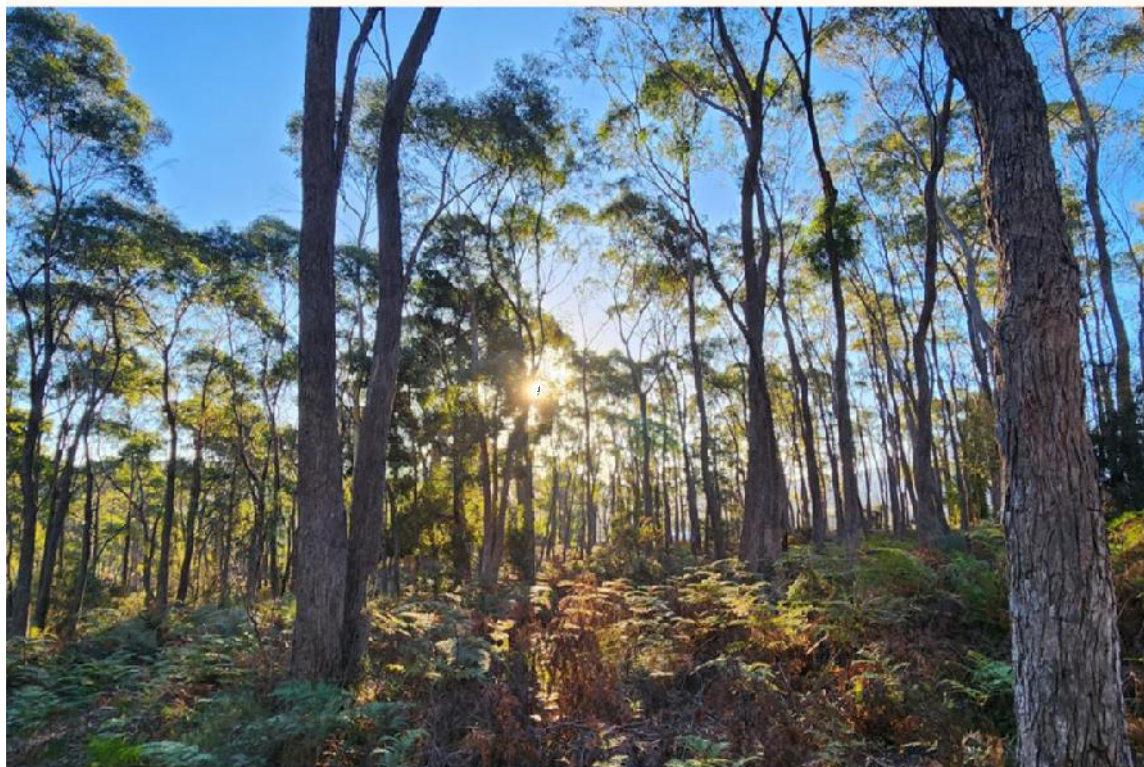
Authoriser: Deleeze Chetcuti, Director Environment, Development & Community Services

ENVIRONMENTAL SERVICES QUARTER FOUR REPORT



2025 -2026

APRIL - JUNE 2026



ENVIRONMENTAL SERVICES - QUARTERLY REPORT APRIL - JUNE 2026

Table of Contents

Environmental Health

<u>PUBLIC HEALTH</u>	1
Immunisations	1
Recreational Water Quality Monitoring - Swimming Beaches	2
Table 1: Derwent Beaches long term swim rating	2
Other Public Health Activities	3
<u>FOOD SAFETY</u>	3
Table 2: Food Safety Incidents	3
<u>ENVIRONMENTAL NUISANCES</u>	4
<u>DEVELOPMENTAL SERVICES REFERRALS</u>	4
Table 3: Applications	4

