

F3.0 Kingston Park Specific Area Plan

F3.1 Purpose of Specific Area Plan

F3.1.1 The purpose of this Specific Area Plan is:

- (a) To ensure that the use and development of the Kingston Park area takes advantage of its strategic location within central Kingston.
- (b) To create a dynamic and high-quality built environment that meets the long term needs of the community by:
 - (i) allowing for commercial activity supporting the growth of the Kingston central area;
 - (ii) establishing a hub for community-based facilities and services that will meet the long term needs of the community; and
 - (iii) providing opportunities for different forms of medium to high density residential use and development, broadening housing types available within the Kingston area.
- (c) To encourage activities that will stimulate more private investment throughout central Kingston.
- (d) To encourage high levels of connectivity with the established road network and surrounding open spaces network through new development that creates local roads, laneways, shared-ways, through-site links and walkways.
- (e) To promote public spaces that support vibrant and strong street life, high levels of walkability as well as high quality landscaping through water sensitive urban design measures.
- (f) To achieve a diverse and high quality built form which is consistent with good design principles, including but not limited to:
 - (i) character – respond to and enhances the distinctive characteristics of the precinct contributing to visual interest and a sense of place;
 - (ii) landscape quality - landscape and buildings operate as an integrated and sustainable system;
 - (iii) functionality and build quality – meet the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit;
 - (iv) legibility - provide clear connections and easily identifiable elements to help people find their way around the precinct;
 - (v) sustainability - optimises the sustainability of the built environment;
 - (vi) safety - optimise safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

- (g) To encourage passive surveillance and is consistent with crime prevention through environmental design principles.
- (h) Within the areas zoned Central Business, Urban Mixed Use and Community Purpose:
 - (i) to provide high levels of visual interest and to reduce wind tunnelling through façade articulation;
 - (ii) to encourage active uses and active frontages at ground level; and
 - (iii) to establish and reinforce a well-defined built edge to roads and public spaces.
- (i) Within the areas zoned Inner Residential, to promote the creation of a medium density community with:
 - (i) a lot layout that encourages single dwellings on small lots with narrow frontages and access via rear laneways;
 - (ii) a compact and visually interesting streetscape with articulation incorporated into front elevations and consistent frontage setbacks defining a strong building line along the road that provides ample room for larger canopy street trees;
 - (iii) lots that have ample private open space at the rear or front of buildings with minimal side separation; and
 - (iv) easy accessibility for pedestrians, a well landscaped streetscape and convenient public open spaces.

F3.2 Application of Specific Area Plan

F3.2.1 The specific area plan applies to the area of land designated as Kingston Park Specific Area Plan on the Planning Scheme Maps and Figure F3.1. Normal Zone provisions apply unless otherwise stated within this Specific Area Plan.

F3.3 Application Requirements

F3.3.1 In addition to any other application requirements, the planning authority may require any of the following information to determine compliance with development standards:

- (a) a site context and analysis plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the character values of the wider area, including visual impact of the proposed development on views of kunyani/Mt Wellington and the surrounding vegetated hillsides from the Kingston central area;
- (c) a landscape plan;
- (d) the nature and the types of activities that will be carried out;

- (e) the likely impacts, if any, on adjoining land, including noise levels, traffic, hours of delivery and despatch of goods and materials and hours of operation;
- (f) demonstrated compliance with good urban design principles;
- (g) information detailing how the development will contribute to the provision of public infrastructure on the site;
- (h) information detailing how the development will minimise a building's environmental impact.

F3.4 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
CENTRAL BUSINESS ZONED LAND	
<ul style="list-style-type: none"> (a) A high degree of ground level activity and integration should occur between land uses and pedestrian environments and this should be supported by attractive public spaces. (b) Building design should be interesting and attractive and promote an active and engaging interface with the adjoining street or pedestrian promenade. (c) Building design should seek to minimise a building's environmental impact. 	<ul style="list-style-type: none"> (a) Commercial and retail development should promote a strong integration with existing uses in central Kingston particularly those between the site and John Street. (b) Design features should enhance the visual appeal of proposed developments. This could include iconic gateway developments on corners and a continuous 2-3 storey built form at the street level in between, with upper levels setback to reduce visual impact. (c) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks. (d) Applications for new developments containing office premises with a net lettable area of 1,000m² or more should be submitted with documentation confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 4.5 stars, or an equivalent rating using another building performance tool.

