

## KIN-S3.0 Kingston Park Specific Area Plan

### KIN-S3.1 Plan Purpose

The purpose of the Kingston Park Specific Area Plan is:

- KIN-S3.1.1 To ensure that the use and development of the Kingston Park area takes advantage of its strategic location within central Kingston.
- KIN-S3.1.2 To create a dynamic and high-quality built environment that meets the long term needs of the community by:
- (a) allowing for commercial activity supporting the growth of the Kingston Activity Centre;
  - (b) establishing a hub for community-based facilities and services that will meet the long term needs of the community; and
  - (c) providing opportunities for different forms of medium to high density residential use; and development, broadening housing types available within the Kingston area.
- KIN-S3.1.3 To encourage activities that will stimulate more private investment throughout central Kingston.
- KIN-S3.1.4 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.
- KIN-S3.1.5 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.
- KIN-S3.1.6 To achieve a diverse and high-quality built form which is consistent with good design principles, including but not limited to:
- (a) character – respond to and enhances the distinctive characteristics of the precinct contributing to visual interest and a sense of place;
  - (b) landscape quality – landscape and buildings operate as an integrated and sustainable system;
  - (c) functionality and build quality – meet the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit;
  - (d) legibility - provides clear connections and easily identifiable elements to help people find their way around the precinct;
  - (e) sustainability – optimises the sustainability of the built environment; and
  - (f) safety – optimise safety and security, minimising the risk of personal harm and supporting safe behaviour and use.
- KIN-S3.1.7 To encourage passive surveillance and is consistent with crime prevention through environmental design principles.
- KIN-S3.1.8 Within the areas zoned Central Business, Urban Mixed Use and Community Purpose:
- (a) to provide high levels of visual interest and to reduce wind tunnelling through façade articulation;
  - (b) to encourage active uses and active frontages at ground level; and
  - (c) to establish and reinforce a well-defined built edge to roads and public spaces.
- KIN-S3.1.9 Within the areas zoned Inner Residential, to promote the creation of a medium density community with:
- (a) a lot layout that encourages single dwellings on small lots with narrow frontages and access via rear laneways;
  - (b) 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;

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- (c) lots that have ample private open space at the rear or front of buildings with minimal side separation; and
- (d) easy accessibility for pedestrians, a well landscaped streetscape and convenient public open spaces.

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

KIN-S3.2.1 The specific area plan applies to the area of land designated as KIN-S3.0 Kingston Park Specific Area Plan on the overlay maps and in Figure KIN-S3.1.

KIN-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in modification of, in substitution for, and in addition to the provisions of:

- (a) Central Business Zone;
- (b) Urban Mixed Use Zone;
- (c) Community Purpose Zone;
- (d) Open Space Zone;
- (e) Inner Residential Zone; and
- (f) Parking and Sustainable Transport Code,

as specified in the relevant provision.

KIN-S3.2.3 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 in order to determine compliance with the 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 kunanyi / Mt Wellington and the surrounding vegetated hillsides from the Kingston central area;
- (c) a landscaping 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; and
- (i) applications for new developments containing office premises in the Urban Mixed Use Zone and Central Business Zone with a net lettable area of 1,000m<sup>2</sup> 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.

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

KIN-S3.3.1 Local Area Objectives – Inner Residential Zone

<b>Sub-clause</b>	<b>Area Description</b>	<b>Local Area Objectives</b>
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KIN-S3.3.1.1	Land in the Inner Residential Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.1.1.	<p>The local area objectives for land in the Inner Residential Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> <li>(a) Medium to high density residential development is to occur within this site.</li> <li>(b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped.</li> <li>(c) 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.</li> <li>(d) 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.</li> <li>(e) Provide an active and engaging interface to public areas through building orientation, and differing dwelling façades.</li> <li>(f) Optimise the benefits provided by public open space and available views of kunanyi / Mt Wellington and the surrounding vegetated hillsides.</li> </ul>
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KIN-S3.3.2 Local Area Objectives – Urban Mixed Use Zone

Sub-clause	Area Description	Local Area Objectives
KIN-S3.3.2.1	Land in the Urban Mixed Use Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.2.1.	<p>The local area objectives for land in the Urban Mixed Use Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) Opportunities for community interaction should be encouraged by providing streetscapes that provide high public amenity and are well landscaped.</li> <li>(c) Optimize the benefits provided by public open space and available views.</li> <li>(d) 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.</li> <li>(e) Provide an active and engaging interface to public open space areas through building orientation, as well as activated ground level frontages to buildings.</li> <li>(f) Building design should seek to minimise a building's environmental impact.</li> <li>(g) Management of stormwater will further the <i>State Stormwater Strategy 2010</i> and will have regard to: <ul style="list-style-type: none"> <li>(i) any adopted plan or strategy of the Council;</li> <li>(ii) potential harvesting and re-use of runoff; and</li> <li>(iii) potential on-site infiltration, detention and treatment.</li> </ul> </li> </ul>

