

Part F

Specific Area Plans

F1.0 Kingston Green Specific Area Plan

F1.1 Purpose of Specific Area Plan

F1.1.1 The purpose of this specific area plan is to:

- (a) Provide a diverse housing mix ranging from free standing cottages on various lot sizes, duplexes and courtyard houses;
- (b) Create a clear public/private street system accessible to the general public and provide permeability with through site pedestrian connections;
- (c) Create public/community places and spaces of various types and character which create local levels of public amenity;
- (d) Provide a high level of public domain through quality landscaping and building design;
- (e) Emphasise both pedestrian and vehicular site entries;
- (f) Provide strong environmentally sustainable development based on solar access, optimisation of stormwater permeability and on-site detention.

F1.2 Application of Specific Area Plan

F1.2.1 The specific area plan applies to the area of land designated as Kingston Green Specific Area Plan on the Planning Scheme Maps and Figure F1.1.

F1.3 Use Table

F1.3.1 Residential Precinct

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 single dwelling. Only if home-based business no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m ² .
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Visitor accommodation	Except if camping and caravan park or overnight camping area
Discretionary	
Use Class	Qualification
Residential	Except multiple dwellings or if no permit required
Sports and recreation	
Utilities	Except if no permit required
Prohibited	
Use Class	Qualification
All other uses	

F1.3.2 Commercial Precincts

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> .
Passive recreation	
Residential	Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m ² .
Utilities	Only if minor utilities
Permitted	

Use Class	Qualification
Business and professional services	Only if located in Commercial Precinct A
Community meeting and entertainment	Only if located in Commercial Precinct A
Food services	Except if a take away food premises with a drive through facility. Only if located in Commercial Precinct A
General retail and hire	Except if adult sex product shop. Only if located in Commercial Precinct A
Natural and cultural values management	
Discretionary	
Use Class	Qualification
Food services	Only if a take away food shop or restaurant Only if located in Commercial Precinct B
Residential	Except if no permit required or only if above ground floor level
Service industry	Only if a car wash Only if located in Commercial Precinct B
Utilities	Except if permitted Only if a road Only if located in Commercial Precinct B
Vehicle fuel sales and service	Only if a service station Only if located in Commercial Precinct B
Visitor accommodation	Except if camping and caravan park or overnight camping area. Only if located in Commercial Precinct A
Prohibited	
Use Class	Qualification
All other uses	

F1.4 Use Standards

F1.4.1 Use Standards for Residential Precinct

F1.4.1.1 Location of Use

Objective:	
To ensure use on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
Use must be in accordance with Figures F1.2 and F1.3.	Applications for use may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.4.2 Use Standards for Commercial Precincts

F1.4.2.1 Location of Use

Objective:	
To ensure use on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
Use must be in accordance with Figures F1.2 and F1.3.	Use may be approved in Commercial Precinct B where: <ul style="list-style-type: none"> (a) the application is for one or more of the following: a service station; car wash facility; take away food shop; restaurant; and/or road, with direct access onto Channel Highway to the land shown as Commercial Precinct B in Figure F1.1; or (b) if developed for residential use, it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.5 Development Standards

F1.5.1 Development Standards for Residential Precinct

F1.5.1.1 Location of development

Objective:	
To ensure development on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be in accordance with Figures F1.2 and F1.3.</p>	<p>P1</p> <p>Development may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.</p>

F1.5.1.2 Building design

Objective:	
To ensure that buildings contribute to the streetscape and interact positively with the street frontage.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Front verandahs, porches or patios must:</p> <ul style="list-style-type: none"> (a) Be located within 2.5m of the front boundary; and (b) Have a minimum dimension of 1.8m; and (c) Be accessed directly from an internal living area; and (d) Be enclosed by a permanent roof, shade cloth, pergola or similar climate control. 	<p>P1</p> <p>Plans must demonstrate all of the following:</p> <ul style="list-style-type: none"> (a) an articulated front façade with at least one habitable room window overlooking the street for passive surveillance; (b) located no less than 2.5m and no more than 4m from the front boundary; (c) facilitates surveillance of public spaces.
<p>A2</p> <p>Building materials and finishes must be in accordance with the types of colours, materials and finishes detailed in Figure F1.4.</p>	<p>P2</p> <p>Building materials and finishes may be approved where it is demonstrated to achieve unity with existing development and materials and finishes are generally consistent with the colour variation theme outlined in Figure F1.4.</p>

<p>A3</p> <p>Decks or uncovered verandahs built above ground level must be of a permeable surface.</p>	<p>P3</p> <p>No performance criteria.</p>
<p>A4</p> <p>Dwelling entrances must present to the street by way of a design feature highlighting the front doorway via a clear change in roof alignment and dwelling façade.</p>	<p>P4</p> <p>No performance criteria.</p>