Natural Areas and Biodiversity

<u>STRATEGIC WEED MANAGEMENT</u>	5
Program Highlights	5
Chart 1: Number and type of weeds controlled April - June 2026	5
<u>REVEGETATION PROGRAM</u>	6
<u>WILDLIFE AND INVASIVE FAUNA PROGRAM</u>	6
<u>LANDCARE PROGRAM</u>	6
<u>KINGBOROUGH ENVIRONMENTAL FUND</u>	7
<u>INTERPRETATION AND EDUCATION PROGRAM</u>	7
<u>NATURAL AREAS AND RESERVES</u>	8
<u>MANAGING OUR WATERWAYS</u>	8
<u>TREE ASSESSMENTS</u>	8
Table 4: Tree removal assessments April - June 2026	8

Climate Change

<u>GOVERNANCE ACTIVITIES</u>	9
Engagement and Collaboration	9
Strategic Priorities	9
<u>ADAPTATION ACTIVITIES</u>	10
Coastal Hazards Resilience planning project (CHRPP)	10
<u>MITIGATION ACTIVITIES</u>	11
Emissions mitigation key highlights	11
Electrification working group	11

Bushfire Management

Bushfire Planning Officer KLUB presentation	12
<u>AT A GLANCE</u>	12
<u>BUDGETING FOR THE FUTURE</u>	12
<u>STRATEGIC PLANNING</u>	12
<u>FUEL BREAK WIDENING AT TAROONA</u>	12

Environmental Health

Council's Environmental Health team delivers statutory functions to protect public health through preventative regulation.

This includes managing risks related to infectious diseases, drinking water, sanitation, food safety and environmental nuisances in accordance with key legislation.

PUBLIC HEALTH

IMMUNISATIONS

Council has an obligation to offer an immunisation program as per Section 57. of the *Public Health Act 1997*.

Council's Environmental Health team delivers both a school-based program and monthly community immunisation clinics, offering vaccines listed under the National Immunisation Program and protecting the community from vaccine-preventable diseases.



School Based Immunisation Program

The National Immunisation Program schedule outlines vaccines for adolescents in Years 7 and 10, delivered across seven schools in Kingborough.

Year 7 vaccines protect against:

- Human Papillomavirus (HPV);
- Diphtheria, Tetanus and Pertussis

Year 10 vaccine protects against:

- Meningococcal ACWY

- School immunisations are complete for 2026.
- 2026 Program was highly effective with immunisation rates for grade 7s above 70% at all Kingborough schools.

Community Immunisation Clinics

- Clinics are held monthly providing routine vaccinations for children under five in accordance with the National Immunisation Schedule.
- Clinics prioritise young children, as they have fewer vaccination service options.

RECREATIONAL WATER QUALITY MONITORING - SWIMMING BEACHES

During the main swimming season (December to March), Council's Environmental Health team monitor and report on the bacteriological water quality of recreational beaches within the municipality, including installation of temporary and long-term no swim advisory signage if required, in accordance with the *Recreational Water Quality Guidelines 2007*.

The current reporting period is outside the seasonal beach monitoring program.

Derwent Estuary Recreation Water Quality Annual Report 2025-26

Highlights:

- Derwent Estuary beaches in Kingborough are Taroona, Hinsby, Kingston Beach and Blackmans Bay
- Water quality results across the Derwent Estuary indicate ongoing challenges.
- After each monitoring season, a new long-term rating is calculated for all swimming and environmental sites. This calculation is based on the immediate previous five seasons of sampling data for each site.
- Due to the long-term water quality rating (5 poor results within 5 years) no swim advisories remain in place at Kingston Beach North and Blackmans Bay beach south of the playground.

Table 1: Derwent Beaches long term swim rating 2025-26

Swimming Site	Long-term rating
Blackmans Bay (north)	Good
Blackmans Bay (mid)	Poor
Blackmans Bay (south)	Poor
Kingston Beach (north)	Poor
Kingston Beach (mid)	Fair
Kingston Beach (south)	Fair
Taroona Beach	Good
Hinsby Beach	Fair

OTHER PUBLIC HEALTH ACTIVITIES

Council's Environmental Health team manage risks to public health in accordance with the *Public Health Act 1997* through a range of regulatory activities, including licensing, sampling and inspections.