	<p>(e) Management of stormwater will further the State Stormwater Strategy 2010 and will have regard to:</p> <ul style="list-style-type: none"> (i) any adopted plan or strategy of the Council; (ii) potential harvesting and re-use of runoff; and (iii) potential on-site infiltration, detention and treatment.
<p>URBAN MIXED USE ZONED LAND</p>	
<ul style="list-style-type: none"> (a) Medium to high density residential development should occur within these precincts, especially above the ground level floor, together with a mix of other potential commercial uses, such as retail, small office and visitor accommodation. (b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped. (c) Optimize the benefits provided by public open space and available views. (d) Building design should seek to minimise a building's environmental impact. 	<ul style="list-style-type: none"> (a) Development should be designed so that it supports neighbourhood interaction, passive recreation and easy access for pedestrians. The incorporation of larger canopy trees and other appropriate vegetation is to be encouraged. (b) Provide an active and engaging interface to public open space areas through building orientation, as well as activated ground level frontages to buildings. (c) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks. (d) Applications for new developments containing office premises with a net lettable area of 1,000m² or more should be submitted with documentation confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 4.5 stars, or an equivalent rating using another building performance tool.

	<p>(e) Management of stormwater will further the State Stormwater Strategy 2010 and will have regard to:</p> <ul style="list-style-type: none"> (i) any adopted plan or strategy of the Council; (ii) potential harvesting and re-use of runoff; and (iii) potential on-site infiltration, detention and treatment.
<p>COMMUNITY PURPOSE ZONED LAND</p>	
<ul style="list-style-type: none"> (a) Provide for a range of complementary services and public facilities that meet the needs of the Kingborough community in relation to health, education, recreation, arts, culture and social inclusion. (b) Use and development should integrate closely with the streetscape and provide interesting, attractive and vibrant public spaces. (c) Provide a safe public environment that encourages pedestrian activity, passive surveillance, family activities and a high quality of public amenity. 	<ul style="list-style-type: none"> (a) Encourage the use and development of land so that these services and facilities are provided and that built structures and landscaping is designed to a high standard and is easily accessible. (b) Building and public space design should provide for articulated setbacks, activated ground floor frontages, street furniture and artistic features, views and orientation to capture solar benefits. (c) Promote a mix of uses and development forms that provide interest, fun and enjoyment, and enable high levels of activity to occur during the day and evening.
<p>OPEN SPACE ZONED LAND</p>	
<ul style="list-style-type: none"> (a) Future use and development should maximise the opportunities for the community to enjoy the public open space within this site. (b) The public open space will provide for a diverse range of passive and active recreational experiences, as well as functional event or performance areas able to be used for public entertainment. 	<ul style="list-style-type: none"> (a) The public open space precinct is to be developed so that a variety of interconnected, aesthetically pleasing and exciting landscaped spaces create a diverse public realm that will meet the needs of a variety of users and age groups.

<p>(c) The public open space will constitute the municipality's premier urban park and will provide complementary functions that encourage the continued development of central Kingston.</p>	<p>(b) The area is to feature a range of natural features, assist with stormwater management, contain landscaped walkways and amphitheatres that respond to topographic features of the site, as well as featuring children's play and other activity spaces.</p> <p>(c) Kingston's further development opportunities will be enhanced as a result of space being available for public events, children's playgrounds, places to relax, park and ride, markets, opportunities to exercise, meet people and carry out other activities.</p>
<p>INNER RESIDENTIAL ZONED LAND</p>	
<p>(a) Medium to high density residential development is to occur within this site.</p> <p>(b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped.</p> <p>(c) Optimise the benefits provided by public open space and available views of kunyani/Mt Wellington and the surrounding vegetated hillsides.</p>	<p>(a) Promote development which provides small lots suitable for a range of housing types (such as town housing, low rise apartments, aged unit accommodation and home offices) within a pedestrian-friendly neighbourhood.</p> <p>(b) Development should be designed so that it supports neighbourhood interaction, passive recreation an easy access for pedestrians. The incorporation of larger canopy trees and other appropriate vegetation is to be encouraged.</p> <p>(c) Provide an active and engaging interface to public areas through building orientation, and differing dwelling façades.</p>

F3.5 Use Table

F3.5.1 Central Business Zoned Land

<p>No Permit Required</p>	
<p>Use Class</p>	<p>Qualification</p>
<p>Utilities</p>	<p>Only if for minor utilities</p>
<p>Permitted</p>	

