

KIN-S1.0 Kingston Southern Gateway Specific Area Plan

KIN-S1.1 Plan Purpose

The purpose of the Kingston Southern Gateway Specific Area Plan is:

- KIN-S1.1.1 To provide for a range of uses and developments that service Kingston and surrounds and provide a gateway to the Kingston Activity Centre.
- KIN-S1.1.2 To increase the flexibility and development potential of the remaining parts of the Kingston Green Estate next to Channel Highway.
- KIN-S1.1.3 To encourage attractive streetscapes that are functional for the types of uses and development in the area and emerging character of the gateway to the Kingston Activity Centre through landscaping; retention and management of prominent trees; and protection, conservation, and management of environmental values within the Kingston Southern Gateway Vegetation Linkage.
- KIN-S1.1.4 To provide for development that minimises the collision risk to threatened bird species.

KIN-S1.2 Application of this Plan

- KIN-S1.2.1 The specific area plan applies to the area of land designated as KIN-S1.0 Kingston Southern Gateway Specific Area Plan on the overlay maps and in Figure KIN-S1.1.
- KIN-S1.2.2 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) Inner Residential Zone,
 - (b) Urban Mixed Use Zone,
 - (c) Commercial Zone,
 - (d) Environmental Management Zone; and
 - (e) Utilities Zone,as specified in the relevant provision.
- KIN-S1.2.3 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 Landscaping Plan prepared by a suitably qualified landscape architect for buildings or works with frontage onto Channel Highway and Spring Farm Road to demonstrate that landscaping responds positively to the desired streetscape character and positively contributes to the gateway of the Kingston Activity Centre;
 - (b) a Vegetation Assessment of native vegetation prepared by a suitably qualified person for buildings and works or subdivision within the Kingston Southern Gateway Vegetation Linkage to quantify the impacts of a development and identify management and protection mechanisms that ensure the protection, conservation, and management of threatened native vegetation communities and threatened species habitat;
 - (c) an Arboriculture Assessment prepared by a suitably qualified arborist (Level V or equivalent and qualified in tree risk assessment) for buildings or works within the tree protection zones of prominent trees;
 - (d) a collision risk assessment prepared by a suitably qualified person to ascertain the potential collision risk to birds of buildings and structures, and identify appropriate mitigation measures, including design measures; and
 - (e) a Bushfire Attack Level (BAL) Assessment and accompanying Bushfire Hazard Management Plan prepared by an accredited bushfire practitioner.

KIN-S1.3 Local Area Objectives

KIN-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
KIN-S1.3.1.1	Kingston Southern Gateway, shown on an overlay map as KIN-S1.3.1.1.	<p>The local area objectives for the Kingston Southern Gateway are:</p> <ul style="list-style-type: none"> (a) to encourage a range of use and development that services Kingston and surrounds and that is compatible with the emerging character of the gateway to the Kingston Activity Centre; (b) to facilitate use and development that supports the operation of the Australian Antarctic Division; and (c) to facilitate use and development consistent with the underlying zone while providing for the protection, conservation, and management of the Kingston Southern Gateway Vegetation Linkage, including threatened native vegetation communities and threatened species habitat.

KIN-S1.4 Definition of Terms

KIN-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
environmental values	means attributes that require protection mechanisms to ensure the protection, conservation and management of threatened native vegetation communities and threatened species habitat.
Kingston Southern Gateway Vegetation Linkage	means areas of land covered by native vegetation that contain environmental values and contribute to the visual amenity and character of land within the Kingston Southern Gateway Specific Area Plan as shown on an overlay map and in Figure KIN-S1.2.
offset	means measures, implemented in accordance with <i>Kingborough Biodiversity Offset Policy 6.10, November 2023</i> 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.
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 that contributes to the visual amenity and character of the Kingston Southern Gateway Specific Area Plan. Prominent trees are not mapped but may be located within or outside the Kingston Southern Gateway Vegetation Linkage.
tree protection zone	means the combined root area and crown area of a tree 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-S1.5 Use Table

KIN-S1.5.1 Use Table for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.2 Use Table.