These activities cover areas such as drinking water carriers, private water suppliers, tattooing and body piercing businesses, cooling tower systems, public swimming pools, large outdoor events, community sharps disposal, private burials, and unhealthy housing.

Highlights include:

- All regulated systems inspected and registered.
- Private Water Supplier sampling in June - all results compliant.
- Two public swimming pools - one non-compliant sample in April
- Place of Assembly permit - Kingborough Lions Football Club

FOOD SAFETY

Under the *Food Act 2003*, Council's Environmental Health Officers regulate food premises and assess compliance with the Food Safety Standards. This includes overseeing food business registrations, conducting routine inspections, and investigating food safety incidents.



284

Registered Food
Businesses



60

Routine Inspections
Completed



46

Temporary Food
Stall Permits Issued



1

Multiple Food
Stall Event

Highlights include:

- Routine inspections are conducted based on the Tasmanian Food Business Risk Classification System, which classifies business as P1 (high risk), P2 (medium risk) and P3 (low risk) based on food handling activities.
- During the reporting period, inspection completion rate was 88% for the 116 P1 businesses, 86% across the 127 P2s, and 54% for the 71 P3s.
- One food safety complaint was investigated and resolved.
- EHOs provided regulatory support for the Colombian Independence Day event at the Kingborough Community Hub.

Table 2: Food Safety Incidents

Food Business Complaints	11
Notifiable Disease Interviews	10
Gastro Notifications	0
Enforcement Notices Issued	11

ENVIRONMENTAL NUISANCES

The Environmental Health team investigates community complaints relating to environmental nuisances and public health risks under the *Environmental Management and Pollution Control Act 1997*, *Local Government Act 1993*, and *Litter Act 2007*.

Highlights include:

- Responded to 55 community requests during the reporting period.
- Noise complaints relating to commercial activities such as live music venues and gyms continue to be complex. Complaints regarding wood smoke and noise from heat pumps are common in winter.



DEVELOPMENT SERVICES REFERRALS

Environmental Health Officers support Development Services through internal referrals of applications under the *Land Use Planning and Approvals Act 1993* and *Building Act 2016*, providing specialist advice on matters including: onsite wastewater systems, food business requirements, and potential nuisance from new developments.

Table 3: Applications

Planning Applications (EHO referral assessments)	44
Plumbing Applications (New onsite wastewater systems)	19
Aerated Wastewater Systems (Maintenance report reviews)	826
New Food Business Fit Outs (Design assessment and inspection)	9



Food Business Inspection equipment

Natural Areas and Biodiversity

HIGHLIGHTS

- 18 Landcare groups supported during the reporting period
- Priority actions delivered in three waterways totalling 2.2 kilometres
- Deer management workshop delivered on Bruny Island

STRATEGIC WEED MANAGEMENT

The April to June reporting period saw a change in focus in weed control activities in response to cooler weather and increased rainfall.

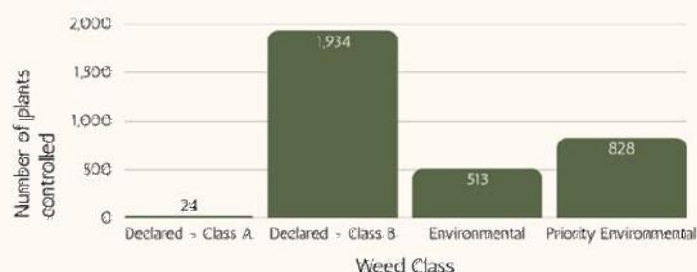
Program highlights included:

- A review of the 2017–2027 Weed Management Strategy commenced to assess the actions and outcomes delivered under the current strategy. The findings will inform the development of an updated strategy, with a report to be presented to Council once the review is complete.
- Strategic weed control was undertaken across 24 Council reserves.
- Routine monitoring shows clear reductions in Class A weeds across the municipality, reflecting the benefits of consistent, long-term control. Particularly strong results have been recorded for Paterson's curse and serrated tussock.
- Community groups were supported ahead of the planting season, with site preparation completed at several locations, including the Apollo Bay National Tree Day site.