KIN-S3.3.3 Local Area Objectives – Central Business Zone

Sub-clause	Area Description	Local Area Objectives
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KIN-S3.3.3.1	Land in the Central Business Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.3.1.	<p>The local area objectives for land in the Central Business Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) Building design should be interesting and attractive and promote an active and engaging interface with the adjoining street or pedestrian promenade.</li> <li>(c) Commercial and retail development should promote a strong integration with existing uses in central Kingston particularly those between the site and John Street.</li> <li>(d) 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.</li> <li>(e) Building design should introduce lanes, shared ways or through-site links and narrow building frontages to limit the length and size of street blocks.</li> <li>(f) Building design should seek to minimise a building's environmental impact.</li> <li>(g) Management of stormwater will further the <i>State Stormwater Strategy 2010</i> and will have regard to:             <ul style="list-style-type: none"> <li>(i) any adopted plan or strategy of the Council;</li> <li>(ii) potential harvesting and re-use of runoff; and</li> <li>(iii) potential on-site infiltration, detention and treatment.</li> </ul> </li> </ul>
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KIN-S3.3.4 Local Area Objectives – Community Purpose Zone

Sub-clause	Area Description	Local Area Objectives
KIN-S3.3.4.1	Land in the Community Purpose Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.4.1.	<p>The local area objectives for land in the Community Purpose Zone in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) Use and development should integrate closely with the streetscape and provide interesting, attractive and vibrant public spaces.</li> <li>(c) Provide a safe public environment that encourages pedestrian activity, passive surveillance, family activities and a high quality of public amenity.</li> <li>(d) 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.</li> <li>(e) 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.</li> <li>(f) 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.</li> </ul>

KIN-S3.3.5 Local Area Objectives – Open Space Zone

Sub-clause	Area Description	Local Area Objectives
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KIN-S3.3.5.1	Land in the Open Space Zone within the Kingston Park Specific Area Plan, shown on the overlay map as KIN-S3.3.5.1.	<p>The local area objectives for land in the Open Space Zone land in the Kingston Park Specific Area Plan are:</p> <ul style="list-style-type: none"> <li>(a) Future use and development should maximise the opportunities for the community to enjoy the public open space within this site.</li> <li>(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.</li> <li>(c) The public open space will constitute the municipality's premier urban park and will provide complementary functions that encourage the continued development of the Kingston Activity Centre.</li> <li>(d) 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.</li> <li>(e) 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.</li> <li>(f) 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.</li> </ul>
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### KIN-S3.4 Definition of Terms

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

### KIN-S3.5 Use Table

KIN-S3.5.1 Use Table – Land in the Inner Residential Zone

This clause is in substitution for Open Space Zone – clause 9.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Educational and Occasional Care	If for 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	If: <ul style="list-style-type: none"> <li>(a) for a single dwelling; or</li> <li>(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<sup>2</sup>.</li> </ul>
Utilities	If for minor utilities.
<b>Permitted</b>	

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Residential	If not listed as No Permit Required.
<b>Discretionary</b>	
Education and Occasional Care	If: (a) not for a child care centre, day respite facility, employment training centre or kindergarten; or (b) not listed as No Permit Required.
Emergency Services	
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

### KIN-S3.5.2 Use Table – Land in the Urban Mixed Use Zone

This clause is in substitution for Urban Mixed Use Zone – clause 13.2 Use Table.

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	If for a public hall or neighbourhood centre.
Food Services	
General Retail and Hire	If not for an adult sex product shop.
Residential	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; (c) for assisted housing, respite centre or retirement village.
Transport Depot and Distribution	If for public transport facilities.
Visitor Accommodation	If located above ground floor level (excluding pedestrian or vehicular access).

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<b>Discretionary</b>	
Community Meeting and entertainment	If not listed as Permitted.
Educational and Occasional Care	
Emergency Services	
Hotel Industry	If not for an adult entertainment venue.
Residential	If not listed as Permitted.
Resource Processing	If for food and beverage production.
Service Industry	If for a laundromat.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted.
<b>Prohibited</b>	
All other uses	

KIN-S3.5.3 Use Table – Land in the Central Business Zone

This clause is in substitution for Central Business Zone – clause 16.2 Use Table.

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If not for an adult sex product shop or a supermarket.
Hotel Industry	If not for an adult entertainment venue.
Passive Recreation	
Vehicle Parking	
Visitor Accommodation	If not a camping and caravan park or overnight camping area.

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<b>Discretionary</b>	
Educational and Occasional Care	
Residential	If located above ground floor level (excluding pedestrian or vehicular access).
Research and Development	
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Prohibited</b>	
All other uses	

KIN-S3.5.4 Use Table – Land in the Community Purpose Zone

This clause is in substitution for Community Purpose Zone – clause 27.2 Use Table.

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If: (a) for minor utilities; and (b) located underground.
<b>Permitted</b>	
Business and Professional Services	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	If for a community market.