F1.5.1.3 Garages and parking

<p>Objective:</p>	
<p>To ensure that garages and parking are a recessive element in the streetscape to improve appearance and security.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Garages must have a 0m rear setback where accessed from the rear of a property by a laneway.</p>	<p>P1</p> <p>No performance criteria.</p>
<p>A2</p> <p>Garages or carports, other than rear access garages, must be integrated into the fabric of the dwelling and:</p> <p>(a) The garage door must be recessed to create a shadowline; or</p> <p>(b) an upstairs balcony must project over the garage door to create a shadowline.</p>	<p>P2</p> <p>Garages or carports, other than rear access garages, may be located forward of the front façade of the dwelling where they:</p> <p>(a) Are integrated into the fabric of the dwelling;</p> <p>(b) Do not dominate the primary frontage;</p> <p>(c) Maintain passive surveillance between the dwelling and the street; and</p> <p>(d) Are consistent with the existing neighbourhood character and have regard to the streetscape.</p>
<p>A3</p> <p>Except where accessed from the rear of a property by a laneway, double width garages must have a central column with two single width doors.</p>	<p>P3</p> <p>Double width garages must be of a width that does not dominate the primary frontage.</p>

F1.5.1.4 Fences

Objective:	
The Master Plan provides the basis for a high quality streetscape and continuity of treatment of the front boundary and in proximity of parks is encouraged to create an attractive streetscape and usable front gardens.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Front fences must be provided and must satisfy the following:</p> <ul style="list-style-type: none"> (a) Front fences in locations around private open space must be of white painted timber as specified in Type 1 of Figure F1.5; and (b) Must be of open or closed timber picket construction to a minimum height of 900mm and maximum height of 1.20m in accordance with Figure F1.5; or (c) In other locations, may comprise of a hedge or front fence specified in “elsewhere” of Figure F1.5; or (d) Front fences for lots fronting Channel Highway must be to a height of 1.2m as specified in Type 4 of Figure F1.5. 	<p>P1</p> <p>No performance criteria.</p>
<p>A2</p> <p>Side and rear fences must be lapped and capped timber to a height of 1.8 metres and meet the following:</p> <ul style="list-style-type: none"> (a) Side boundary fences forward of the building line and not on a street corner must be in accordance with A1(b) above. One third of the side boundary fence forward of the building line may be tapered from 1.8 metres to the height set by A1(b) above, to achieve a transition in height between the fences. (b) Side fences to street corners must begin at least 3m behind the nearest front façade and must be of a standard specified in Type 	<p>P2</p> <p>No performance criteria.</p>

<p>2 of Figure F1.5. Side fences to street corners from 3m behind the front façade to the front boundary must be in accordance with A1 above.</p> <p>(c) Rear fences to laneways and car courts must be of a standard specified in Type 3 of Figure F1.5.</p>	
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F1.5.1.5 Landscaping

Objective:	
To ensure that the landscaping of private and public open space is integrated with the character of the locality to enhance the liveability of the residential environment.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping must be provided to satisfy the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide passive surveillance of public spaces,</p> <p>(c) provide a range of plant height and forms to create diversity, interest and amenity; and</p> <p>(d) retaining walls that are visible from the street must be constructed from masonry, rock or similar, and must not be constructed of treated pine.</p>	<p>P1</p> <p>No performance criteria.</p>

F1.5.1.6 Subdivision

Objective:	
To ensure subdivision results in lots being created that are capable of being developed consistent with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Subdivision may only be approved where it is consistent with the layout and lot sizes shown in Figure F1.2.</p>	<p>P1</p> <p>Subdivision may be approved where:</p> <ul style="list-style-type: none"> (a) the proposal demonstrates that lots are consistent with Figure F1.3; and (b) the proposal demonstrates that residential densities maximise the efficient and orderly use of the site.
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F1.5.2 Development Standards for Commercial Precincts

F1.5.2.1 Location of development

Objective:	
To ensure development on land within the area to which the Kingston Green Specific Area applies is located in accordance with Figure F1.2.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be in accordance with Figure F1.2 and F1.3.</p>	<p>P1</p> <p>Development may be approved in Commercial Precinct B where:</p> <ul style="list-style-type: none"> (a) the application is for one or more of the following: a service station; car wash facility; take away food shop; restaurant; and/or road, with direct access onto Channel Highway to the land shown as Commercial Precinct B in Figure F1.1; or (b) if developed for residential use, it is demonstrated that residential densities maximise the efficient and orderly use of the site.