Use Class	Qualification
Business and professional services	
Community meeting and entertainment	
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if an adult sex product shop or a supermarket.
Hotel industry	Except if adult entertainment venue.
Passive recreation	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area
Discretionary	
Use Class	Qualification
Educational and occasional care	
Residential	Only if located above ground floor level (excluding pedestrian or vehicular access).
Research and development	
Sports and recreation	
Tourist operation	
Transport depot and distribution	Only for public transport facilities
Utilities	Except if No Permit Required
Vehicle fuel sales and service	
Prohibited	
Use Class	Qualification
All other uses	

F3.5.2 Urban Mixed Use Zoned Land

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	Only if for minor utilities.
Permitted	
Use Class	Qualification
Business and professional services	
Community meeting and entertainment	Only if for a public hall or neighbourhood centre.
Food Services	
General retail and hire	Except if an adult sex product shop.
Residential	Only if: (a) for a home-based business; (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (c) for assisted housing, respite centre or retirement village.
Transport depot and distribution	Only if for public transport facilities.
Visitor accommodation	Only if located above ground floor level (excluding pedestrian or vehicular access).
Discretionary	
Use Class	Qualification
Community meeting and entertainment	Except if Permitted.
Educational and occasional care	
Emergency services	
Hotel industry	Except if adult entertainment venue

Residential	Except if Permitted.
Resource processing	Only if for food or beverage production.
Service Industry	Only if for a laundromat.
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle parking	
Visitor accommodation	Except: (a) if Permitted; or (b) if camping and caravan park or overnight camping area.
Prohibited	
Use Class	Qualification
All other uses	

F3.5.3 Community Purpose Zoned Land

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities located underground
Permitted	
Use Class	Qualification
Business and professional services	Only if for: (a) medical centre; (b) a community-based organisation; or (c) government offices.
Community meeting and entertainment	
Educational and occasional care	

Emergency services	
Food services	
General retail and hire	Only if for community market.
Hospital services	
Sports and recreation	
Tourist operation	Only if for visitor centre
Utilities	Except if No Permit Required
Discretionary	
Use Class	Qualification
Business and professional services	Except if Permitted.
General retail and hire	Except: (a) if Permitted; or (b) if for an adult sex product shop.
Residential	Only if for residential aged care or respite centre or assisted housing.
Tourist operation	Except if Permitted
Transport depot and distribution	Only for public transport facilities
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

F3.5.4 Open Space Zoned Land

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	

Utilities	Only if minor utilities and underground
Permitted	
Use Class	Qualification
Community meeting and entertainment	
General retail and hire	Only for community market
Utilities	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Food services	Must have a floor area no greater than 60m ² and be related or complementary to a community meeting or entertainment facility.
General retail and hire	Except where permitted, and only if related to a public activity within the Open Space
Sports and recreation	
Vehicle parking	Only if associated with an open space use or as part of a developed park and ride facility.
Prohibited	
Use Class	Qualification
All other uses	

F3.5.5 Inner Residential Zoned Land

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Natural and cultural values management	
Passive recreation	

Residential	Only if: (a) for a single dwelling; or (b) for a home-based business with not more than 1 non-resident worker/employee, not more than 1 commercial vehicle and a floor area not more than 30m ² .
Utilities	Only if for minor utilities.
Permitted	
Use Class	Qualification
Residential	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Education and occasional care	Except: (a) if No Permit Required; or (b) if for child care centre, day respite facility, employment training centre or kindergarten.
Emergency Services	
Sports and recreation	
Utilities	Except if no permit required.
Visitor accommodation	
Prohibited	
Use Class	Qualification
All other uses	

F3.6 Use Standards

F3.6.1 Use Standards for Central Business Zoned Land and Urban Mixed Use Zoned Land

F3.6.1.1 Retail impact

Objective:	
That General retail and hire uses do not compromise or distort the functionality of the activity centre.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The gross floor area for General retail and hire uses must be not more than 350m² per tenancy.</p>	<p>P1</p> <p>General retail and hire uses must be not more than 500m² per tenancy and not compromise or distort the functionality of the activity centre, having regard to:</p> <p>(a) the degree to which the proposed use improves and broadens the commercial or retail choice within the activity centre; and</p> <p>(b) any relevant local area objectives.</p>