Use Class	Qualification
No Permit Required	

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Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Utilities	If for minor utilities.
Discretionary	
Research and Development	If: (a) located within folio of the Register 135843/2; (b) integral to research and development activities undertaken by the Australian Antarctic Division; (c) compatible with the retention and management of prominent trees; and (d) compatible with the protection, conservation, and management of the Kingston Southern Gateway Vegetation Linkage.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

KIN-S1.6 Use Standards

KIN-S1.6.1 Use Standards for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.3.1 Discretionary uses.

Objective:	That Discretionary Uses respond to and maintain the environmental values of the Kingston Southern Gateway Vegetation Linkage and scientific, cultural and scenic values of the land.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values in the Kingston Southern Gateway Vegetation Linkage, having regard to: (a) the significance of the environmental, scientific, cultural or scenic values; (b) the specific operational requirements of the use; (c) the location, intensity, type and scale of the use; (d) traffic and parking generation; (e) any emissions and waste produced by the use; (f) the proposed measures to minimise, mitigate or offset impacts; (g) the proposed storage and handling of goods, materials and waste; and (h) any relevant local area objectives.	

KIN-S1.7 Development Standards for Buildings and Works

KIN-S1.7.1 Building height

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.1 Building height.

Objective:	That building height: <ul style="list-style-type: none"> (a) optimises the use of the land; (b) is compatible with the existing character of the southern gateway to the Kingston Activity Centre; and (c) does not cause an unreasonable loss of amenity to adjoining residential zones. 						
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Acceptable Solutions</th> <th style="width: 50%;">Performance Criteria</th> </tr> </thead> <tbody> <tr> <td> A1 Building height must be not more than 20m. </td> <td> P1 Building height must be compatible with the character of the southern gateway to the Kingston Activity Centre and the character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the distribution and bulk of proposed buildings across the site; (d) the apparent height when viewed from adjoining roads and public places; and (e) any overshadowing of public places. </td> </tr> <tr> <td> A2 Building height must be: <ul style="list-style-type: none"> (a) not more than 10m within 10m of an Inner Residential Zone; (b) not more than 15m within 20m of an Inner Residential Zone; (c) not more than 10m within 5m of Channel Highway; and (d) not more than 15m within 10m of Channel Highway. </td> <td> P2 Building height must not cause an unreasonable loss of amenity to adjoining residential zones, having regard to: <ul style="list-style-type: none"> (a) ensuring an appropriate transition in height graduating up from the boundaries of the site (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings in the adjoining Inner Residential Zone; (c) overlooking and reduction of privacy in the adjoining Inner Residential Zone (refer to KIN-S1.7.2); and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining Inner Residential Zone and Channel Highway. </td> </tr> </tbody> </table>		Acceptable Solutions	Performance Criteria	A1 Building height must be not more than 20m.	P1 Building height must be compatible with the character of the southern gateway to the Kingston Activity Centre and the character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the distribution and bulk of proposed buildings across the site; (d) the apparent height when viewed from adjoining roads and public places; and (e) any overshadowing of public places. 	A2 Building height must be: <ul style="list-style-type: none"> (a) not more than 10m within 10m of an Inner Residential Zone; (b) not more than 15m within 20m of an Inner Residential Zone; (c) not more than 10m within 5m of Channel Highway; and (d) not more than 15m within 10m of Channel Highway. 	P2 Building height must not cause an unreasonable loss of amenity to adjoining residential zones, having regard to: <ul style="list-style-type: none"> (a) ensuring an appropriate transition in height graduating up from the boundaries of the site (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings in the adjoining Inner Residential Zone; (c) overlooking and reduction of privacy in the adjoining Inner Residential Zone (refer to KIN-S1.7.2); and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining Inner Residential Zone and Channel Highway.
Acceptable Solutions	Performance Criteria						
A1 Building height must be not more than 20m.	P1 Building height must be compatible with the character of the southern gateway to the Kingston Activity Centre and the character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the distribution and bulk of proposed buildings across the site; (d) the apparent height when viewed from adjoining roads and public places; and (e) any overshadowing of public places. 						
A2 Building height must be: <ul style="list-style-type: none"> (a) not more than 10m within 10m of an Inner Residential Zone; (b) not more than 15m within 20m of an Inner Residential Zone; (c) not more than 10m within 5m of Channel Highway; and (d) not more than 15m within 10m of Channel Highway. 	P2 Building height must not cause an unreasonable loss of amenity to adjoining residential zones, having regard to: <ul style="list-style-type: none"> (a) ensuring an appropriate transition in height graduating up from the boundaries of the site (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings in the adjoining Inner Residential Zone; (c) overlooking and reduction of privacy in the adjoining Inner Residential Zone (refer to KIN-S1.7.2); and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining Inner Residential Zone and Channel Highway. 						