F1.5.2.2 Subdivision

Objective:	
To ensure subdivision on land within the area to which the Kingston Green Specific Area applies results in lots being created that are consistent with Figure F1.2 and F1.3.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Subdivision may only be approved where it is consistent with the layout and lot sizes shown in Figure F1.2.</p>	<p>P1</p> <p>Subdivision may be approved in Commercial Precinct B where it is demonstrated that the newly created lot(s) is capable of facilitating commercial development in accordance with clause F1.5.2.1.</p>
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Figure F1.1 Kingston Green Specific Area Plan

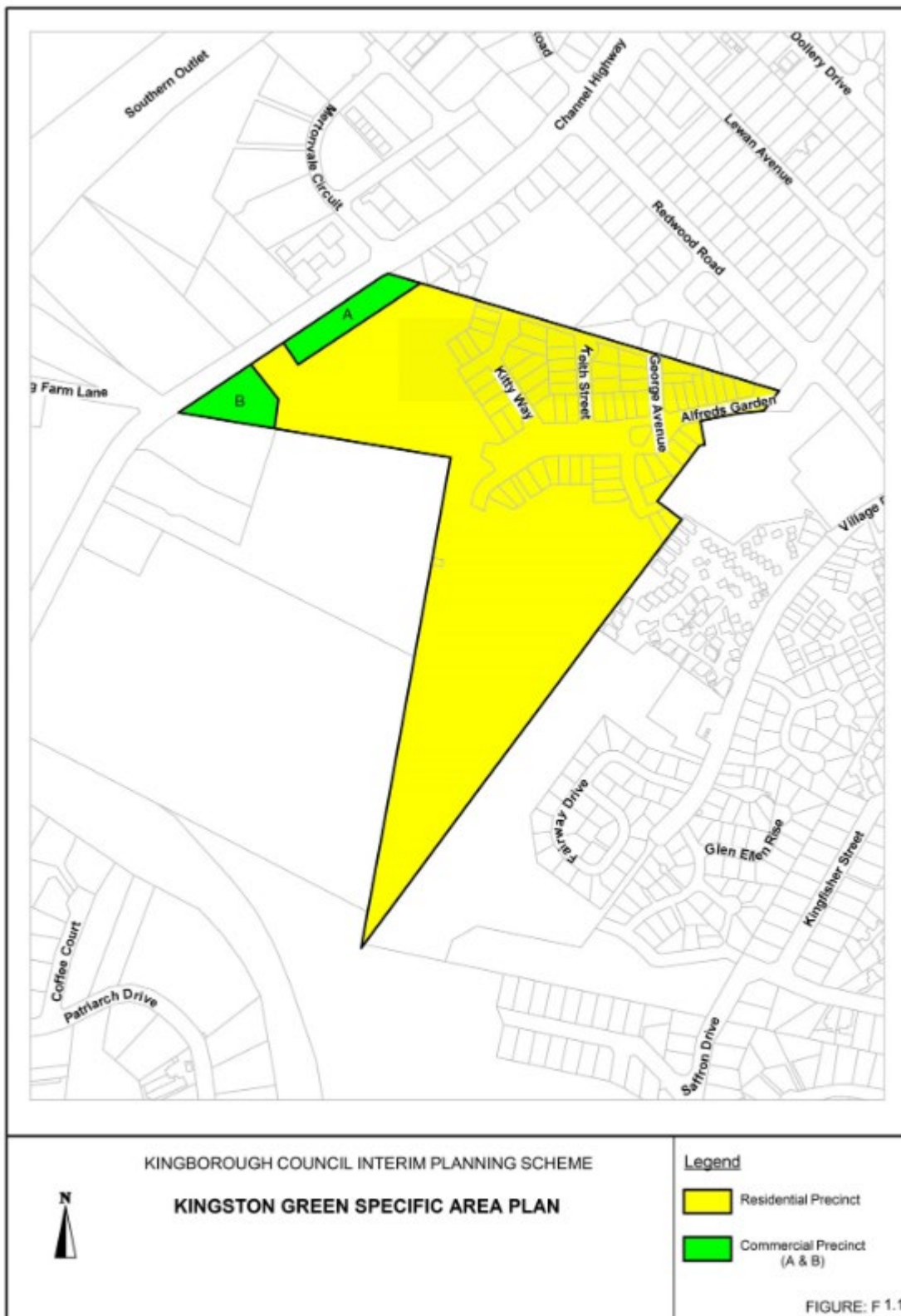


Figure F1.2 Kingston Green Master Plan Lot Layout



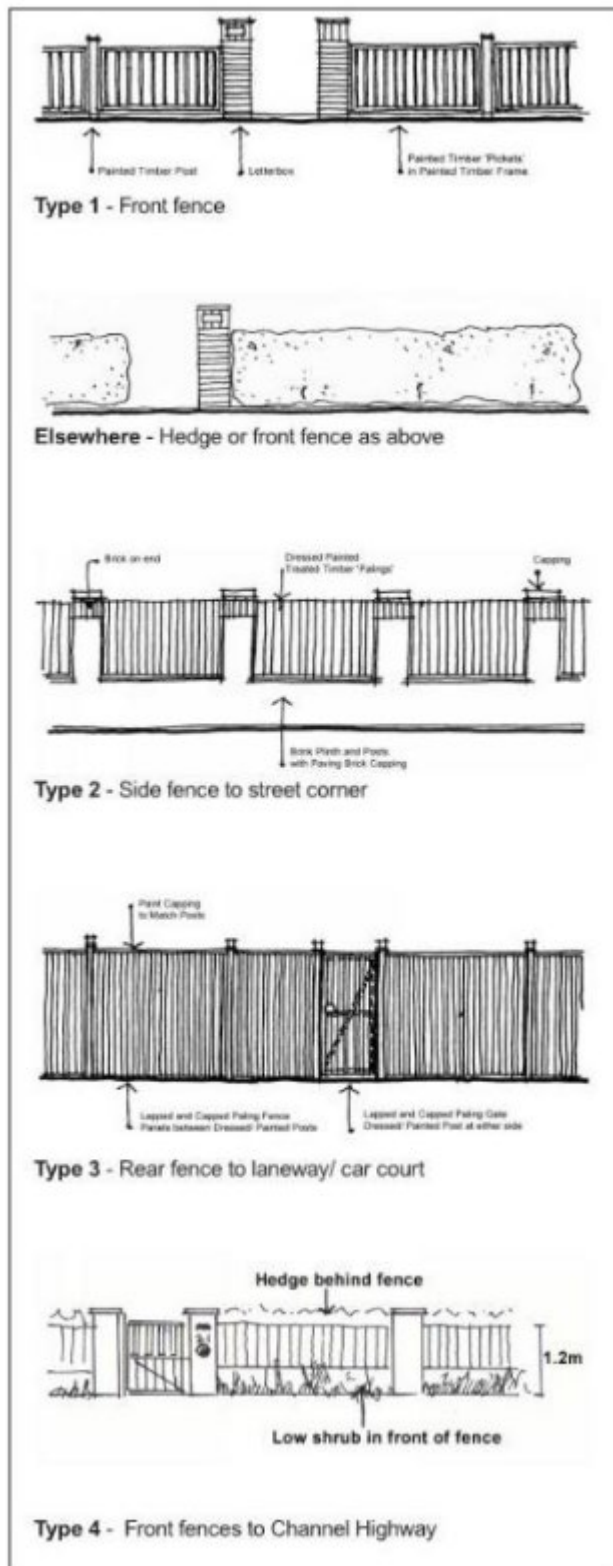
Figure F1.3 Kingston Green Master Plan



Figure F1.4 Colours and Finishes

- **Roofs- Mandatory**
Pitch to be a minimum of 22.5°
Tiles or Colorbond - Light to Mid Grey
Monier; Homestead, Midnight
Boral; Centennial, Dusk Grey
Pioneer; Yeoman, Slate
Colorbond; Slate Grey, Armour Grey
- **Walls - Preferred**
Rendered, painted, bagged brickwork
Face brickwork to maximum 50% of facade
Light weight panels / boarding on feature areas
