

Summary of proposed changes to F3.0 Former Kingston High School Site Specific Area Plan – PSA-2019-3

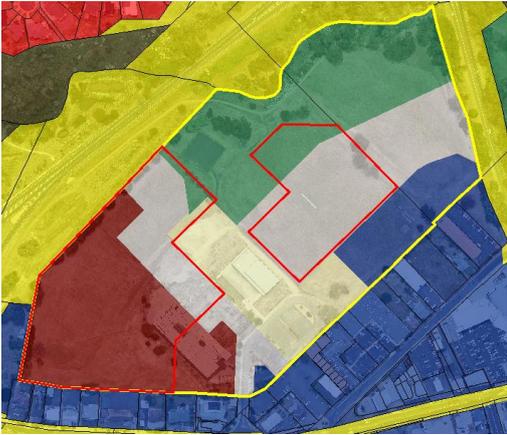
1. Rename the Kinston High School Site Specific Area Plan to Kingston Park Specific Area Plan.

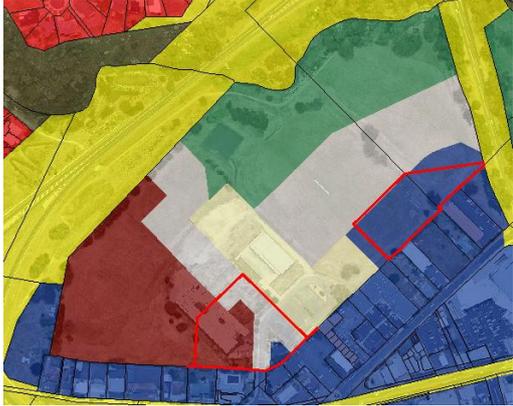
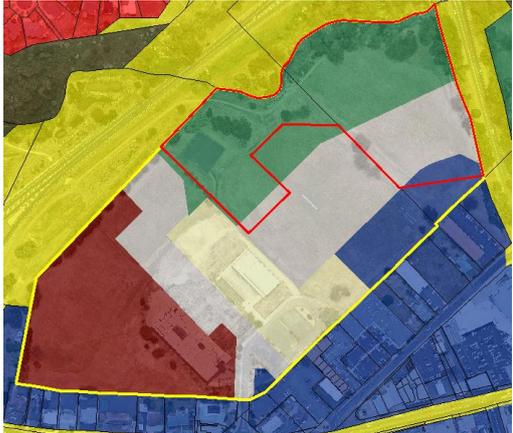
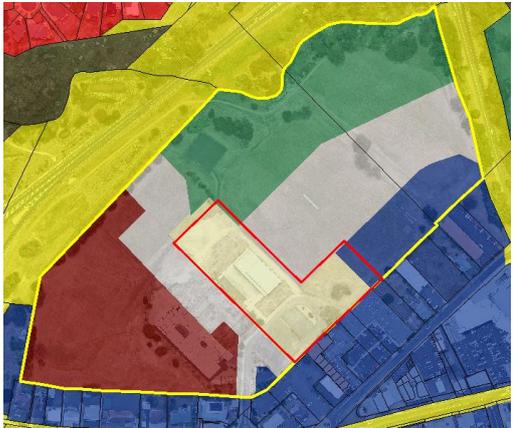
The site is to be, and has begun to be, referred to as Kingston Park rather than the (former) Kingston High School Site. This amendment seeks to rectify this within the *Kingborough Interim Planning Scheme 2015* by renaming the specific area plan.

2–5 Rezoning

Existing zone boundaries were determined to coincide with the conceptual outline of the different types of future uses and development described in the 'Development Plan by Beca, 2013'. It was always envisaged that these boundaries would need to change in future in order to coincide with any final development proposal.

This amendment aims to rezone portions of the existing zones to align with the updated vision for Kingston Park, including expected lot boundaries.