F3.6.1.2 Non-residential use

Objective:	
That non-residential uses do not cause unreasonable loss of amenity.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a non-residential use, (excluding office and administrative tasks) must be within the hours of:</p> <p>(a) 6.00am to 9.00pm Mondays to Saturdays inclusive; and</p> <p>(b) 9.00am to 7.00pm Sundays and Public Holidays;</p> <p>Except for non-residential uses with a frontage to Goshawk Way or Pardalote Parade where hours of operation must be within the hours of:</p> <p>(a) 6.00am to 11.59pm Mondays to Saturdays inclusive; and</p> <p>(b) 8.00am to 10.00pm Sundays and Public Holidays.</p>	<p>P1</p> <p>Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity to the surrounding area, through commercial/retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>

F3.6.2 Use Standards for Open Space Zoned Land

F3.6.2.1 Amenity Impacts of Non-Residential Uses

Objective:	
That non-residential uses avoid the commercialisation and privatisation of open space intended for public use, and do not cause an unreasonable loss of adjacent residential amenity.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Food services and General retail and hire uses must complement and enhance the use of the land for open space by providing for facilities and services that primarily serve the needs of open space users.</p>
<p>A2</p> <p>Hours of operation of a use on a site within 50m of the Urban Mixed Use Zone or Inner Residential Zone must be within the hours of:</p> <p>(a) 6.00am to 10.00pm Mondays to Saturdays inclusive; and</p> <p>(b) 8.00am to 9.00pm Sundays and Public Holidays.</p>	<p>P2</p> <p>Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity of land in the Urban Mixed Use Zone or Inner Residential Zone through commercial/retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>
<p>A3</p> <p>Noise emissions measured at the boundary of the nearest residential use within the Urban Mixed Use Zone or Inner Residential Zone must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) within the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, within the hours of 7.00 pm and 7.00 am; except if otherwise permitted;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including</p>	<p>P3</p> <p>Noise emissions measured at the boundary of a Mixed Use Zone or Inner Residential Zone must not cause an unreasonable loss of residential amenity within the Urban Mixed Use Zone or Inner Residential Zone.</p>

adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A4 Lighting must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.	P4 No Performance Criteria.

F3.7 Development Standards

F3.7.1 Development Standards for Central Business Zoned Land

F3.7.1.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
A1 A building must have a setback from frontage that is: (a) between 0-3m for frontages to Goshawk Way; (b) 1m from the frontage to Pardalote Parade; and (c) 2m from any connecting road from John Street.	P1 A building must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and satisfy all of the following: (a) maintain visual sight lines for safe pedestrian and traffic movement; (b) have sufficient site area and dimensions to accommodate development; (c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; (d) minimise overshadowing effects of new or majorly refurbished buildings on publicly accessible open space, including streets and areas for footway trading, between the hours of 9.00am to 3.00pm on 21 June; (e) demonstrate consistency with good urban design qualities and any relevant Desired Future Character Statements; and (f) be not more than 3m from a road.

<p>A2</p> <p>Building height must be no more than 20 metres.</p>	<p>P2</p> <p>Building height must be consistent with the desired streetscape, urban form and character as described in the purpose of this specific area plan, having regard to:</p> <ul style="list-style-type: none"> (a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity; (b) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (c) the topography of the site; (d) the bulk and form of the proposed buildings; (e) the apparent height when viewed from public spaces within the townscape, especially towards kunyani/Mt Wellington and the surrounding vegetated hillsides; and (f) the purpose of the Specific Area Plan.
---	--

F3.7.1.2 Passive surveillance

Objective:	
That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by satisfying the following:</p> <ul style="list-style-type: none"> (a) locate windows to overlook the street and other public spaces; (b) design and locate main entrances to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; 	<p>P1</p> <p>No Performance Criteria.</p>

<p>(d) locate external lighting to illuminate otherwise shaded or dark locations;</p> <p>(e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(f) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and</p> <p>(g) provide well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance.</p>	
---	--