The long-standing partnership between the Department of Justice, Community Corrections and NAB staff continues to deliver real on ground outcomes, including blackberry control around Margate oval. Here, staff control regrowth as part of the site's ongoing rehabilitation.

Chart 1. Number and type of weeds controlled during the Apr - Jun 2026 reporting period.



REVEGETATION PROGRAM

- The 2026 revegetation season is underway, with plant orders beginning to leave Council's native plant nursery. More than 10,200 locally native seedlings, representing approximately 150 species, will be planted this year to help restore and maintain Kingborough's diverse bushland.
- Site preparation for the Apollo Bay National Tree Day event is complete, including mulching and fencing. The site is now ready for community planting on Sunday, 26 July



The Apollo Bay National Tree Day event will create habitat for a range of important species including forty-spotted pardalotes, swift parrots and eastern quolls.



Participants at the deer management workshop were briefed by the Department of Natural Resources and Environment.

WILDLIFE AND INVASIVE FAUNA PROGRAM

- Seedlings are being distributed to landowners through the White Cums for Forty-spots program, which aims to enhance critical habitat in priority areas.
- Council partnered with NRM South to deliver a deer management workshop on Bruny Island. The well-attended event explored management options and long-term outcomes, while providing an opportunity for landowners and the broader community to share their experiences.

LANDCARE PROGRAM

Highlights the reporting period include:

- Approximately 1000 local native species planted in 6 reserves by Landcare groups.
- 20 Council owned sites included in Landcare activities delivered by volunteers.
- 18 groups received support from Council including advice and assistance to deliver activities.
- More than 35 volunteers joined Council and Whitewater Creek Landcare Group for Clean Up Australia Day, removing 170 kg of rubbish along 1.5 km of creek corridor.



Algona Landcare group working bee.



 Grass trees in a proposed private land reserve at Great Bay, Bruny Island.

KINGBOROUGH ENVIRONMENTAL FUND

- A conservation covenant application and supporting Stewardship Plan were finalised for a new private land reserve, protecting critical swift parrot habitat at Alonnah.
- A short film sharing the stories of landowners involved in private land conservation through the Kingborough Environmental Fund was released, receiving approximately 6,000 views across Facebook and YouTube.
- Revegetation of threatened *Eucalyptus amygdalina* forest and woodland on sandstone was completed in Killora. The offset project saw 2,200 native trees and shrubs planted to support the recovery of this threatened vegetation community.
- A review of the Guidelines for the Expenditure of the Kingborough Environmental Fund commenced, with a draft being prepared for consideration by the Steering Committee.
- A proposal is being developed for a new private land reserve near Great Bay on North Bruny. The reserve would contribute to offset targets for critically endangered *Eucalyptus ovata* forest and woodland and protect habitat for the forty-spotted pardalote.

INTERPRETATION AND EDUCATION PROGRAM

- Council's Biodiversity Officer delivered a presentation to Kingston U3A on Gardening in a Changing Climate. The session explored practical considerations including plant selection, weeds, provenance, soil health and flammability.
- Presentations were delivered to residents in Kingston and Woodbridge, focusing on nature connection, citizen science and local land management.
- A new initiative welcoming recently arrived community members was delivered in Margate. The event offered a guided introduction to Kingborough's natural areas while creating opportunities for participants to connect with their local community.
- Council staff supported local schools through hands-on activities and guided interpretation during the quarter. Kingston Primary School students continued their involvement in caring for Whitewater Creek, Calvin Christian School explored land management and natural values at Denison Street Reserve, and Blackmans Bay Primary learned about local wildlife.



 New residents had the opportunity to connect with nature and the community during the recent Margate event.

NATURAL AREAS AND RESERVES

Fencing was installed around the stand of high-conservation value *Eucalyptus viminalis* trees adjacent to the Spring Farm Playspace. By redirecting pedestrian access away from the trees, the fencing will help protect the area while reducing the potential risk associated with mature trees.



