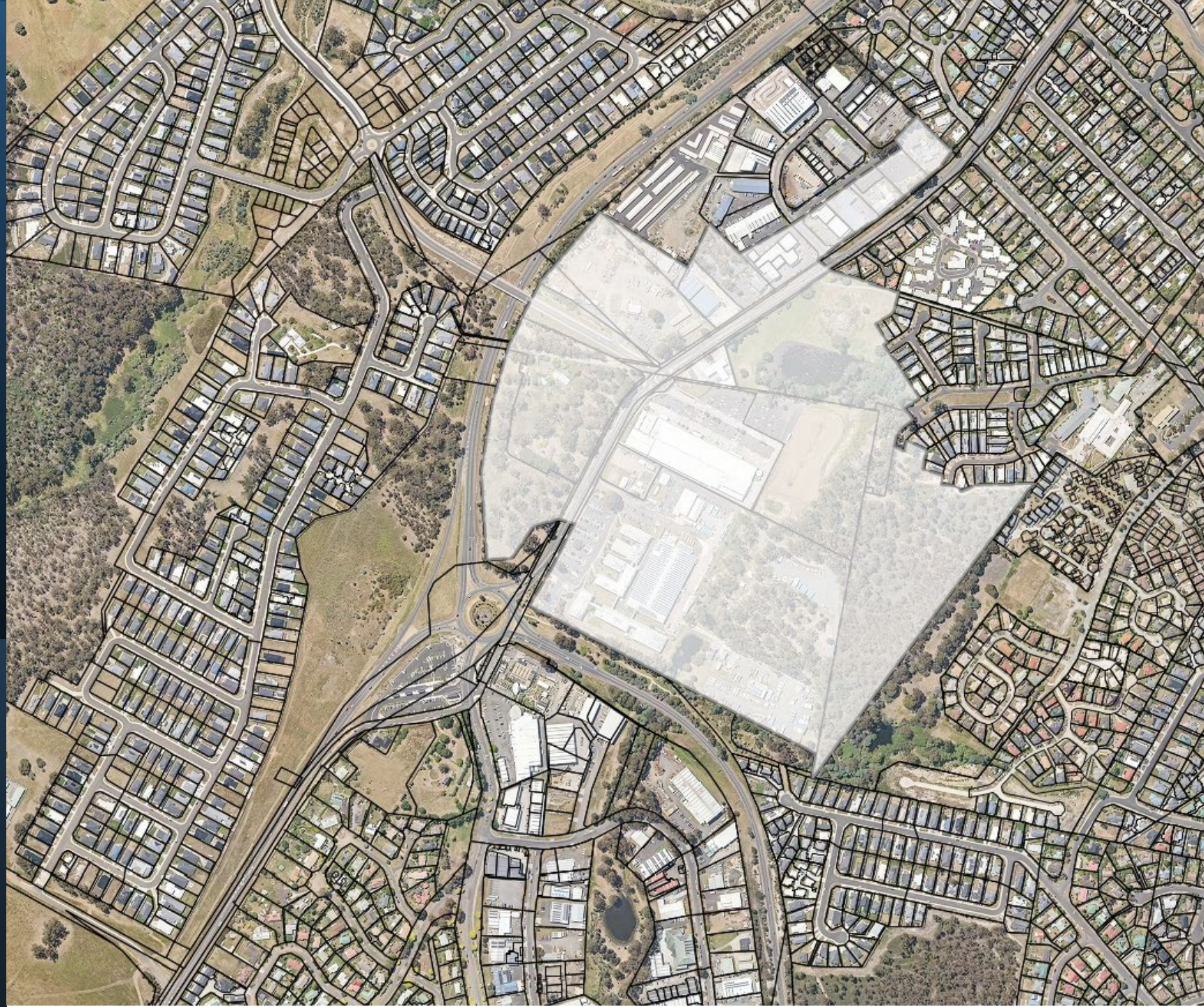


KIN-S1.0 Kingston Southern
Gateway Specific Area Plan



Context

- The southern entrance to Kingston (from the Algona Road roundabout) supports a diverse mix of uses, including Spring Farm Village Shopping Centre, Bunnings Warehouse, the Australian Antarctic Division headquarters, the Kingborough Council depot and other surrounding commercial and service-based businesses.
- The area includes the master-planned Kingston Green Estate, which is subject to an existing SAP under KIPS 2015. As the SAP aligns with the SPPs, it does not require transition.
- Vacant land along Channel Highway provide strategic development opportunities.
- Much of the remaining “wedge” is constrained by subdivision approvals and Part 5 Agreements.
- The area contains extensive mature vegetation, forming a visual backdrop along Channel Highway and Spring Farm Road