F3.7.1.3 Private open space for multiple dwellings

Objective:													
That multiple dwellings provide adequate private open space which is easily accessible from living areas of the dwelling and has access to direct sunlight.													
Acceptable Solutions	Performance Criteria												
<p>A1</p> <p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <p>(a) includes one area as per the dimensions below:</p> <table border="1" data-bbox="252 1464 791 1834"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio & 1 bedroom</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>(b) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</p>	Dwelling type	Minimum area	Minimum depth	Studio & 1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	<p>P1</p> <p>Private open space for multiple dwellings wholly above ground floor level must:</p> <p>(a) be of a size and dimensions to accommodate outdoor recreational space and the operational needs, such as clothes drying and storage, to meet the projected requirements of the occupants of the dwelling taking into account:</p> <p>(i) the useability and accessibility of the private open space;</p> <p>(ii) the availability and accessibility of public open space or communal open space;</p> <p>(iii) the orientation of the lot to the street; and</p> <p>(iv) the size and type of dwelling; and</p>
Dwelling type	Minimum area	Minimum depth											
Studio & 1 bedroom	8m ²	2m											
2 bedroom	10m ²	2m											
3+ bedroom	12m ²	2.4m											

(c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street;	(b) includes an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children's play;
(d) has a gradient not steeper than 1 in 10; and	(c) be located to take advantage of direct sunlight; and
(e) is not used for vehicle access or parking.	(d) be clearly defined for private use.

F3.7.1.4 Subdivision - lot size, area and frontage

Objective:	
To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision must have an area not less than 500m ² , except where the land is to be used for public open space or public utilities then the size of any new lot is to be designed to suit the proposed purpose and site characteristics.	P1 No Performance Criteria.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 20m.	P2 No Performance Criteria.

F3.7.2 Development Standards for Urban Mixed Use Zoned Land

F3.7.2.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
A1 A building must have a setback from a frontage of not less than:	P1 A building must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle

<p>(a) between 0-3m for frontages to Goshawk Way;</p> <p>(b) 1m from the frontage to Pardalote Parade; and</p> <p>(c) 2m from any connecting road from Goshawk Way.</p>	<p>access, and parking and satisfy all of the following:</p> <p>(a) maintain visual sight lines for safe pedestrian and traffic movement;</p> <p>(b) have sufficient site area and dimensions to accommodate development;</p> <p>(c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality;</p> <p>(d) minimise overshadowing effects of new buildings on publicly accessible open space, including streets and areas for footway trading, between the hours of 9.00am to 3.00pm on 21 June;</p> <p>(e) demonstrate consistency with good urban design qualities and any relevant Desired Future Character Statements; and</p> <p>(f) be not more than 3m from a road.</p>
<p>A2</p> <p>Building height must be not more than 18m.</p>	<p>P2</p> <p>Building height must be compatible with the desired streetscape, urban form and character as described in the purpose of this specific area plan, having regard to:</p> <p>(a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity;</p> <p>(b) demonstrated good urban design qualities and any relevant Desired Future Character Statements;</p> <p>(c) the topography of the site;</p> <p>(d) the bulk and form of the proposed buildings;</p> <p>(e) the apparent height when viewed from public spaces within the townscape, especially towards kunyani/Mt Wellington and the surrounding vegetated hillsides; and</p>

	(f) the purpose of the Specific Area Plan.
--	--

F3.7.2.2 Passive surveillance

Objective:	
That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking, and must satisfy the following:</p> <ul style="list-style-type: none"> (a) locate windows to overlook the street and other public spaces; (b) design and locate main entrances to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; (d) locate external lighting to illuminate otherwise shaded or dark locations; (e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (f) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and (g) provide well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance. 	<p>P1</p> <p>No Performance Criteria.</p>

F3.7.2.3 Frontage fences

Objective:
That the height and design of frontage fences enhances the streetscape and provides adequate privacy for residents, and allows the potential for mutual passive surveillance between the road and the dwelling.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The maximum height of fences for multiple dwellings and single dwellings at the ground floor on or within 4.5m of a frontage must be 1.2m.</p>	<p>P1</p> <p>Fences must be designed to:</p> <ul style="list-style-type: none"> (a) be not more than 1.6m in height; (b) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (c) take account of the prevailing height, design and character of neighbouring fences; and (d) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic for lots that have frontage to the Southern Outlet; and (e) demonstrate good urban design qualities.