 A post and rail fence around trees near Spring Farm Playspace will help mitigate risk posed by potential falling branches.

MANAGING OUR WATERWAYS

Urban creek maintenance works were completed along approximately 2.2 kilometres of Whitewater, Coffee and Mary Knoll creeks. Specialist contractors removed fallen branches, woody debris and dumped rubbish that were obstructing creek lines and stormwater infrastructure, helping to improve water flow and reduce flood risk.

The works removed:

- 10 cubic metres of branches and debris, along with two ute loads of rubbish, from Whitewater Creek
- Large branches, woody debris, litter and dumped sheet metal from Coffee Creek
- Six ute loads of debris and vegetation, and a large bag of rubbish, from Mary Knoll Creek

The works were guided by Creek Maintenance Plans and carefully undertaken to protect creek stability and important habitat values.

TREE ASSESSMENT

TABLE 4: Request for tree removal assessment for the reporting period

Request for tree removal assessment and associated outcomes April - June 2026		
Outcome	Outcome rates	Description of outcome
Exempt	8	Proposed tree work would meet an exemption within the planning scheme, such as safety, boundary fencing, or proximity to approved infrastructure, and no consent is required under an existing covenant or Part 5 Agreement
No Permit Required	3	A permit would not be required under the planning scheme, and no consent is required under a covenant or Part 5 Agreement
Further Information Requested	1	Available information is insufficient to determine if proposed tree work would meet an exemption
Development Application required	3	Proposed tree work would not meet an exemption and planning approval is required
Not Valid	0	Often a result where vegetation is located on land not owned by the applicant
No longer required	0	Often a result of where landowners seek advice about a tree and decide they no longer wish to pursue modification or removal
Total requests received	12	

Climate Change

HIGHLIGHTS

- Council is preparing to roll out a community energy efficiency program with three partner councils.
- The 2024-2025 Climate Change Report Card has been released.
- The Future of Snug Foreshore project has received an extension from the State Emergency Service.

GOVERNANCE ACTIVITIES

ENGAGEMENT AND COLLABORATION

Council is partnering in a new community electrification program to support households to improve the efficiency and comfort of their homes. Delivered with three other councils and delivered by social enterprise Zap Cat, the program will help residents to:

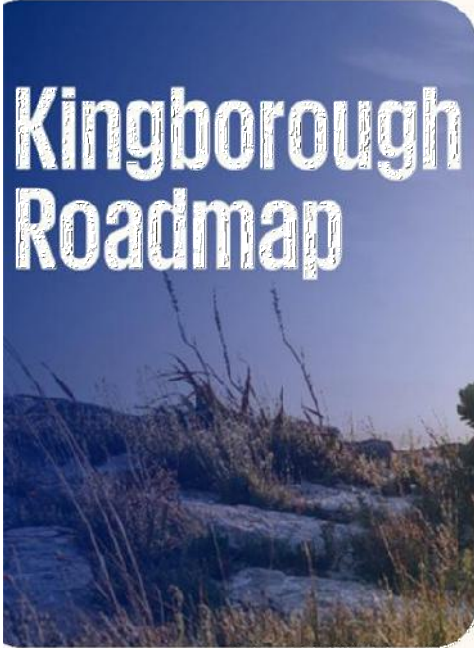
- Understand free and low-cost options to improve their household energy efficiency.
- Explore options to electrify their homes (eg. electric hot water, solar, battery systems).
- Connect residents with vetted installers.

This pilot program will run for one year and will support both renters and home owners. The program is free for residents to access.

STRATEGIC PRIORITIES

The **Embedding Climate Risks into Council Finances** project has been finalised with a six-year proposed actions framework and risk assessment tool. The project, delivered by LGAT.

- Making sure financial planning considers increasing costs and risks caused by climate change;
- Ensuring clear and formalised governance for climate risk;
- Maintaining strong risk frameworks for assessing and managing climate-related risks;
- Clear strategies for climate scenarios, stakeholder engagement and priority setting;
- Ensuring the right tools and information are available for assessing risks and tracking toward targets.