Above materials to specified colour range such as
Dulux; Warm Grey, River Birch, Sisal, York Stone,
Cottonfield
- **Gutters, Fascias/barges, posts/pergolas –**
Colorbond; Torres Blue, Rivergum,
Off White, Slate Grey
- **Garage doors, Downpipes –**
To harmonise with adjacent wall colour
Colorbond; Off White, Tuscan Red, Merino
- **Timber Posts, Beams, Pergolas,**
Broad Feature Areas (where applicable):
Dulux; Teal, Yorkshire Teal
Pascal; Deep Aubergine, Oriental Blue
Colorbond; Caulfield Green
- **Aluminium Windows & Sliding Doors –**
White, White Birch, Black
- **Face Bricks –**
Same or similar to
PGH; Loam
Boral; Red Sandstock
Austral; New Century Red
Off White lightly raked mortars - Maximum of two
brick colours.
- Mandatory**
- **Driveways - Mandatory**
Stamped Concrete; Gunmetal 15" Block
- **General Suggestions–**
Where applicable, feature wall colours similar to
specified woodwork colour to contrast main wall
colours. Also, where pergolas are prominent, these
can be featured whereupon gutters and fascias to be
Colorbond Slate Grey and/or Merino.

Figure F1.5 Fences



Map F1 Kingston Green Specific Area Plan – LISTmap

Open the full map extent (link to the [interactive map](#))