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Hospital Services	
Sports and Recreation	
Tourist Operation	If for a visitor centre.
Utilities	If not listed as No Permit Required.
<b>Discretionary</b>	
Business and Professional Services	If not listed as Permitted.
General Retail and Hire	If: (a) not for an adult sex product shop; or (b) not listed as Permitted.
Residential	If for residential aged care, respite centre or assisted housing.
Tourist Operation	If not listed as Permitted.
Transport Depot and Distribution	If for public transport facilities.
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

KIN-S3.5.5 Use Table – Land in the Open Space Zone  
This clause is in substitution for Open Space Zone – clause 29.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values management	
Passive recreation	
Utilities	If: (a) for minor utilities; and (b) located underground.
<b>Permitted</b>	
Community meeting and entertainment	
General retail and hire	If for a community market.
Utilities	If not listed as No Permit Required.
<b>Discretionary</b>	
Food Services	If: (a) with a floor area no greater than 60m <sup>2</sup> ; and (b) related or complementary to a community meeting or entertainment facility.

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General Retail and Hire	If: (a) related to a public activity within the open space; and (b) not listed as Permitted.
Sports and Recreation	
Vehicle Parking	If: (a) associated with an open space use; or (b) as part of a developed park and ride facility.
<b>Prohibited</b>	
All other uses	

### KIN-S3.6 Use Standards

KIN-S3.6.1 Use standards for land in the Urban Mixed Use Zone and the Central Business Zone

#### KIN-S3.6.1.1 Retail impact

This clause is in substitution for Urban Mixed Use Zone – clause 13.3.3 Retail impact and in addition to Central Business Zone – clause 16.3 Use Standards.

Objective:	That General Retail and Hire uses do not compromise or distort the functionality of the activity centre.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> The gross floor area for General Retail and Hire uses must be not more than 350m <sup>2</sup> per tenancy.	<b>P1</b> General Retail and Hire uses must be not more than 500m <sup>2</sup> per tenancy and not compromise or distort the functionality of the activity centre, having regard to: (a) the degree to which the proposed use improves and broadens the commercial or retail choice within the activity centre; and (b) any relevant Local Area Objectives.	

#### KIN-S3.6.1.2 Hours of operation

This clause is in substitution for Urban Mixed Use Zone – clause 13.3.1 All uses A1 and P1 and Central Business Zone – clause 16.3.1 All uses A1 and P1.

Objective:	That non-residential uses do not cause unreasonable loss of amenity.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Hours of operation of a non-residential use, excluding office and administrative tasks: (a) if with a frontage to Goshawk Way or Pardalote Parade, must be within the hours of: (i) 6.00am to 11.59pm Monday to Saturday; and (ii) 8.00am to 10.00pm Sunday and public holidays; or (b) must be within the hours of:	<b>P1</b> Hours of operation of a non-residential use must not cause an unreasonable loss of residential amenity to the surrounding area, through commercial or retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	

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<p>(i) 6.00am to 9.00pm Monday to Saturday; and</p> <p>(ii) 9.00am to 7.00pm Sunday and public holidays.</p>	
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### KIN-S3.6.2 Use Standards for land in the Open Space Zone

#### KIN-S3.6.2.1 Amenity impacts

This clause is in substitution for Open Space Zone – clause 29.3.1 Discretionary uses.

Objective:	That non-residential uses: <ul style="list-style-type: none"> <li>(a) avoid the commercialisation and privatisation of open space intended for public use; and</li> <li>(b) do not cause an unreasonable loss of adjacent residential amenity.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></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><b>A2</b></p> <p>Hours of operation of a use on a site within 50m of an Urban Mixed Use Zone or Inner Residential Zone must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 6.00am to 10.00pm Monday to Saturday; and</li> <li>(b) 8.00am to 9.00pm Sunday and public holidays.</li> </ul>	<p><b>P2</b></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 or retail vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>
<p><b>A3</b></p> <p>Noise emissions measured at the boundary of the nearest residential use within an Urban Mixed Use Zone or Inner Residential Zone must not exceed:</p> <ul style="list-style-type: none"> <li>(a) 55 dB(A) (LAeq) within the hours of 7.00 am to 7.00 pm;</li> <li>(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; excluding if otherwise permitted; or</li> <li>(c) 65dB(A) (LAMax) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the <i>Tasmanian Noise Measurement Procedures Manual, second edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	<p><b>P3</b></p> <p>Noise emissions measured at the boundary of an Urban 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>
<b>A4</b>	<b>P4</b>

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Lighting must not subject nearby residential lots to obtrusive light, as defined in <i>Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting</i> .	No Performance Criterion.
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### KIN-S3.7 Development Standards