No.	Summary	Map (red line indicates relevant zone boundary in KIPS 2015)
2.	<p>Rezone a portion of land from Urban Mixed Use Zone to Inner Residential Zone, Community Purpose Zone and Open Space Zone.</p> <p>The land zoned Urban Mixed Use at the southeast of the site was always envisaged to contain higher densities of residential. The proposed zoning reflects this.</p> <p>The other proposed Urban Mixed Use Zone change will allow mixed use development to continue along Goshawk Way to the Huon Highway for a more appealing urban design outcome.</p>	

<p>3.</p>	<p>Rezone a portion of land from Central Business Zone to Inner Residential Zone and Urban Mixed Use Zone.</p> <p>The proposed Central Business Zone at the south of the site is contraction of the existing Central Business Zone. A majority of the area is to be Inner Residential Zone as per the Traders in Purple development plan, and the Urban Mixed Use Zone is mostly the proposed road network.</p> <p>The proposed Central Business Zone at the east of the site will allow commercial-type development to continue along Goshawk Way to the Huon Highway for a more appealing urban design outcome.</p>	
<p>4.</p>	<p>Rezone a portion of land from Open Space Zone to Urban Mixed Use Zone and Central Business Zone.</p> <p>The proposed Open Space Zone seeks to reflect the updated vision for the open space area, specifically to align with the draft Kingston Park Open Space Master Plan. The amendment will allow for a more contiguous open space area.</p>	
<p>5.</p>	<p>Rezone a portion of land from Community Purpose Zone to Open Space Zone, Urban Mixed Use Zone and Central Business Zone.</p> <p>The amendment is a minor adjustment to align zoning with future lot subdivision.</p>	

6. Remove reference to the 'Development Plan by Beca, 2013'.

The Former Kingston High School Site Specific Area Plan is based on the implementation of the 'Development Plan by Beca, 2013' (Beca Plan).

The Beca Plan was not market tested prior to being incorporated into *Kingborough Interim Planning Scheme 2015*. The Beca Plan was essentially a theoretical exercise that aimed to provide a balanced solution to meet future community and commercial expectations. It was always envisaged that some elements would need to change in future in order to coincide with any final development proposal.

While the Beca Plan provided an important starting point for the implementation of the broader Kingston Park project, the document is highly prescriptive and provides little ability for variation.

Council has decided to partner with the development company Traders in Purple (determined through an Expressions of Interest (EOI) process in 2018). This private developer is to develop most, if not all, of the parcels of land that Council designated in the Beca Plan for private development during the EOI process.

The Traders in Purple development proposal submitted through the EOI process is very similar to the Beca Plan, however some amendments are necessary to realise the proposal, as well as allowing the some flexibility in the location of uses (for example public car parks).

Removing the reference to the 'Development Plan by Beca, 2013' will provide the required flexibility, while the proposed zoning and provisions will assist in realising the original, high level vision of the Beca Plan.

7. Introduce planning provisions that aim to improve public amenity, housing diversity and environmental outcomes.

The vision for the Kingston Park development is that it will contribute to the stimulation and creation of a revitalised central business district and will lead to a viable self-sustaining community. Ultimately the redevelopment is to create an urban centre which is *truly sustainable and forward-looking* (page 3 of the Beca Plan).

The proposed planning provisions aim to assist the above vision. In particular, the provisions encourage multi-purpose measures for future developments within the site. Examples include introducing housing diversity and adaptability requirements which will hopefully encourage a diversity of residents, as well as encourage visual interest as dwellings will by nature need to be different sizes and shapes to meet these requirements. Additionally, the proposed planning provisions also encourage energy and water efficiency initiatives, for example greenroofs. Greenroofs are inherently multipurpose in that they visually hide rooftop plant and mechanical equipment, reduce stormwater runoff, reduce energy demand through increased insulation and to increase habitat corridors.

8. Align planning provisions within the Kingston Park Specific Area Plan with the requirements of the new State Planning Provisions.

The proposed amendments align use tables, among other items, with the State Planning Provisions. The alignment will allow for the Kingston Park Specific Area Plan to be transitioned to the Kingborough Local Provisions Schedule.

9. Amend any reference to the Former Kingston High School Site Specific Area Plan within the Kingborough Interim Planning Scheme 2015 to reflect the proposed renaming of the specific area plan.

As per the summary at point 1, the site is to be, and has begun to be, referred to as Kingston Park rather than the (former) Kingston High School Site. This component of the amendment seeks to rectify this within the entirety of the *Kingborough Interim Planning Scheme 2015*.