

KINGSTON PARK - PROPOSED SPECIFIC AREA PLAN AMENDMENTS



TRADERS IN PURPLE COMMENTS

20 September 2019

TRADERS IN PURPLE

Clause Reference	Item	Comment
General (throughout)	References to compliance with '...urban design principles, such as those found in The Apartment Design Guide: Tools for improving the design of residential apartment development and Design WA Stage One'	The documents referenced were developed for NSW and WA and the requirements within are not necessarily appropriate for Tasmania / Kingston Park. By citing specific documents there is a risk that the requirements of these documents are applied literally, potentially leading to a detrimental outcome. Recommend reference to specific documents are removed from the draft throughout. If necessary, a requirement could be included for a statement to be provided from the architect demonstrating how good urban design has been achieved for the project.
F3.1.1 (h) (iv)	Separate heading (item (i)) needed for this item as items (v) to (viii) that follow relate specifically to Inner Residential use.	Clarification only
F3.5	Desired Future Character Statements CENTRAL BUSINESS ZONED LAND & URBAN MIXED USE ZONED LAND Implementation Strategy item (e)	Contradictory to the potential regional stormwater strategy currently being worked through. Delete or modify to allow the implementation of the regional stormwater strategy when developed.
F3.6.2	Use Table – Urban Mixed Use Zoned Land	Residential – multiple use dwellings deleted from No Permit Required and added to Permitted but with Qualification: located above ground floor only, precluding the potential introduction of park fronting residences at ground floor. Recommend deletion of this qualification to maximise flexibility and product diversity. Qualification should also include for aged care or assisted housing as this section covers Stage 3 'Service Industry' Qualification 'only if for a laundromat' is unnecessarily limiting
F3.8.1	Development Standards for Central Business Zoned Land	
	Building setbacks and height A2 – Building height 18m / P2 – no more than 25m	Note that future development could be 8 storeys = 25m. Allowable under performance criteria
F3.8.1.2	Building Design – Housing Diversity A1 - Specifies mix of apartment types required (range)	Kingston Park will offer housing choice across the entire development and individual stages should not be constrained by the imposition of a specific product mix that does not reflect the TIP offer or market requirements. Recommend deletion of this newly introduced objective, alternatively the introduction of appropriate Performance Criteria to allow flexibility in the assessment process.
	A2 Adaptable dwellings to be provided.	An adaptable dwelling is a dwelling that is designed so that it can be easily modified in the future to become accessible to both occupants and visitors.

		<p>The requirement for provision of a set percentage of adaptable apartments by individual stage does not take into consideration the proposed aged care facilities provided within the precinct.</p> <p>Recommend deletion of this newly introduced objective, alternatively the introduction of appropriate Performance Criteria to allow flexibility in the assessment process.</p>
F3.8.1.3	<p>Building design – streetscape A1 (b) (iii) Public art requirement (c) Introduce green roofs (where possible) (g) Provide fixed awnings to buildings fronting Goshawk or Pardalote to full extent of street frontage</p>	<p>The following items have been added and whilst in principle they are able to be provided, there will be cost implications, particularly with item (g), which is also unnecessarily prescriptive. Further design development and feedback from prospective retailers is needed before it can be established whether an awning to the full extent of street frontage is desirable.</p> <p>Recommend deletion of this newly introduced objective, alternatively the introduction of appropriate Performance Criteria to allow flexibility in the assessment process.</p>
F3.8.1.6	<p>Private open space residential Minimum size requirements for private open space</p>	<p>Appropriately designed private open space suited to the product type will be included however the inclusion of strict planning assessment criteria including dimensions restricts design options, product diversity and impacts affordability.</p> <p>Recommend deletion of this newly introduced objective.</p>
F3.8.2	Development Standards for Urban Mixed Use Zoned Land	
F3.8.2.1	<p>A1 - Building setbacks A2 - Building heights</p>	<p>As above</p> <p>Traders in Purple’s proposal for the stages in this zoning is 8 storeys.</p> <p>Recommend A2 is amended to 25m consistent with the proposal</p>
F3.8.2.2	<p>Building Design – Housing Diversity A1 Product type A2 Adaptable housing requirements A3 Minimum floor to floor requirements for ‘flexibility’</p>	<p>As above</p> <p>As above</p> <p>A higher floor to ceiling height is not necessarily required to achieve flexibility however it will increase costs, impact overall height and therefore potentially impact yield.</p> <p>Recommend deletion of this requirement, alternatively the inclusion of performance criteria to demonstrate how flexibility can be achieved without increasing floor to ceiling heights across the entire ground and first floors.</p>
F3.8.2.3	<p>Building Design – Streetscape A1 item (g) awnings to Goshawk Way or Pardalote Parade</p>	<p>As above</p>

F3.8.2.7	Private Open Space – residential A1/P1 Ground or podium to have private open space minimum area, sunlight access etc A2/P2 minimum requirements for private open space	As above - F3.8.1.6 As above – F3.8.1.6
F3.8.3	Development Standards for Inner Residential Zoned Land	
F3.8.3.1	Density A1 Site area 200-400sqm	Some Lots in Stage 2 are less than 200sqm. Recommend amending to 'less than 120sqm'
F3.8.3.5	A1 (b) co-location of driveways	The requirement to have a double cross-over is inconsistent with the current design for Stage 2 homes. Recommend deletion or the inclusion of performance criteria to allow the current design to be assessed on its merits.