KIN-S3.7.1 Development Standards for land in the Inner Residential Zone

KIN-S3.7.1.1 Building height and setback

This clause is in substitution for Inner Residential Zone – clause 9.4.2 Setback and building envelopes for all dwellings.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A dwelling must have a setback:</p> <ul style="list-style-type: none"> <li>(a) from the primary frontage of not less than 1.8m, or</li> <li>(b) if located on Goshawk Way or Pardalote Parade, from the primary frontage of not more than 3m; and</li> <li>(c) that 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.</li> </ul>	<p><b>P1</b></p> <p>A dwelling must have a setback from a frontage of not more than 3.5m and that is compatible with the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and</li> <li>(b) the provision of measures to ensure that noise generated by traffic will not adversely impact on residential amenity.</li> </ul>
<p><b>A2</b></p> <p>All other buildings, other than dwellings, must have a setback:</p> <ul style="list-style-type: none"> <li>(a) from a frontage of 0m; and</li> <li>(b) that provides an articulation zone that allows up to 50% of the frontage to be set back by up to 1.5m.</li> </ul>	<p><b>P2</b></p> <p>All other buildings, other than dwellings, must have a setback:</p> <ul style="list-style-type: none"> <li>(a) compatible with the relationship of existing buildings to the road or in response to topography or other physical constraints of the site; and</li> <li>(b) that demonstrates consistency with good urban design qualities and any relevant Local Area Objectives.</li> </ul>
<p><b>A3</b></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><b>P3</b></p> <p>A building for a sensitive use must have a setback from the Southern Outlet that is compatible with the streetscape and protects the amenity of residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height bulk and form of existing and proposed buildings on the site and adjacent properties;</li> <li>(c) mitigation measures to reduce traffic noise impacts;</li> <li>(d) any recommendations from an acoustics engineer or other suitably qualified person;</li> </ul>

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	<p>(e) any written advice received from the road authority; and</p> <p>(f) demonstrated good urban design qualities as per the purpose statement of the Specific Area Plan and any relevant Local Area Objectives.</p>
<p><b>A4</b></p> <p>Building height must be not more than 10m.</p>	<p><b>P4</b></p> <p>Building height must be consistent with the streetscape, urban form and character, having regard to:</p> <p>(a) demonstrated good urban design qualities;</p> <p>(b) the topography of the site;</p> <p>(c) the bulk and form of the proposed buildings;</p> <p>(d) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides;</p> <p>(e) overshadowing of adjoining dwellings and private open space; and</p> <p>(f) the purpose of the specific area plan; and</p> <p>(g) any relevant Local Area Objectives.</p>

KIN-S3.7.1.2 Site coverage and private open space

This clause is in substitution for Inner Residential Zone – clause 9.4.3 Site coverage and private open space for all dwellings.

Objective:	To provide for sites with appropriate area and dimensions to accommodate development consistent with the zone purpose.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></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 45m<sup>2</sup> associated with each dwelling.</p>	<p><b>P1</b></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><b>A2</b></p> <p>Single and multiple dwellings must have an area of private open space that:</p> <p>(a) is in one location and is not less than 20m<sup>2</sup>;</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><b>P2</b></p> <p>Private open space for 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>

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(e) is not used for vehicle access or parking.	
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### KIN-S3.7.1.3 Passive surveillance

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for Dwellings.

Objective:	That building design contributes positively to public amenity and safety.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by:  (a) locating windows to overlook the street and other public spaces;  (b) designing and locating main entrances to provide high visibility for users;  (c) providing clear sight lines between a building and adjacent properties and public land;  (d) locating external lighting to illuminate otherwise shaded or dark locations; and  (e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces.	<b>P1</b> No Performance Criterion.	

### KIN-S3.7.1.4 Vehicular access and driveways

This clause is in addition to Inner Residential Zone – clause 9.6 Development Standards for Subdivision and in substitution for Parking and Sustainable Transport Code – clauses C2.6.2 Design and layout of parking areas A1.1, C2.6.3 Number of accesses for vehicles, C2.6.5 Pedestrian access, and C2.6.8 Siting of parking and turning areas.

Objective:	That road accesses and communal driveways:  (a) provide safe and efficient access for all users; and  (b) do not unreasonably detract from the amenity of adjacent dwellings or streetscape.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Accesses must comply with the following:  (a) lots abutting a rear laneway must be accessed via the rear laneway with a width of not less than 6m (refer to Figure KIN-S3.2); and  (b) lots with a frontage more 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.	<b>P1</b> Accesses must be located and designed to:  (a) comply with Figure KIN-S3.2 if for a lot abutting a rear laneway; and  (b) not have an unreasonable impact on the streetscape or amenity of adjoining land.	
<b>A2</b> Communal driveways for villa units and townhouses must include a passing bay that:	<b>P2</b> An assessment prepared by a suitably qualified person must be provided that confirms that a	

