

## **FLI-S3.0 Coastal Areas Specific Area Plan**

### **FLI-S3.1 Plan Purpose**

The purpose of the Coastal Areas Specific Area Plan is:

- FLI-S3.1.1 To provide for development that is sympathetic to the coastal land and seascapes of Flinders Island.
- FLI-S3.1.2 To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas.
- FLI-S3.1.3 To maintain the visual amenity of coastal areas based on development that is subservient to the natural features of the landscape.
- FLI-S3.1.4 To encourage design that minimises vegetation clearance, disturbance to landform and disruption of ecological processes.

### **FLI-S3.2 Application of this Plan**

- FLI-S3.2.1 The specific area plan applies to the area of land designated as Coastal Areas Specific Area Plan on the overlay maps.
- FLI-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to provisions of:
  - (a) Low Density Residential Zone;
  - (b) Rural Living Zone;
  - (c) Rural Zone;
  - (d) Agriculture Zone;
  - (e) Landscape Conservation Zone;
  - (f) Environmental Management Zone;
  - (g) Utilities Zone;
  - (h) Recreation Zone;
  - (i) Open Space Zone; and
  - (j) Scenic Protection Code.

### **FLI-S3.3 Local Area Objectives**

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

### **FLI-S3.4 Definition of Terms**

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

**FLI-S3.5 Use Table**

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

**FLI-S3.6 Use Standards**

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

**FLI-S3.7 Development Standards for Buildings and Works**

FLI-S3.7.1 Building height

This sub-clause is in substitution for:

- (a) Low Density Residential Zone – clause 10.4.2 Building height;
- (b) Rural Living Zone – clause 11.4.2 A1 and P1 Building height, setback and siting;
- (c) Rural Zone – clause 20.4.1 Building height;
- (d) Agriculture Zone – clause 21.41 Building height;
- (e) Landscape Conservation Zone – clause 22.4.2 A1 and P1 Building height, siting and exterior finishes;
- (f) Environmental Management Zone – clause 23.4.2 A1 and P1 Building height, setback and siting;
- (g) Utilities Zone – clause 26.4.1 Building height;
- (h) Recreation Zone – clause 28.4.1 A1 and P1 Building height, setback and siting; and
- (i) Open Space Zone – clause 29.4.1 A1 and P1 Building height, setback and siting.

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| Objective:   | That building height minimises the visual impact of buildings. |  |
| <b>Acceptable Solutions</b>                            | <b>Performance Criteria</b>                                    |  |
| <b>A1</b><br>Building height must be not more than 5m. | <b>P1</b><br>No Performance Criterion.                         |  |

FLI-S3.7.2 Site coverage

This sub-clause is in:

- substitution for:

- (a) Low Density Residential Zone – clause 10.4.4 Site coverage;
- (b) Rural Living Zone – clause 11.4.1 Site coverage;
- (c) Landscape Conservation Zone – clause 22.4.1 Site coverage; and

- addition to:

- (a) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (b) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (c) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (d) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (e) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (f) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (g) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

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| Objective:   | To minimise the extent of development on sites adjacent to the Crown coastal reserve. |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>The site coverage must be not more than 300m <sup>2</sup> . | <b>P1</b><br>No Performance Criterion.  |

FLI-S3.7.3 Building appearance

This sub-clause is in addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

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| Objective:  | That building design: <ul style="list-style-type: none"> <li>(a) minimises vegetation clearance, disturbance to landform and disruption of ecological processes;</li> <li>(b) minimises the prominence of flat expanses of walls;</li> <li>(c) features variations in wall and roof lines that complement the contours of the land; and</li> <li>(d) exhibits a character suitable for a coastal setting.</li> </ul>   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Buildings must be an alteration or extension to an existing building providing it is not more than the existing building height; or<br>A habitable building must have: <ul style="list-style-type: none"> <li>(a) eaves that protrude with a width of not less than 1m located on the east, north or west face of the habitable building or</li> <li>(b) a pergola with an area of not less than 10m<sup>2</sup> located on the east, north or west face of the habitable building; or</li> <li>(c) a verandah with a width of not less than 2m and an area of not less than 40m<sup>2</sup> located on the east, north or west face of the habitable building.</li> </ul> | <b>P1</b><br>Buildings must be designed to not have obtrusive impacts on the visual amenity of the site and coastal areas, having regard to: <ul style="list-style-type: none"> <li>(a) the impact on the coastal landscape;</li> <li>(b) the location of the building on the site;</li> <li>(c) the use of design elements to reduce the bulk, such as articulated floor plans, staggering of facades, and inclusion of eaves, pergolas or verandahs;</li> <li>(d) any screening provided by topography or vegetation to be retained on the site;</li> <li>(e) the visual obtrusiveness of the building to the site when viewed from public areas including foreshores or roads; and</li> <li>(f) a preference for single-storey low-hipped roof construction.</li> </ul> |

FLI-S3.7.4 Exterior finish

This sub-clause is in:

- substitution for:

- (a) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works A5 and P5, and Environmental Management Zone – clause 23.4.3 Exterior finish; and

- addition to

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (f) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (g) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (h) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

| Objective:  | That exterior building finishes: <ul style="list-style-type: none"> <li>(a) are not prominent or reflective; and</li> <li>(b) maintain the visual amenity of coastal areas.</li> </ul>   |
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| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Exterior building finishes must be coloured using colours in tones of grey, green or brown.</p> | <p><b>P1</b></p> <p>Exterior building finishes must be designed to not have obtrusive impacts on the character and visual amenity of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the exterior finishes;</li> <li>(b) the topography of the site;</li> <li>(c) the dominant colours of the vegetation and surrounding area;</li> <li>(d) the appearance of the building when viewed from roads, foreshores and other public places;</li> <li>(e) the character of the surrounding area; and</li> <li>(f) any other measures to mitigate impacts to the character and visual amenity of the surrounding area.</li> </ul> |
| <p><b>A2</b></p> <p>Exterior building finishes must have a light reflectance value of not more than 40%.</p>        | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |

FLI-S3.7.5 Site excavation and fill

This sub-clause is in:

- substitution for:

- (a) Landscape Conservation Zone – clause 22.4.4 A2 and P2.1 and P2.2 Landscape protection and Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

- addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (h) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

| Objective:   | That: <ul style="list-style-type: none"> <li>(a) the extent of alterations to the existing land form are minimised;</li> <li>(b) the visual prominence of buildings and structures is reduced;</li> <li>(c) building design responds to the particular shape, contours and slope of the land; and</li> <li>(d) design minimises vegetation clearance, disturbance to landform and disruption of ecological processes.</li> </ul>   |
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| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level. | <b>P1</b><br>Buildings and works must be located to minimise alteration to existing ground level, having regard to: <ul style="list-style-type: none"> <li>(a) minimisation of vegetation clearance, disturbance to landform and disruption of ecological processes;</li> <li>(b) the topography of the site;</li> <li>(c) the size and shape of the site;</li> <li>(d) any constraints imposed by existing development;</li> <li>(e) location of buildings or works;</li> <li>(f) the extent of any required cut or fill; and</li> <li>(g) the location of driveways or access tracks, and</li> </ul> in any case, be only to minimise the visibility of buildings. |

### **FLI-S3.8 Development Standards for Subdivision**

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

### **FLI-S3.9 Tables**

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