Key aims of the SAP

- Provide for a range of uses and developments that service Kingston and surrounds and provides a **gateway to the Kingston Central Business Area**.
- **Increase the flexibility** and development potential of the remaining parts of the Kingston Green Estate next to Channel Highway.
- Encourage **attractive streetscapes** through quality landscaping.
- Retention and management of **Prominent Trees** and protection, conservation and management of **environmental values** within the area.



Proposed zoning changes

Kingston Green

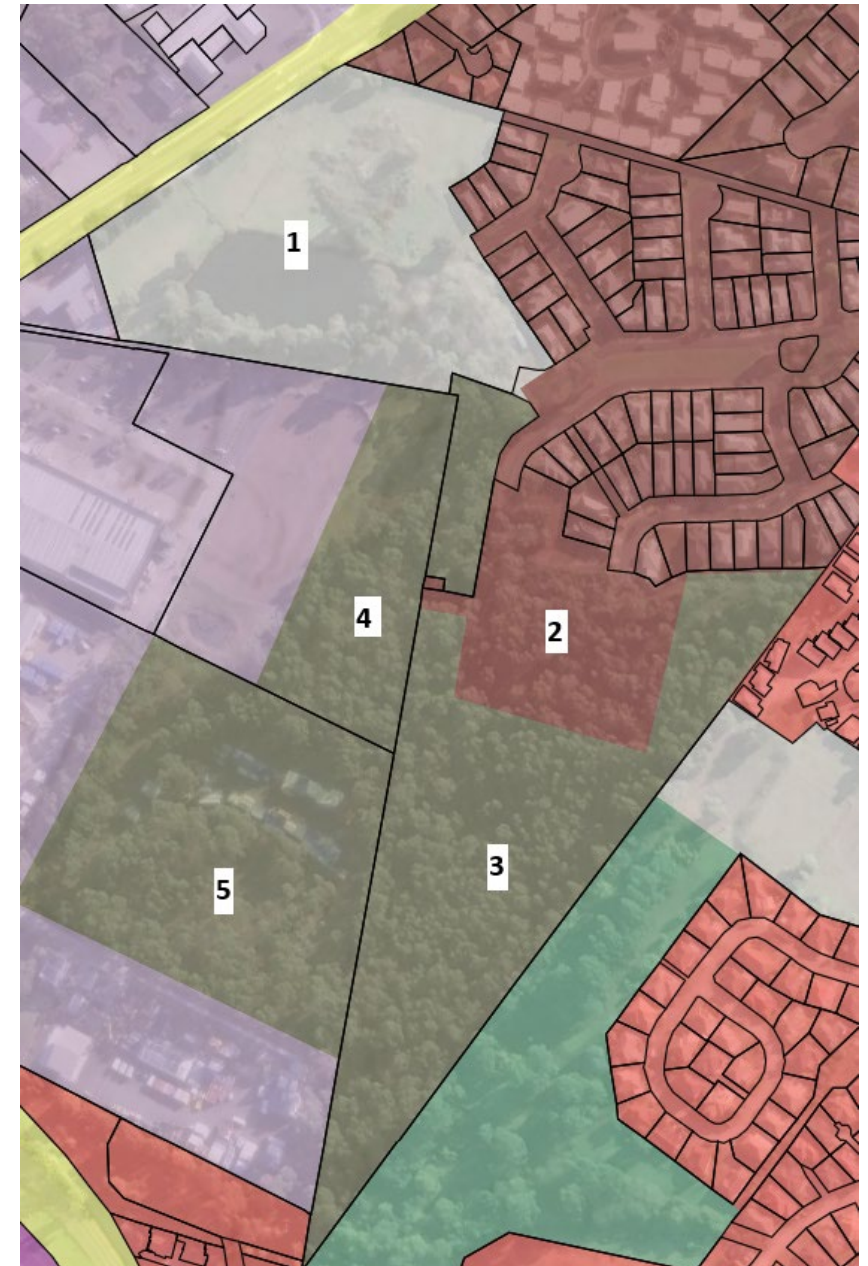
1. Apply the Urban **Mixed Use Zone** more broadly to vacant land adjoining Channel Highway.
2. Align the **Inner Residential Zone** with the configuration of the most recent subdivision approval (Direction 64)
3. Apply the **Environmental Management Zone** to the balance of the land (“the wedge”).