F3.7.2.4 Private open space - residential

Objective:	
That dwellings provide adequate private open space for the residents of multiple dwellings and townhouses which is easily accessible from living areas of the dwelling and has access to direct sunlight.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings and townhouses located at ground level or on a podium or similar structure must provide private open space instead of a balcony that satisfies the following:</p> <ul style="list-style-type: none"> (a) has an area of a minimum of 15m²; (b) has a minimum horizontal dimension of 3m; (c) is directly accessible from and adjacent to, a habitable room (other than a bedroom); (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking. 	<p>P1</p> <p>Private open space for multiple dwellings and townhouses at the ground floor must:</p> <ul style="list-style-type: none"> (a) include an area that is capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; and (b) be located to take advantage of direct sunlight.
<p>A2</p>	<p>P2</p>

<p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <p>(a) includes one area as per the dimensions below:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio & 1 bedroom</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>(b) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</p> <p>(c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street;</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p>	Dwelling type	Minimum area	Minimum depth	Studio & 1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	<p>Private open space for multiple dwellings wholly above ground floor level must:</p> <p>(a) be of a size and dimensions to accommodate outdoor recreational space and the operational needs, such as clothes drying and storage, to meet the projected requirements of the occupants of the dwelling taking into account:</p> <p>(i) the useability and accessibility of the private open space;</p> <p>(ii) the availability and accessibility of public open space or communal open space;</p> <p>(iii) the orientation of the lot to the street; and</p> <p>(iv) the size and type of dwelling; and</p> <p>(b) include an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play;</p> <p>(c) be located to take advantage of direct sunlight; and</p> <p>(d) be clearly defined for private use.</p>
Dwelling type	Minimum area	Minimum depth											
Studio & 1 bedroom	8m ²	2m											
2 bedroom	10m ²	2m											
3+ bedroom	12m ²	2.4m											

F3.7.2.5 Subdivision - lot size, area and frontage

Objective:	
That each lot has an area and dimensions appropriate to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 500m², except where the land is to be used for public open space or public utilities then the size</p>	<p>P1</p> <p>No Performance Cri7teria.</p>

of any new lot is to be designed to suit the proposed purpose and site characteristics.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 20m.	P2 No Performance Criteria.

F3.7.3 Development Standards for Inner Residential Zoned Land

F3.7.3.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a setback from a frontage that is: (a) not less than 1.8m from the primary frontage, or not greater than 3m from the primary frontage if located on Goshawk Way or Pardalote Parade; and (b) provides an articulation zone that allows up to 50% of the frontage to be set forward by up to 1.5m from the primary frontage.	P1 A dwelling must have a setback from a frontage that is compatible with the area, having regard to: (a) provides transitional space between the road and dwelling allowing mutual passive surveillance; (b) provides measures to ensure that noise generated by traffic will not adversely impact on residential amenity and (c) is not greater than 3.5m.
A2 All other buildings setback, other than dwellings, must satisfy the following: (a) be located 0m from a frontage; and (b) provide an articulation zone that allows up to 50% of the frontage to be set back by up to 1.5m.	P2 All other buildings setback, other than dwellings, must satisfy the following: (a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to topography or other physical constraints of the site; and (b) demonstrate consistency with good urban design qualities and any relevant Desired Future Character Statements.

<p>A3</p> <p>A building for a sensitive use must have a setback from a frontage to the Southern Outlet of not less than 50m.</p>	<p>P3</p> <p>A building for a sensitive use must have a setback from the Southern Outlet that is compatible with the streetscape and desired future character statements and protects the amenity of residents, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height bulk and form of existing and proposed buildings on the site and adjacent properties; (c) mitigation measures to reduce traffic noise impacts; (d) any recommendations from an acoustics engineer or other suitably qualified person; (e) any written advice received from the road authority; and (f) demonstrated good urban design qualities and any relevant Desired Future Character Statements.
<p>A4</p> <p>Building height must be not more than 10m.</p>	<p>P4</p> <p>Building height must be consistent with the desired streetscape, urban form and character, having regard to:</p> <ul style="list-style-type: none"> (a) demonstrated good urban design qualities and any relevant Desired Future Character Statements; (b) the topography of the site; (c) the bulk and form of the proposed buildings; (d) the apparent height when viewed from public spaces within the townscape, especially towards kunyani/Mt Wellington and the surrounding vegetated hillsides; (e) overshadowing of adjoining dwellings and private open space; and (f) the purpose of the specific area plan.