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<p>(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:</p> <ul style="list-style-type: none"> <li>(i) serves more than 5 car parking spaces;</li> <li>(ii) is more than 30m long; or</li> <li>(iii) meets a road designed to carry more than 600 vehicles per day; and</li> </ul> <p>(b) tapers to the width of the remaining communal driveway; and</p> <p>(c) is provided at intervals not more than 30m.</p>	<p>communal driveway for multiple dwellings is safe, efficient and convenient by:</p> <ul style="list-style-type: none"> <li>(a) avoiding conflicts between users including vehicles, cyclists and pedestrians;</li> <li>(b) being suitable for the type and volume of traffic likely to be generated; and</li> <li>(c) providing ease of access for all regular users.</li> </ul>
<p><b>A3</b></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><b>P3</b></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 by:</p> <ul style="list-style-type: none"> <li>(a) avoiding potential conflicts between users including vehicles, cyclists and pedestrians;</li> <li>(b) avoiding unreasonable interference with the flow of traffic on adjoining roads;</li> <li>(c) being suitable for the type and volume of traffic likely to be generated; and</li> <li>(d) providing ease of access for all regular users.</li> </ul>
<p><b>A4</b></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><b>P4</b></p> <p>For multiple dwellings, 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>

### KIN-S3.7.1.5 Frontage fences

This clause is in substitution for Inner Residential Zone – clause 9.4.7 Front fences for all dwellings.

<p>Objective:</p>	<p>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.</p>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>No Acceptable Solution.<sup>1</sup></p>	<p><b>P1</b></p> <p>Fences must be designed to:</p>

<sup>1</sup> An exemption applies for fences in this zone – see Table 4.6.

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	<ul style="list-style-type: none"> <li>(a) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling;</li> <li>(b) have regard to the prevailing height, design and character of neighbouring fences; and</li> <li>(c) provide a minimum 50% transparency above 1.2m, unless to attenuate noise from high volume traffic, and</li> <li>(d) demonstrate good urban design qualities.</li> </ul>
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KIN-S3.7.1.6 Siting and width of garages and carports for dwellings

Clause 9.4.5 is modified by adding the words 'excluding multiple dwellings' after 'dwelling' in A1 and P1. This clause is in addition to Inner Residential Zone – clause 9.4.5 Width of openings for garages and carports for all dwellings.

Objective:	That the location and size of garages or carports for dwellings: <ul style="list-style-type: none"> <li>(a) do not dominate the façade of the dwelling or the streetscape;</li> <li>(b) do not restrict mutual passive surveillance of the road and dwelling; and</li> <li>(c) provide for safe vehicular access to and from the site.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Multiple dwellings with a frontage of 8m or more 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).</p> <p><b>A1.2</b></p> <p>For multiple dwellings with a frontage width of less than 8m, no road access or garage facing the primary road frontage is permitted.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>The siting and design of garages and carports for single and multiple dwellings must:</p> <ul style="list-style-type: none"> <li>(a) not dominate the frontage of the site through location and visual bulk;</li> <li>(b) allow potential for mutual passive surveillance between the dwelling and road;</li> <li>(c) provide for safe vehicular movements between the road and site; and</li> <li>(d) demonstrate good urban design qualities.</li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

KIN-S3.7.1.7 Residential density for multiple dwellings

This clause is in substitution for Inner Residential Zone – clause 9.4.1 Residential density for multiple dwellings.

Objective:	To provide for inner urban densities that increase the density of dwellings and encourage the efficient use of residential land and services in an inner urban area that is consistent with the purpose of this specific area plan.
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Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwelling development must have a density of not more than 1 dwelling per 120m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Dwelling density can be increased if:</p> <ul style="list-style-type: none"> <li>(a) it can be demonstrated that the development can accommodate the required amount of private open space per dwelling;</li> <li>(b) there is a demonstrated ability to meet car parking requirements; and</li> <li>(c) there is negligible impact through overlooking or overshadowing both within and to adjacent sites.</li> </ul>

KIN-S3.7.2 Development Standards for land in the Urban Mixed Use Zone

KIN-S3.7.2.1 Building height and setback

This clause is in substitution for Urban Mixed Use Zone – clauses 13.4.1 Height and 13.4.2 Setback.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback:</p> <ul style="list-style-type: none"> <li>(a) from a frontage to Goshawk Way of not more than 3m;</li> <li>(b) from the frontage to Pardalote Parade of 1m; and</li> <li>(c) from any connecting road from Goshawk Way of 2m.</li> </ul>	<p><b>P1</b></p> <p>Buildings must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and:</p> <ul style="list-style-type: none"> <li>(a) maintain visual sight lines for safe pedestrian and traffic movement;</li> <li>(b) have sufficient site area and dimensions to accommodate development;</li> <li>(c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality;</li> <li>(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;</li> <li>(e) demonstrate consistency with good urban design qualities as per the purpose statement of this specific area plan and any relevant Local Area Objectives; and</li> <li>(f) be not more than 3m from a road.</li> </ul>
<p><b>A2</b></p> <p>Building height must be not more than 18m.</p>	<p><b>P2</b></p> <p>Building height must be compatible with the desired streetscape, urban form and character as described</p>

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	<p>in the purpose of this specific area plan, having regard to:</p> <ul style="list-style-type: none"> <li>(a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity;</li> <li>(b) demonstrated good urban design qualities and any relevant Local Area Objectives;</li> <li>(c) the topography of the site;</li> <li>(d) the bulk and form of the proposed buildings;</li> <li>(e) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides; and</li> <li>(f) the purpose of the specific area plan.</li> </ul>
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KIN-S3.7.2.2 Passive surveillance

This clause is in addition to Urban Mixed Use Zone – clause 13.4.3 Design.