Bunnings Warehouse

4. Apply the **Environmental Management Zone** to part of the land that contribute to broader vegetation linkages (also subject to Part 5 Agreement).

Australian Antarctic Division

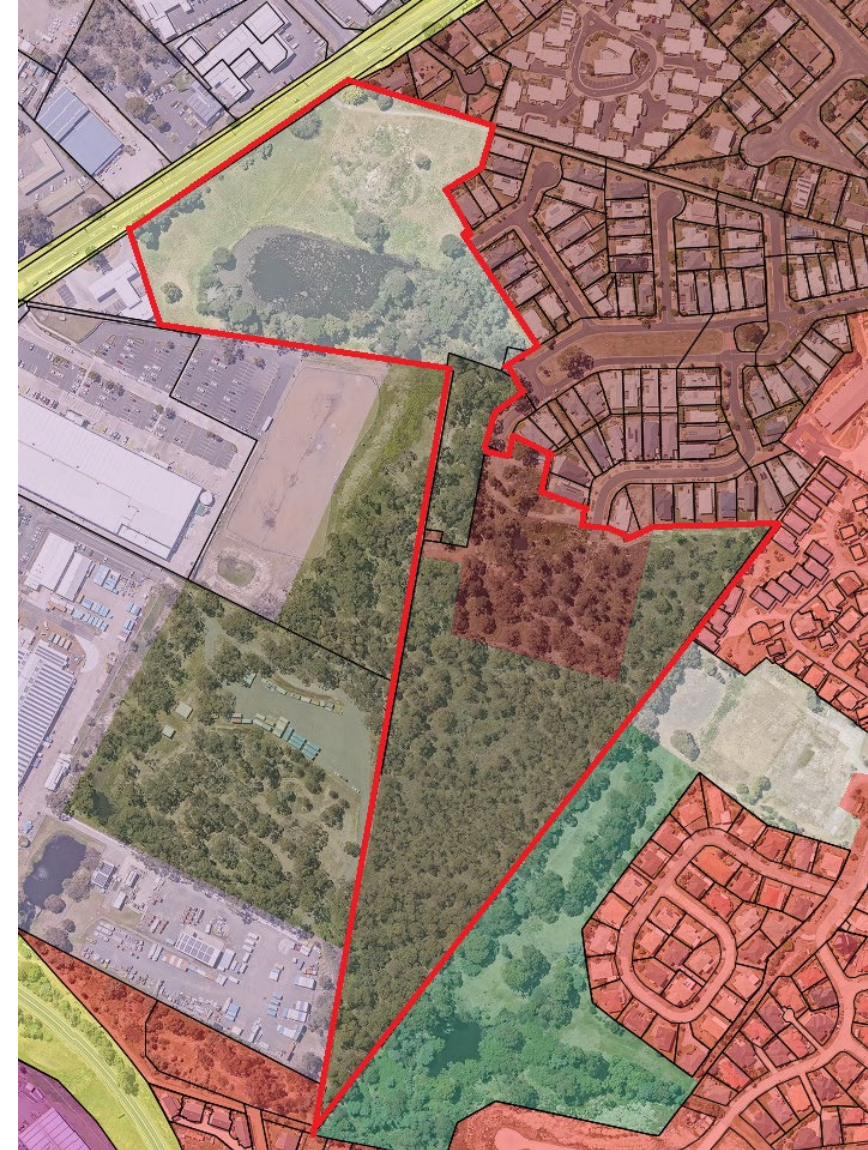
5. Apply the **Environmental Management Zone** to parts of the land that contribute to broader vegetation linkages (also subject to Part 5 Agreements).