F3.7.3.2 Site coverage and private open space

Objective:	
To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 45m² associated with each dwelling.</p>	<p>P1</p> <p>Private open space for dwellings must:</p> <p>(a) include an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; and</p> <p>(b) be located to take advantage of direct sunlight.</p>
<p>A2</p> <p>A single and multiple dwelling must have an area of private open space that:</p> <p>(a) is in one location and is not less than 20m²;</p> <p>(b) has a minimum horizontal dimension of 3m;</p> <p>(c) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p>	<p>P2</p> <p>Private open space for a single and multiple dwellings must:</p> <p>(a) include an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play; and</p> <p>(b) be located to take advantage of direct sunlight.</p>

F3.7.3.3 Passive surveillance

Objective:	
That building design contributes positively to public amenity and safety.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A building must be designed to provide for surveillance of public spaces, including the street, services and car parking by satisfying all of the following:</p>	<p>P1</p> <p>No Performance Criteria.</p>

<ul style="list-style-type: none"> (a) locate windows to overlook the street, laneway and other public spaces; (b) design and locate main entrances on a street to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; (d) locate external lighting to illuminate otherwise shaded or dark locations; and (e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces. 	
--	--

F3.7.3.4 Vehicular access and driveways

Objective:	
That road accesses and communal driveways provide safe and efficient access for all users, and do not unreasonably detract from the amenity of adjacent dwellings or streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Accesses must comply with the following:</p> <ul style="list-style-type: none"> (a) lots abutting a rear laneway must be accessed via the rear laneway with a width of not less than 6m (refer to Figure 3.2); and (b) lots with a frontage not greater than 8m but less than 15m must locate their road access adjacent to the adjoining lot, to allow for a double crossover shared by two properties. 	<p>P1</p> <p>Accesses must be located and designed to:</p> <ul style="list-style-type: none"> (a) comply with Figure F3.2 if for a lot abutting a rear laneway; and (b) not have an unreasonable impact on the streetscape or amenity of adjoining land.
<p>A2</p> <p>Communal driveways for villa units and townhouses must include a passing bay which:</p> <ul style="list-style-type: none"> (a) is not less than 6m long and 5.5m wide from the edge of the pavement if the communal driveway is a single lane, and: <ul style="list-style-type: none"> (i) serves more than 5 car parking spaces; or (ii) is more than 30m long; or 	<p>P2</p> <p>An assessment must be provided prepared by a suitably qualified person that confirms that a communal driveway for villa units and townhouses is safe, efficient and convenient, that:</p> <ul style="list-style-type: none"> (a) avoids conflicts between users including vehicles, cyclists and pedestrians; (b) is suitable for the type and volume of traffic likely to be generated; and

<ul style="list-style-type: none"> (iii) meets a road designed to carry more than 600 vehicles per day; and (b) tapers to the width of the remaining communal driveway; and (c) is provided at intervals not greater than 30m. 	<ul style="list-style-type: none"> (c) provides ease of access for all regular users.
<p>A3</p> <p>Dwellings with vehicular access via a communal driveway must be provided with on-site turning to enable vehicles to enter and exit a site in a forward direction.</p>	<p>P3</p> <p>An assessment prepared by a suitably qualified person must be provided that demonstrates vehicular access to and from villa units and townhouses via a communal driveway is safe, efficient and convenient that:</p> <ul style="list-style-type: none"> (a) avoids potential conflicts between users including vehicles, cyclists and pedestrians; (b) avoids unreasonable interference with the flow of traffic on adjoining roads; (c) is suitable for the type and volume of traffic likely to be generated; and (d) provides ease of access for all regular users.
<p>A4</p> <p>Communal driveways that serve 10 or more dwellings must have a separate pedestrian path with a minimum width of 1.2m.</p>	<p>P4</p> <p>For villa units and townhouses, an assessment prepared by a suitably qualified person must confirm that pedestrian access between roads and individual dwellings is safe and avoids potential conflicts between pedestrians and vehicles.</p>

F3.7.3.5 Frontage fences

Objective:	
That the height and design of frontage fences enhance the streetscape and provides adequate privacy for residents, and allows the potential for mutual passive surveillance between the road and the dwelling.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The maximum height of fences on or within 4.5m of a frontage must be 1.2m.</p>	<p>P1</p> <p>Fences must be designed to:</p>

	<ul style="list-style-type: none"> (a) be not more than 1.6m in height; (b) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (c) take account of the prevailing height, design and character of neighbouring fences; (d) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic; and (e) demonstrate good urban design qualities.
--	--

