

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/56670
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22 May 2020

Ms Tasha Tyler-Moore
Manager Development Services
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

By email: kc@kingborough.tas.gov.au

Dear Ms Tyler-Moore

**Kingborough Interim Planning Scheme 2015
Draft amendment PSA-2019-3
Kingston Park**

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart and via video conference on 14 May 2020 which was adjourned.

The Commission directs the parties to provide the following submissions by close of business **Friday, 5 June 2020**:

1. Any response submissions to the following supplementary submissions received prior to, or on the day of the hearing:
 - (a) Supplementary submission, Shane Wells of Woolcott Surveying Pty Ltd for Kingborough Council, 13 May 2020;
 - (b) Supplementary submission, Frazer Read of All Urban Planning Pty Ltd on behalf of Traders in Purple, 6 May 2020;
 - (c) Supplementary submission, Tony Ferrier, Kingborough Council for Kingston Park, 5 May 2020.
2. Submission from the Department of State Growth on whether the Traffic Noise Assessment, Kingston Park Stages 1 & 2, prepared by Noise Vibration Consulting (supplied by All Urban Planning on 14 May 2020, and now available on the iplan website) is sufficient to address their concerns relating to the proposed rezoning of part of the site from Urban Mixed Use to Inner Residential.
3. All Urban Planning to provide a copy of the approved planning permit and documents for the 67 townhouses on the Kingston Park site.
4. Submission from All Urban Planning on whether the proposed changes to clause F3.7.1 of the Specific Area Plan (SAP) in the draft amendment are as far as practicable consistent with the Southern Tasmania Regional Land Use Strategy;

5. Submission from the planning authority on:
- (a) the strategic rationale for the modifications to clause F3.7.1.1 A1 and P1, Non-Residential Use standard in the Specific Area Plan (SAP), applying to Central Business zoned land and Urban Mixed Use land, specifically:
 - i. increasing the permitted and discretionary gross floor areas; and
 - ii. narrowing its application from non-residential use to retail use, and whether the term 'retail use' should be defined in the SAP;
 - (b) how housing diversity may be achieved across the site if the relevant proposed development standards applying to Central Business zoned land (clause F3.8.1.2) and Urban Mixed Use zoned land (clause F3.8.2.2) in the SAP are not supported and other mechanisms are relied upon;
 - (c) whether the planning outcomes in all development standards in the SAP, such as F3.8.1.3 Building design – streetscape are sufficiently addressed through the underlying zone standards;
 - (d) the following issues in the Urban Mixed zoned-land Use Table (modified clause F3.6.2):
 - i. Residential use in the Permitted part of the Use Table includes the qualification '(c) not listed as no permit required', however Residential is not listed as no permit required;
 - ii. clarification on the meaning of 'residential support services' in the qualification for Residential in the Permitted part;
 - iii. Education and occasional care in the Discretionary part of the Use Table includes the qualification 'Except if no permit required', however it is not listed as no permit required;
 - iv. Food services is listed in both Permitted and Discretionary parts of the use table with no qualifications;
 - v. General retail and hire is listed as Permitted with no qualification, but is also listed as Discretionary with two qualifications;
 - vi. Transport depot and distribution is listed in both Permitted and Discretionary parts of the use table with the same qualification; and
 - vii. Utilities is added to the Discretionary part of the Use Table with the qualification 'except if permitted', however Utilities is permitted without qualification;
 - (e) the following issues in the Inner Residential zoned-land Use Table (modified clause F3.6.5):
 - i. Residential use is listed in both No Permit Required and Permitted parts of the Use Table with the same qualification, Residential use is also listed as discretionary;
 - (f) the strategic rationale for including the proposed Environmental Values development standards (clauses F3.8.1.8, F3.8.2.9 and F3.8.3.11) in the SAP, applying to land zoned Inner Residential, Urban Mixed Use and Central Business, particularly considering existing standards in the underlying zones.

6. Submissions from the planning authority and proponents on whether the following potential/proposed changes to the draft amendment would be considered an alteration to a substantial degree under section 41 of the former provisions of the *Land Use Planning and Approvals Act 1993*:
- (a) proposed change to permitted building height in AS and remove maximum height limit in PC of building height standards, applying to Central Business zoned land, Inner Residential zoned land and Community Purpose zoned land;
 - (b) potential change to the proposed Inner Residential Zone on part of the site adjacent to the rear of the Central Business-zoned properties on Channel Highway and Summerleas Road;
 - (c) proposed change to clause F3.7.1.1, applying to Central Business zoned land and Urban Mixed Use zoned land, to increase the allowable floor area (modified, or further change proposed by the proponents).

Any response submissions to be provided to the Commission and other parties by close of business seven (7) days after the above submissions are made available on the iplan website.

Submissions are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox. The Commission keeps electronic records and does not require hard copy documents.

All submissions will be made available on the iplan website at:
<https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=917>.

Please note that submissions will be published in full, without redaction.

Once submissions have been considered, the Commission will either reconvene the hearing, or make further directions. If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Claire Armstrong, Planning Adviser, via email at Claire.Armstrong@planning.tas.gov.au.

Yours sincerely



Peter Fischer
Delegate (Chair)