KIN-S1.7.2 Visual privacy

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works.

Objective:	That buildings are designed: <ul style="list-style-type: none"> (a) to provide reasonable levels of visual privacy externally and internally during the day and night; and (b) to maximise outlook and view from habitable rooms and private open space without compromising visual privacy. 				
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Acceptable Solutions</th> <th style="width: 50%;">Performance Criteria</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>P1</td> </tr> </tbody> </table>		Acceptable Solutions	Performance Criteria	A1	P1
Acceptable Solutions	Performance Criteria				
A1	P1				

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<p>Balconies and terraces with direct views to windows of a habitable room, balcony, terrace or a private open space of an existing dwelling in the adjoining Inner Residential Zone, or another dwelling in the Urban Mixed Use Zone, must be screened from floor level to a height of 1.7m above floor level with a uniform transparency of not more than 25%.</p>	<p>Development must be designed to minimise direct overlooking between buildings through appropriate:</p> <ul style="list-style-type: none"> (a) building layout; and (b) location and screening of balconies and terraces.
<p>A2</p> <p>A window or glazed door that has a floor level more than 1m above existing ground level must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door to a habitable room of an existing dwelling in the adjoining Inner Residential Zone or another dwelling in the Urban Mixed Use Zone; and (b) a balcony, terrace or a private open space of an existing dwelling in the adjoining Inner Residential Zone or another dwelling in the Urban Mixed Use Zone. 	<p>P2</p> <p>Development must be designed to minimise direct overlooking between buildings, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate building layout and (b) the location of windows or the screening of windows.

KIN-S1.7.3 Solar access for multiple dwellings

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That multiple dwellings are designed so that habitable rooms and private open spaces achieve sufficient solar access for the enjoyment of residents.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Habitable rooms and private open spaces of not less than 70% of dwellings receive not less than 3 hours direct sunlight within the hours of 9:00am to 3:00pm on 21st June.</p>	<p>P1</p> <p>Multiple dwellings are designed so that habitable rooms and private open spaces achieve sufficient solar access for the enjoyment of residents, having regard to:</p> <ul style="list-style-type: none"> (a) optimising the number of dwellings receiving sunlight to habitable rooms and private open space on 21st June; and (b) a maximum of 15% of dwellings receiving no direct sunlight within the hours of 9:00am and 3:00pm on 21st June.

KIN-S1.7.4 Landscaping in the Inner Residential Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings.

<p>Objective:</p>	<p>That landscaping enhances the liveability of the residential environment.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Landscaping must be provided between a building and the frontage of a site:</p> <ul style="list-style-type: none"> (a) to the depth of the setback; (b) that provides a range of plant height and forms; (c) that allows for views and passive surveillance; and 	<p>P1</p> <p>Landscaping treatment must be provided between a building and the frontage of a site, having regard to:</p> <ul style="list-style-type: none"> (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) the opportunities to incorporate and provide for the retention and management of prominent trees;

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<p>(d) that incorporates and provides for the retention and management of prominent trees.</p>	<p>(e) the location, type and growth habit of proposed vegetation;</p> <p>(f) potential for passive surveillance;</p> <p>(g) the character of the streetscape and surrounding area;</p> <p>(h) impact on adjoining land; and</p> <p>(i) any relevant local area objectives.</p>
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KIN-S1.7.5 Landscaping in the Commercial Zone, Urban Mixed Use Zone and Utilities Zone

This clause is in substitution for Commercial Zone - clause 17.4.6 Landscaping and in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

