

## 6.2.89 Conservation zone code



**Photograph 6.2.89-1**  
Example of the Conservation zone located at Austinville. Photograph by Russell Shakespeare.

### 6.2.89.1 Application

This code applies to assessing all development in the Conservation zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

### 6.2.89.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The purpose of the zone code will be achieved through the following overall outcomes:
  - (a) Land uses –
    - (i) are limited to ~~low rise and~~ very low-intensity uses such as a dwelling house, to protect the conservation values of the land;
    - (ii) include national and conservation parks and local government conservation areas;
    - (iii) may include the development of Environmental facilities where appropriate; and
    - (iv) on privately owned land are restricted to those that have a limited impact on the conservation values of the land.

**Comment [MU2 - CP1]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in the local context, acknowledging the ecological integrity of this part of the city's greenspace network, having regards to:

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour, light and wind; and
- (iv) traffic, parking, servicing and hours of operation.

(c) Character consists of –

- (i) areas of undeveloped land that has high ecological values.

(ed) Built form –

- (i) is low rise and very-low intensity to protect the conservation values on the land;
- (ii) has a building height and structure height that does not exceed that indicated on the **Building height overlay map**; and
- (iii) is setback and carefully located to minimise environmental impacts and provide a high level of amenity.

**Note:** The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

(de) Lot design –

- (i) prevents fragmentation of conservation land.

Comment [MU3 - CP2]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

**6.2.89.3 Specific benchmarks for assessment**

**Part A** applies to accepted development subject to requirements.

**Part B** applies to assessable development.

**PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS**

**Table 6.2.89-1: Conservation zone code – for accepted development subject to requirements**

Required outcomes							
<b>Setbacks</b>	<b>RO1</b> Setbacks are as follows:						
	<table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>6m</td> </tr> <tr> <td>Side and rear</td> <td>3m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	6m	Side and rear	3m
	Setback	Minimum distances measured in metres (m)					
	Front	6m					
Side and rear	3m						
<b>Height</b>	<b>RO2</b> Building height and structure height does not exceed that shown on the <b>Building height overlay map</b> . <del>Building height does not exceed 2 storeys with a maximum height of 9m.</del> <b>AND</b> <del>Structures do not exceed a height of 9m.</del>						
<b>Density</b>	<b>RO3</b> Residential density is limited to a dwelling house.						
<b>Amenity</b>	<b>RO4</b> Buildings and structures do not protrude above ridgelines when viewed from any street.						

Comment [CB5]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

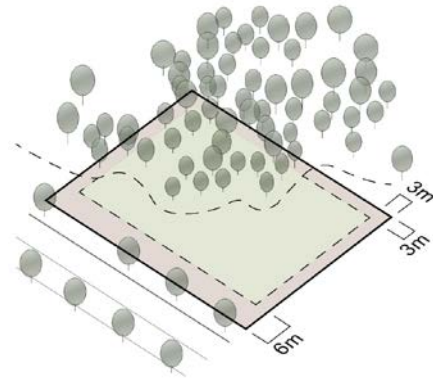
**Advisory note**

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

**PART B – ASSESSABLE DEVELOPMENT BENCHMARKS**

**Table 6.2.89-2: Conservation zone code – for assessable development**

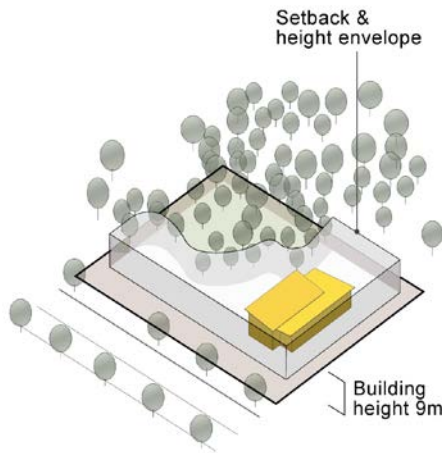
Performance outcomes	Acceptable outcomes						
<b>Setbacks</b>							
<b>PO1</b> Setbacks: (a) provide privacy to adjacent uses; and (b) discourage unnecessary vegetation clearing.	<b>AO1</b> Setbacks are as follows:						
	<table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>6m</td> </tr> <tr> <td>Side and rear</td> <td>3m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	6m	Side and rear	3m
	Setback	Minimum distances measured in metres (m)					
Front	6m						
Side and rear	3m						



**Figure 6.2.89-1**  
Illustration showing Conservation code setbacks outcomes

<b>Height</b>	
<b>PO2</b> Building height and structure height does not exceed that shown on the <b>Building height overlay map</b> . Building height and structure height does not exceed 9m.	<b>AO2</b> No acceptable outcome provided. Building height does not exceed 2 storeys with a maximum height of 9m. AND Structures do not exceed a height of 9m.

**Comment [MU2 - CP6]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories**



**Figure 6.2.89-2**  
Illustration showing Conservation zone height outcomes

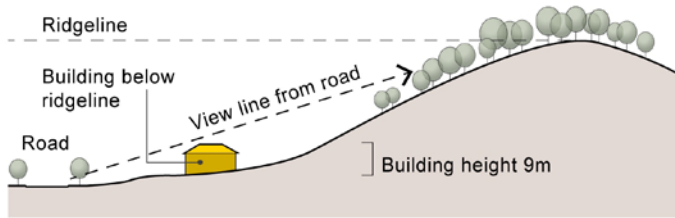
<b>Density</b>	
<b>PO3</b>	<b>AO3</b>

Performance outcomes	Acceptable outcomes
Residential density is limited to a dwelling house.	No acceptable outcome provided.

**Amenity**

<p><b>PO4</b> Development achieves a level of amenity reasonably expected in the local context, acknowledging the ecological integrity of this part of the city's greenspace network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the qualities of the locality;</li> <li>(b) built form and scale;</li> <li>(c) noise, privacy, safety, glare, odour, light and wind; and</li> <li>(d) traffic, parking, servicing and hours of operation</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO54</b> Buildings are integrated within the landscape and do not appear as a prominent feature.</p>	<p><b>AO54</b> Buildings and structures do not protrude above ridgelines when viewed from any street.</p>

Comment [MU3 - CP7]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements



**Figure 6.2.89-3**  
Illustration showing Conservation zone amenity where buildings are integrated within the landscape and do not appear as a prominent feature

**Lot design (for subdivision only)**

<p><b>PO65</b> New lots are not created. <b>Note:</b> this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purpose.</p>	<p><b>AO65</b> No acceptable outcome provided.</p>
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