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

KIN-S3.7.2.3 Frontage fences

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This clause is in substitution for Urban Mixed Use Zone – clause 13.4.4 Fencing A1 and P1.

Objective:	That the height and design of frontage fences: (a) enhances the streetscape; (b) provides adequate privacy for residents; and (c) allows the potential for mutual passive surveillance between the road and the dwelling.
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution. <sup>2</sup>	<b>P1</b> Fences must be designed to: (a) provide for security and privacy of residents while allowing potential for mutual passive surveillance between the road and the dwelling; (b) take account of the prevailing height, design and character of neighbouring fences; (c) 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 (d) demonstrate good urban design qualities as per purpose statement of this specific area plan.

### KIN-S3.7.2.4 Private open space for multiple dwellings

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.6 Dwellings A1 and P1.

Objective:	That multiple dwellings are provided with adequate private open space for the residents which is easily accessible from living areas of the dwelling and has access to direct sunlight.
Acceptable Solutions	Performance Criteria
<b>A1</b> 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: (a) has an area of not less than 15m <sup>2</sup> ; (b) has a minimum horizontal dimension of not less than 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.	<b>P1</b> Private open space for multiple dwellings and townhouses at the ground floor must: (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.
<b>A2</b>	<b>P2</b> Private open space for multiple dwellings wholly above ground floor level must:

<sup>2</sup> An exemption applies for fences in this zone – see Table 4.6.

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<p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) includes one area as per the dimensions in Table KIN-S3.9.1;</li> <li>(b) is directly accessible from and adjacent to, a habitable room (other than a bedroom);</li> <li>(c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street;</li> <li>(d) has a gradient not steeper than 1 in 10; and</li> <li>(e) is not used for vehicle access or parking.</li> </ul>	<ul style="list-style-type: none"> <li>(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 having regard to: <ul style="list-style-type: none"> <li>(i) the useability and accessibility of the private open space;</li> <li>(ii) the availability and accessibility of public open space or communal open space;</li> <li>(iii) the orientation of the lot to the street; and</li> <li>(iv) the size and type of dwelling; and</li> </ul> </li> <li>(b) includes an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children's play;</li> <li>(c) be located to take advantage of direct sunlight; and</li> <li>(d) be clearly defined for private use.</li> </ul>
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KIN-S3.7.3 Development Standards for land in the Central Business Zone

KIN-S3.7.3.1 Building height and setback

This clause is in substitution for Central Business Zone – clauses 16.4.1 Height and 16.4.2 Setback A1 and P1, A2 and P2.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback:</p> <ul style="list-style-type: none"> <li>(a) from a frontage to Goshawk Way of not more than 3m;</li> <li>(b) from the frontage to Pardalote Parade of 1m; and</li> <li>(c) from any connecting road from John Street of 2m.</li> </ul>	<p><b>P1</b></p> <p>Buildings must have a setback from frontage that is sufficient to enhance the streetscape, provide adequate space for landscaping, vehicle access, and parking and:</p> <ul style="list-style-type: none"> <li>(a) maintain visual sight lines for safe pedestrian and traffic movement;</li> <li>(b) have sufficient site area and dimensions to accommodate development;</li> <li>(c) take into consideration the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality;</li> <li>(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<sup>st</sup> June;</li> <li>(e) demonstrate consistency with good urban design qualities as per the purpose statement of</li> </ul>

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	<p>this specific area plan and any relevant Local Area Objectives; and</p> <p>(f) be not more than 3m from a road.</p>
<p><b>A2</b></p> <p>Building height must be no more than 20 metres.</p>	<p><b>P2</b></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> <ul style="list-style-type: none"> <li>(a) potential impacts upon the amenity of adjacent properties through overshadowing and reflectivity;</li> <li>(b) demonstrated good urban design qualities and any relevant Local Area Objectives;</li> <li>(c) the topography of the site;</li> <li>(d) the bulk and form of the proposed buildings; and</li> <li>(e) the apparent height when viewed from public spaces within the townscape, especially towards kunanyi / Mt Wellington and the surrounding vegetated hillsides; and</li> <li>(f) the purpose of the specific area plan.</li> </ul>

KIN-S3.7.3.2 Passive surveillance

This clause is in addition to Central Business Zone – clause 16.4.3 Design.