Objective:	That landscaping improves the visual amenity of the southern gateway to the Kingston Activity Centre.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Landscaping treatment must be provided to a site with a frontage on Channel Highway and Spring Farm Road:</p> <p>(a) if in the Commercial Zone, to a depth of not less than 5.5m; or</p> <p>(b) if in the Urban Mixed Use Zone, to a depth of 3m; or</p> <p>(c) not less than the frontage of an existing building, if it is a lesser distance;</p> <p>(d) that provides a range of plant height and forms;</p> <p>(e) that allows for views and passive surveillance; and</p> <p>(f) that incorporates and provides for the retention and management of prominent trees.</p>	<p>P1</p> <p>Landscaping treatment must be provided along Channel Highway and Spring Farm Road having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) the opportunities to incorporate and provide for the retention and management of prominent trees;</p> <p>(e) the location, type and growth habit of proposed vegetation;</p> <p>(f) the character of the streetscape and surrounding area;</p> <p>(g) mitigating the bulk and scale of development and integrating development into the surrounding streetscape;</p> <p>(h) the potential impact on adjoining land;</p> <p>(i) the incorporation of design elements that respond to the public domain in a complementary manner; and</p> <p>(j) any relevant local area objectives.</p>	

KIN-S1.7.6 Prominent trees in the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone and Utilities Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings, Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works, Commercial Zone - clause 17.4 Development Standards for Buildings, and Works and Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

Objective:	That the siting of development protects prominent trees and visual amenity and character of the southern approach to the Kingston Activity Centre.	
Acceptable Solutions	Performance Criteria	
A1	P1	

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<p>Buildings and works must be located outside the tree protection zone of a prominent tree.</p>	<p>Buildings and works must be designed and located to minimise impacts on, and provide for the retention and management of, prominent trees to the extent practicable, having regard to:</p> <ul style="list-style-type: none"> (a) the potential impact on the life of the prominent tree; (b) the maturity and conservation significance of the prominent tree; (c) the health and long term viability, and or likely future need to remove the prominent tree; (d) the suitability of alternative locations of development to avoid impacts on prominent trees; (e) the physical characteristics and constraints of the site; and (f) the requirements for any hazard management.
<p>A2</p> <p>Building and works must not result in the removal or destruction of prominent trees.</p>	<p>P2</p> <p>Removal or destruction of prominent trees must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) the impact on skylines, ridgelines and prominent locations; (b) the maturity and conservation significance of the prominent tree; (c) the health and long term viability of the prominent tree; (d) the likely future need to remove the prominent tree; (e) the suitability of alternative locations of development to avoid impacts on prominent trees; (f) the physical characteristics and constraints of the site; (g) the requirements for any hazard management; (h) the reason for removal of prominent trees; (i) the potential to provide replacement vegetation; (j) the ability to offset the loss of the prominent tree; and (k) the need for infrastructure services.

KIN-S1.7.7 Development in the Kingston Southern Gateway Vegetation Linkage and in the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone and Utilities Zone

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for all Dwellings and clause 9.5 Development Standards for Non-dwellings, Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works, Commercial Zone - clause 17.4 Development Standards for Buildings and Works and Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That the impacts of buildings and works in the Kingston Southern Gateway Vegetation Linkage avoids, minimises, mitigates, and offsets any impacts on environmental values within the Kingston Southern Gateway Vegetation Linkage.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

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<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Buildings and works within the Kingston Southern Gateway Vegetation Linkage and located within the Inner Residential Zone, Urban Mixed Use Zone, Commercial Zone or Utilities Zone must achieve the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the extent of the environmental values impacted within the linkage of any other zone, through:</p> <ul style="list-style-type: none"> (a) a Part 5 Agreement; or (b) transferral to public ownership requiring the protection and management of the linkage in perpetuity, <p>having regard to the condition, status and extent of the environmental values impacted relative to the condition, status and extent of the environmental values protected and managed.</p>
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KIN-S1.7.8 Development in the Kingston Southern Gateway Vegetation Linkage and in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clauses 23.4.1 Development area, 23.4.2 Building height, setback and siting, and 23.4.4 Vegetation management A1 and P1 .

<p>Objective:</p>	<p>That development in the Kingston Southern Gateway Vegetation Linkage is compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be limited to works only and not include buildings or structures.</p>	<p>P1</p> <p>Development must be compatible with the retention and management of prominent trees and the protection, conservation, and management of environmental values in the Kingston Southern Gateway Vegetation Linkage having regard to:</p> <ul style="list-style-type: none"> (a) the maturity, landscape contribution and conservation significance of the environmental values and / or Prominent Trees impacted; (b) requirements for hazard management; (c) the scope, scale and suitability of any proposed remedial, mitigation, revegetation and offset measures; (d) the suitability of alternative locations of development to avoid and minimise impacts on environmental values and / or prominent trees.