Kingborough Roadmap

The 2024-2025 Climate Change Report Card has been released. Published annually, the report card tracks Council's work to address climate change across all areas of operations. Highlights from the 2024-2025 Report Card include:

- Kingborough's combined greenwaste and kerbside FOGO avoided 8,343 tonnes of carbon dioxide equivalent.*
- Rainfall and flood modelling has been updated to use the latest climate data.
- Community engagement projects to improve awareness and preparedness to flood and bushfire risk were run with the TFS and SES.

*Compared to organics sent to landfill

Climate Change Report Card 2024-2025

Kingborough Council's climate change response strategies



 2024-2025 Climate Change Report Card



Cultural connection at Coningham Beach sandbagging

ADAPTATION ACTIVITIES

COASTAL HAZARDS RESILIENCE PLANNING PROJECT (CHRRP)

The CHRRP has reached a new milestone, with the Memorandum of Understanding executed. This project, delivered in partnership with LGAT, the State Government and 16 participating councils, is a significant investment of nearly \$1 million including Commonwealth Disaster Ready Funding to build capacity for addressing coastal hazards and improving resilience.

Project outcomes will include:

- Develop improved mapping and risk assessment methodologies for priority coastal areas;
- Create standardised planning tools and development controls; and
- Create a statewide framework for engaging with communities on coastal risk.

The project will run from 2026 to 2029. Kingborough is represented on the Project Management Committee by a council officer.

MITIGATION ACTIVITIES

EMISSIONS MITIGATION KEY HIGHLIGHTS

Council has undertaken a number of investigative activities for emissions mitigation this quarter. Highlights include:

- Initial investigation into cost feasibility of an industrial biochar facility.
- Design of a solar prioritisation strategy by an independent consultant to guide future investment in Council's solar fleet.
- Continued collaboration with the Tasmanian Electrify Working Group to explore opportunities across sectors to support electrification.



Council has a solar array of 198kWp



95% solar self-consumption.



Council solar generated 35.67 MW this quarter.



This avoided approx. 5.4 tonnes of CO2 equivalent.



Electrify Working Group members.

ELECTRIFICATION WORKING GROUP

Council officers have continued collaborative discussions as part of the Electrification Working Group. Comprised of representatives from local and state government, the energy sector, academia and key partners, the Group explores options to support acceleration of household and community energy upgrades and to better align and coordinate actions.

Focusses will target improved energy efficiency and electrification for households and communities and addressing barriers for different social groups.

Bushfire Management



Bushfire Planning Officer addressing an interested audience at the forum.

Building Knowledge

- *State Fire Management meeting*
- *Evacuation Centre Management training*
- *LCAT Future Populations Network sessions*

Strategic Planning

The Bushfire Risk Reduction Strategy is being updated. The new Strategy will play a pivotal role in guiding Council's bushfire management into the future. It will provide a revised format, showing clearer links between statewide risk management, policy and on ground implementation, ensuring easier community understanding of what can at times seem like just high level ideas.

Fuel Break Widening at Tarroona

- Quote assessment for the fuel break works at Cartwright Reserve in Tarroona.
- The complex nature of these works has required broad thinking from experienced contractors in order to safely be able to complete the works on the steep slope.
- Residents have received notification of the works.



Bushfire Planning Officer presented at the KLUB Community Bushfire Forum in June

Sharing current best practice for home preparation with our community was a great outcome at the KLUB community bushfire forum. Sharing the stage with Council's Community Resilience Coordinator, they covered everything from statewide fire management structure to useful and direct actions to reduce risk to property and life.

Budgeting for the Future

Post bushfire season is a time to start planning for the year ahead. A review of the Bushfire Program budget resulted in proposed increase to include a third cut of all fuel breaks and hazard management areas in the next bushfire season. This ensures strict compliance with State Vegetation Management Policy Guidelines.

- Between October and March Council's fuel break network will now receive three cuts to maintain a low fuel state.
- The Fuel Break Contract now models industry best practice