F3.7.3.6 Siting and width of garages and carports for dwellings

Objective:	
That the location and size of garages or carports for dwellings do not dominate the façade of the dwelling or the streetscape; do not restrict mutual passive surveillance of the road and dwelling; and provide for safe vehicular access to and from the site.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings with a frontage of 8m or greater must have a maximum total width of garage or carport openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser), except for lots with a frontage width of less than 8m, where no road access or garage facing the primary road frontage is permitted.</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>The siting and design of garages and carports for single and multiple dwellings must:</p> <ul style="list-style-type: none"> (a) not dominate the frontage of the lot through location and visual bulk; (b) allow potential for mutual passive surveillance between the dwelling and road; (c) provide for safe vehicular movements between the road and site; and 	<p>P2</p> <p>No Performance Criteria.</p>

(d) demonstrate good urban design qualities.	
--	--

F3.7.3.7 Residential Density for multiple dwellings

Objective:	
To provide for inner urban densities that increase the density of dwellings and encourage the efficient utilisation of residential land and services in an inner urban area that is consistent with the purpose of this Specific Area Plan.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwelling development must have a density of no greater than 1 dwelling per 120m².</p>	<p>P1</p> <p>Dwelling density can be increased where it can be demonstrated that the development can accommodate:</p> <ul style="list-style-type: none"> (a) the required amount of private open space per dwelling; (b) a demonstrated ability to meet car parking requirements; and (c) there is negligible impact through overlooking or overshadowing both within and to adjacent sites.

F3.7.3.8 Subdivision - lot size, area and frontage

Objective:	
To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m².</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>Each lot, or a lot proposed on a plan of subdivision, must have a frontage not less than 6.5m.</p>	<p>P2</p> <p>Each lot, or a lot proposed on a plan of subdivision, must be provided with a frontage that is sufficient to accommodate development consistent with the zone purpose, having regard</p>

	to good urban design principles and any relevant Desired Future Character Statements.
--	---

F3.7.4 Development Standards for Community Purpose Zoned Land

F3.7.4.1 Building setbacks and height

Objective:	
That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A building must have a setback from a frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping and vehicle access and have regard to the following:</p> <ul style="list-style-type: none"> (a) actively promote integration with adjacent pedestrian town promenade; (b) maintain visual sight lines for safe traffic and pedestrian movement; (c) must be predominantly glazed and avoid blank walls; (d) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality; (e) ensure residential uses at ground level do not face the frontage; and (f) be consistent with good urban design principles and any relevant Desired Future Character Statements. 	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>Building height must be not more than 10m.</p>	<p>P2</p> <p>Building height must satisfy the following:</p> <ul style="list-style-type: none"> (a) minimise impacts upon the amenity of adjacent properties through overshadowing and reflectivity; and (b) be consistent with good urban design principles and any relevant Desired Future Character Statements.

F3.7.4.2 Passive surveillance

Objective:	
That building design contributes positively to the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by satisfying the following:</p> <ul style="list-style-type: none"> (a) locate windows to overlook the street and other public spaces; (b) design and locate main entrances to provide high visibility for users; (c) provide clear sight lines between a building and adjacent properties and public land; (d) locate external lighting to illuminate otherwise shaded or dark locations; (e) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (f) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and (g) provide well lit car parking areas designed to make use of sight lines to benefit from passive surveillance. 	<p>P1</p> <p>No Performance Criteria.</p>

F3.7.4.3 Subdivision - lot design

Objective:	
To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
Acceptable Solutions	Performance Criteria
A1	P1

Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 120m ² , except where the land is to be used for public open space or public utilities then the size of any new lot is to be designed to suit the proposed purpose and site characteristics.	No Performance Criteria.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage not less than 5m.	P2 No Performance Criteria.

F3.7.5 Development Standards for Open Space Zoned Land

F3.7.5.1 Building setbacks and height

Objective:	
That building location and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria
A1 A building must have setback from a frontage that is: (a) not less than 20m from the frontage with Goshawk Way and Huon Highway, and (b) not less than 5m from the frontage with any other road, except for land used for car parking.	P1 A building must have setbacks from frontages that is sufficient to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping, having regard to: (a) the site's area and dimensions; (b) the characteristics of the site, adjoining lots and the locality; and (c) demonstrated good urban design qualities and any relevant Desired Future Character Statements.
A2 Building height must be not more than 5m.	P2 Building height must satisfy the following: (a) contribute positively to the visual amenity of the area; (b) be compatible with the scale of nearby buildings or vegetation;

Figure F3.2 Vehicular access and driveways

Figure F3.2. Rear laneway access as required by F3.7.3.5(A1).