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

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### KIN-S3.7.3.3 Private open space for multiple dwellings

This clause is in substitution for Central Business Zone – clause 16.4.6 Dwellings A1 and P1.

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.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Multiple dwellings wholly above ground floor level must provide private open space for each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) includes one area as per the dimensions in Table KIN-S3.9.1:</li> <li>(b) is directly accessible from and adjacent to a habitable room (other than a bedroom);</li> <li>(c) does not contain services and fixtures, including but not limited to air-conditioner units and clothes drying, that are visible from the street;</li> <li>(d) has a gradient not steeper than 1 in 10; and</li> <li>(e) is not used for vehicle access or parking.</li> </ul>		<p><b>P1</b></p> <p>Private open space for multiple dwellings wholly above ground floor level must:</p> <ul style="list-style-type: none"> <li>(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 having regard to: <ul style="list-style-type: none"> <li>(i) the useability and accessibility of the private open space;</li> <li>(ii) the availability and accessibility of public open space or communal open space;</li> <li>(iii) the orientation of the lot to the street; and</li> <li>(iv) the size and type of dwelling; and</li> </ul> </li> <li>(b) includes an area capable of serving as an extension of the dwelling for relaxation, dining, entertaining and children’s play;</li> <li>(c) be located to take advantage of direct sunlight; and</li> <li>(d) be clearly defined for private use.</li> </ul>

### KIN-S3.7.4 Development Standards for land in the Community Purpose Zone

#### KIN-S3.7.4.1 Building height and setback

This clause is in substitution for Community Purpose Zone – clauses 27.4.1 Building height A1 and P1 and 27.4.2 Setback.

Objective:	That buildings are constructed in a compact manner that is best suited to this central location within Kingston.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Buildings 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:</p> <ul style="list-style-type: none"> <li>(a) actively promoting integration with the adjacent pedestrian town promenade;</li> <li>(b) maintaining visual sight lines for safe traffic and pedestrian movement;</li> <li>(c) must be predominantly glazed and avoid blank walls;</li> <li>(d) the characteristics of the site, essential supporting infrastructure, adjoining lots and the locality;</li> </ul>		<p><b>P1</b></p> <p>No Performance Criterion.</p>

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<p>(e) ensure residential uses at ground level do not face the frontage; and</p> <p>(f) be consistent with good urban design principles.</p>	
<p><b>A2</b></p> <p>Building height must be not more than 10m.</p>	<p><b>P2</b></p> <p>Building height must:</p> <p>(a) minimise impacts upon the amenity of adjacent properties through overshadowing and reflectivity; and</p> <p>(b) be consistent with good urban design principles and any relevant Local Area Objectives.</p>

KIN-S3.7.4.2 Passive surveillance

This clause is in addition to Community Purpose Zone – clause 27.4 Development Standards for Dwellings.

Objective:	That building design contributes positively to the amenity and safety of the public.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Buildings must be designed to provide for surveillance of public spaces, including the street, services and car parking by:</p> <p>(a) locating windows to overlook the street and other public spaces;</p> <p>(b) designing and locating main entrances to provide high visibility for users;</p> <p>(c) providing clear sight lines between a building and adjacent properties and public land;</p> <p>(d) locating external lighting to illuminate otherwise shaded or dark locations;</p> <p>(e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(f) incorporating 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) providing well lit car parking areas designed to make use of sight lines to benefit from passive surveillance.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	

KIN-S3.7.5 Development Standards for Open Space Zoned Land

This clause is in substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting.

Objective:	That building location and height contributes positively to the streetscape.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b>	<b>P1</b>	

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<p>Buildings must have a setback:</p> <p>(a) from the frontage with Goshawk Way and Huon Highway of not less than 20m, and</p> <p>(b) from the frontage with any other road, excluding for land used for car parking, of not less than 5m.</p>	<p>Buildings must have a setback from a frontage that is sufficient to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping, having regard to:</p> <p>(a) the site's area and dimensions;</p> <p>(b) the characteristics of the site, adjoining lots and the locality; and</p> <p>(c) demonstrated good urban design qualities as per the purpose statement of this Specific Area Plan and any relevant Local Area Objectives.</p>
<p><b>A2</b></p> <p>Building height must be not more than 5m.</p>	<p><b>P2</b></p> <p>Building height must:</p> <p>(a) contribute positively to the visual amenity of the area;</p> <p>(b) be compatible with the scale of nearby buildings or vegetation;</p> <p>(c) demonstrate good urban design qualities as per the purpose statement of this Specific Area Plan; and</p> <p>(d) be not more than 10m.</p>

### KIN-S3.8 Development Standards for Subdivision

KIN-S3.8.1 Subdivision standards 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, A2 and P2.

Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed on a plan of subdivision, must have a frontage not less than 6.5m.</p>	<p><b>P2</b></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 to:</p> <p>(a) good urban design principles; and</p> <p>(b) any relevant Local Area Objectives.</p>	

KIN-S3.8.2 Subdivision standards for land in the Central Business Zone and Urban Mixed Use Zone

This clause is in substitution for Central Business Zone – clause 16.5.1 Lot design A1 and P1, A2 and P2; and Urban Mixed Use Zone – clause 13.5.1 Lot design A1 and P1, A2 and P2.



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Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 500m <sup>2</sup> , excluding land 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.	<b>P1</b> No Performance Criterion.	
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage of not less than 20m.	<b>P2</b> No Performance Criterion.	

### KIN-S3.8.3 Subdivision standards for land in the Community Purpose Zone

This clause is in substitution for Community Purpose Zone – clause 27.5.1 Lot design A1 and P1, A2 and P2.

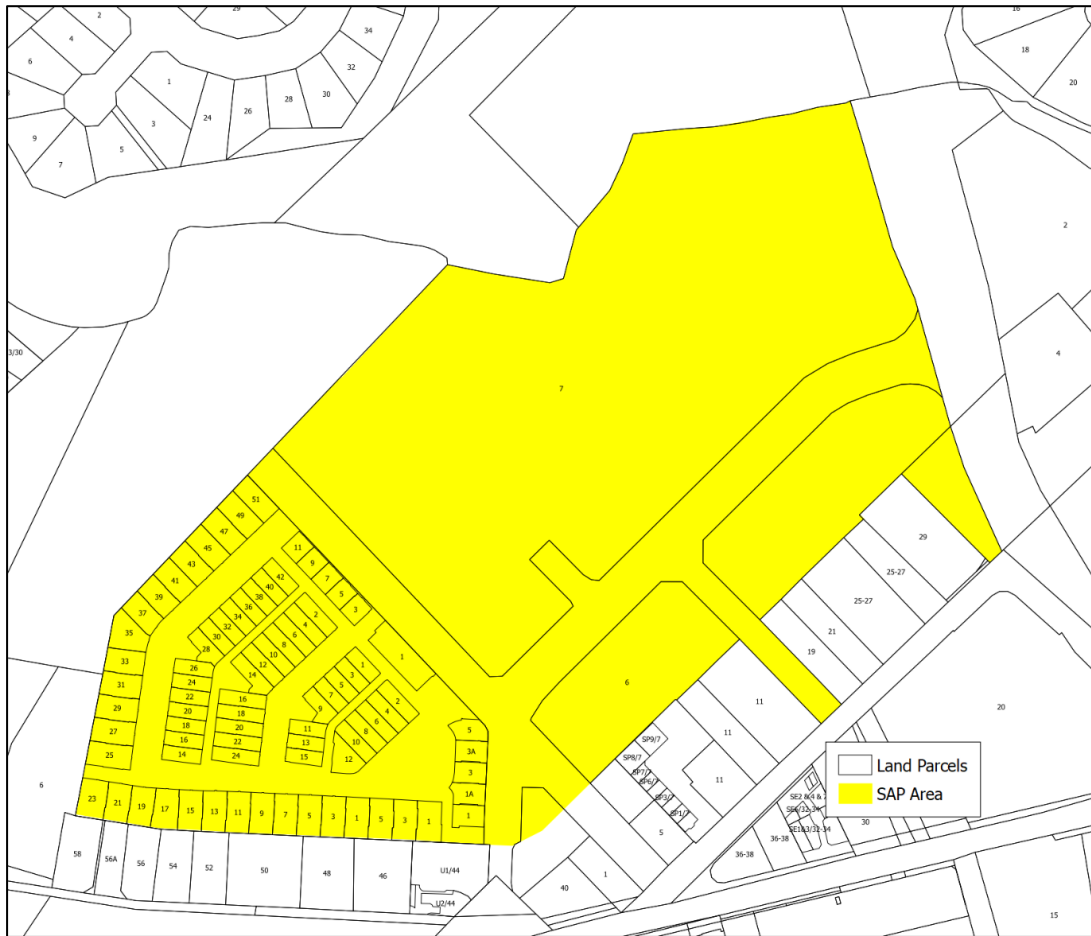
Objective:	To provide for lots with appropriate area and dimensions to accommodate development consistent with the zone purpose.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must have an area not less than 120m <sup>2</sup> , excluding land 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.	<b>P1</b> No Performance Criterion.	
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space or public utilities, must have a frontage of not less than 5m.	<b>P2</b> No Performance Criterion.	

## KIN-S3.9 Tables

### KIN-S3.9.1 Private open space for multiple dwellings

Dwelling type	Minimum area	Minimum depth
Studio & 1 bedroom	8m <sup>2</sup>	2m
2 bedroom	10m <sup>2</sup>	2m
3+ bedroom	12m <sup>2</sup>	2.4m

**Figure KIN-S3.1 Kingston Park Specific Area Plan**



**Figure KIN-S3.2 Vehicular access and driveways**