KIN-S1.7.9 Collision risk in the Urban Mixed Use Zone, Commercial Zone and Environmental Management Zone

This clause is in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Building and Works, Commercial Zone – clause 17.4 Development Standards for Building and Works, and Environmental Management Zone - clause 23.4 Development Standards for Building and Works.

<p>Objective:</p>	<p>That the design of buildings and structures minimises collision risk for threatened bird species.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The design of buildings and structures must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>P1</p> <p>Building and structure design must minimise the collision risk for threatened birds, having regard to:</p> <ul style="list-style-type: none"> (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-S1.8 Development Standards for Subdivision

KIN-S1.8.1 Lot design for land in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.6.1 Lot design A1 and P1.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (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 that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 200m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and (iii) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a prominent tree; (b) be required for public use by the Crown, a council or a State authority; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (i) requirements for adequate hazard management; (ii) the management, landscaping and treatment of the site; (iii) the relevant requirements for development of buildings on the lots; (iv) the intended location of buildings on the lots; (v) the topography of the site; (vi) the need for infrastructure services; (vii) adequate provision of private open space; (viii) the maturity, landscape contribution and conservation significance of environmental values in the Kingston Green Vegetation Linkage; (ix) the retention and management of

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<p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>prominent trees; and</p> <p>(x) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Inner Residential Zone as a result of the subdivision (including subdivision works and future development of the lots), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity, having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.2 Lot design for land in the Urban Mixed Use Zone

This clause is in substitution for Urban Mixed Use Zone – clause 13.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone;</p> <p>(b) is provided with appropriate access to a road; and</p> <p>(c) contains areas that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 300m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m clear of:</p> <p>a. all setbacks required by clause 13.4.2 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 13.4.2 A1 and A2; and</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(i) requirements for adequate hazard management;</p> <p>(ii) the management, landscaping and treatment of the site;</p> <p>(iii) the relevant requirements for development of buildings on the lots;</p> <p>(iv) the intended location of buildings on the lots;</p> <p>(v) the topography of the site;</p> <p>(vi) the need for infrastructure services;</p>

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<p>(iii) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a Prominent Tree;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(vii) adequate provision of private open space;</p> <p>(viii) the retention and management of prominent trees; and</p> <p>(ix) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Urban Mixed Use Zone as a result of the subdivision (including subdivision works and future development of the lots), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity,</p> <p>having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.3 Lot design for land in the Commercial Zone

This clause is in substitution for Commercial Zone – clause 17.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone;</p> <p>(b) is provided with appropriate access to a road; and</p> <p>(c) contains areas that are suitable for development appropriate to the zone purpose and are located to avoid, minimise, mitigate and offset impacts on prominent trees and environmental values in the Kingston Southern Gateway Vegetation Linkage.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(e) have an area of not less than 1000m² and:</p> <p>(i) be able to contain a minimum area of 15m x 20m clear of:</p> <p>a. all setbacks required by clause 17.4.2 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 17.4.2 A1 and</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(i) requirements for adequate hazard management;</p> <p>(ii) the management, landscaping and treatment of the site;</p> <p>(iii) the relevant requirements for development of buildings on the lots;</p> <p>(iv) the intended location of buildings on the lots;</p> <p>(v) the topography of the site;</p>

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<p>A2; and</p> <p>(iv) not impact on environmental values within the Kingston Southern Gateway Vegetation Linkage or a prominent tree;</p> <p>(f) be required for public use by the Crown, a council or a State authority;</p> <p>(g) be required for the provision of Utilities; or</p> <p>(h) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(vi) the need for infrastructure services;</p> <p>(vii) adequate provision of private open space;</p> <p>(viii) the retention and management of prominent trees; and</p> <p>(ix) the ability to offset the loss of any prominent trees; and</p> <p>(b) increase the long-term security, maintenance and management of environmental values in the Kingston Southern Gateway Vegetation Linkage within the Environmental Management Zone, proportionate to the area of environmental values in the Kingston Southern Gateway Vegetation Linkage impacted in the Commercial Zone as a result of the subdivision (including subdivision works), through:</p> <p>(i) a Part 5 Agreement; or</p> <p>(ii) transferral to public ownership requiring the protection and management of the linkage in perpetuity,</p> <p>having regard to the condition, status and extent of environmental values impacted relative to the condition, status and extent of environmental values protected and managed.</p>
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KIN-S1.8.4 Lot design for land in the Utilities Zone

This clause is in substitution for Utilities Zone – clause 26.5.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use and development in the zone; and</p> <p>(b) is provided with appropriate frontage to a road.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a council or a State authority;</p> <p>(b) be required for the provision of Utilities;</p> <p>(c) not impact on a prominent tree; or</p> <p>(d) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<p>P1</p> <p>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:</p> <p>(a) requirements for adequate hazard management;</p> <p>(b) the management, landscaping and treatment of the site;</p> <p>(c) the relevant requirements for development of buildings on the lots;</p> <p>(d) the intended location of buildings on the lots;</p> <p>(e) the topography of the site;</p> <p>(f) the need for infrastructure services;</p> <p>(g) adequate provision of private open space;</p> <p>(h) the retention and management of prominent</p>

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	trees; and the ability to offset the loss of any prominent trees.
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KIN-S1.8.5 Lot design for land in the Environmental Management Zone

This clause is in substitution for Environmental Management Zone – clause 23.5.1 Lot design A1 and P1.

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate frontage to a road; and (c) contains areas that are suitable for development appropriate to the zone purpose while ensuring the retention and appropriate management of prominent trees and the protection, conservation, and management of environmental values.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; (c) not impact on a prominent tree or environmental values within the Kingston Southern Gateway Vegetation Linkage; (d) be for the consolidation of a lot with another lot provided both lots are within the same zone; or (e) contain the entire portion of the land in this zone. 	<p>P1</p> <p>No Performance Criterion.</p>

KIN-S1.9 Tables

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

Figure KIN-S1.1 – Kingston Southern Gateway Specific Area Plan

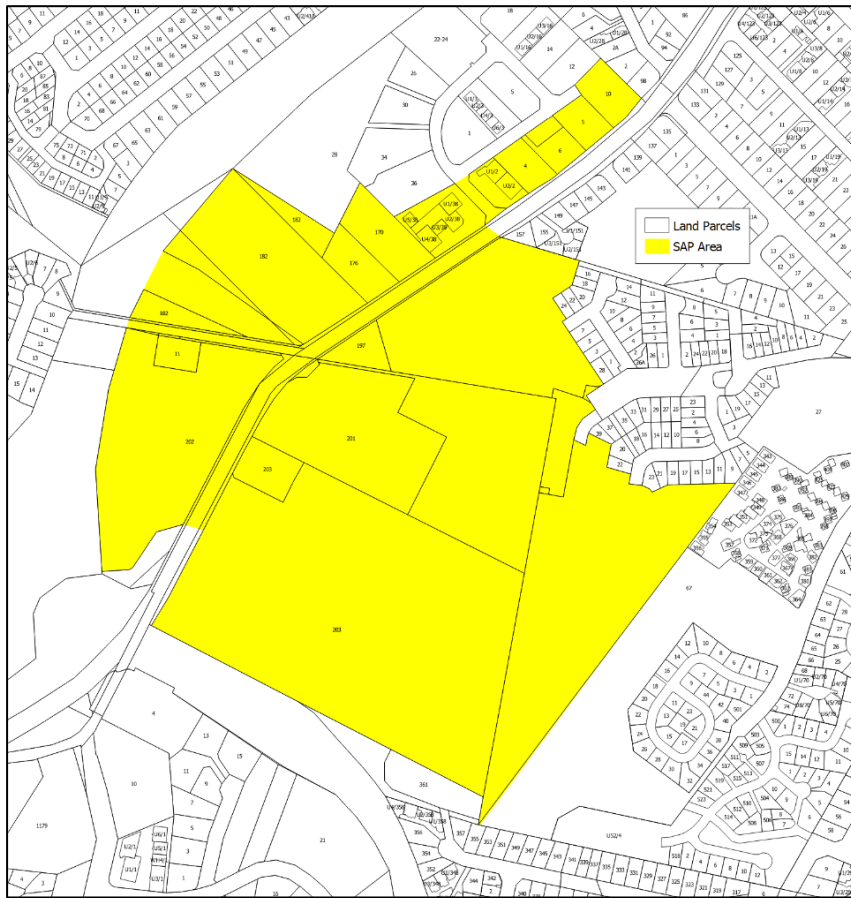


Figure KIN-S1.2 – Kingston Southern Gateway Vegetation Linkage