Proposed SAP provisions

Kingston Green Estate

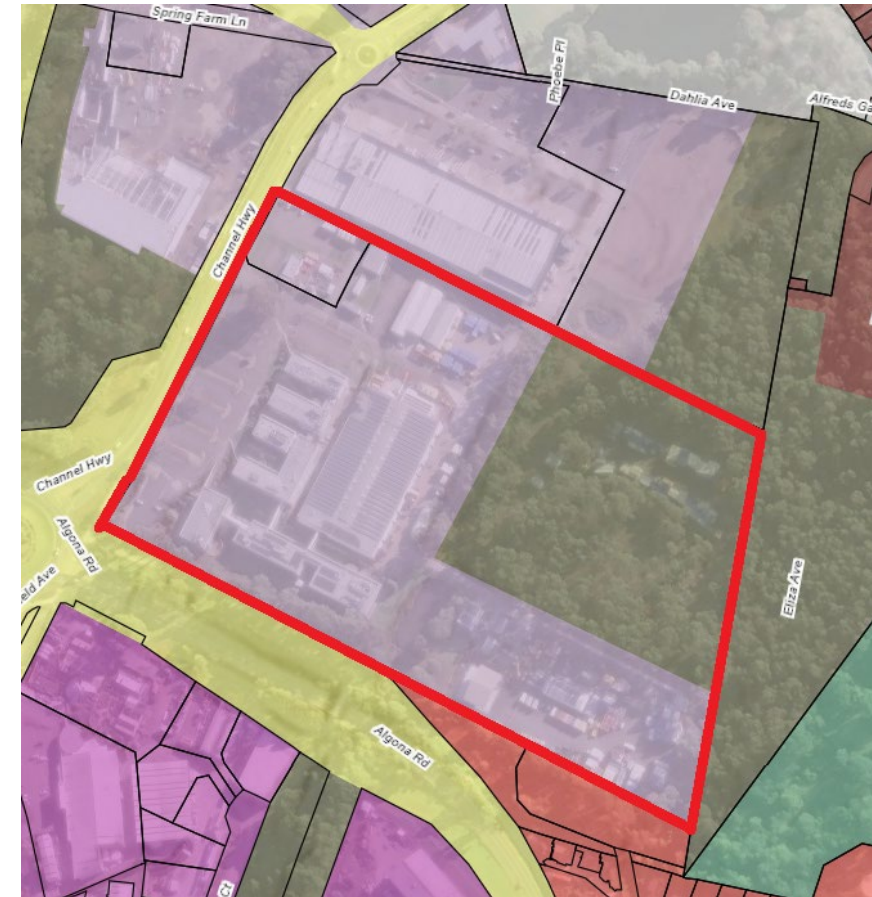
- Increase of the **building height to 20m** in the UMZ, tapering down to 10m toward adjoining Inner Residential Zone and Channel Highway (SPPs provide a height limit of 10m).
- Introduces visual **privacy provisions** in the UMZ (there are no visual privacy provisions in the UMZ of the SPPs).
- Introduces **solar access provisions** in the UMZ (there are no solar access provisions in the UMZ of SPPs)
- Introduces **landscaping requirements** in the IRZ and UMZ (there are no landscaping requirements under the SPPs). Requirement to incorporate 'prominent trees'.
- Management of **prominent trees** and **environmental values** through the development and subdivision provisions to increase the long-term security, maintenance and management of environmental values in the 'Kingston Southern Gateway Vegetation Linkage'.
- **Collision risk provisions** in the UMZ



Proposed SAP provisions

Australian Antarctic Division

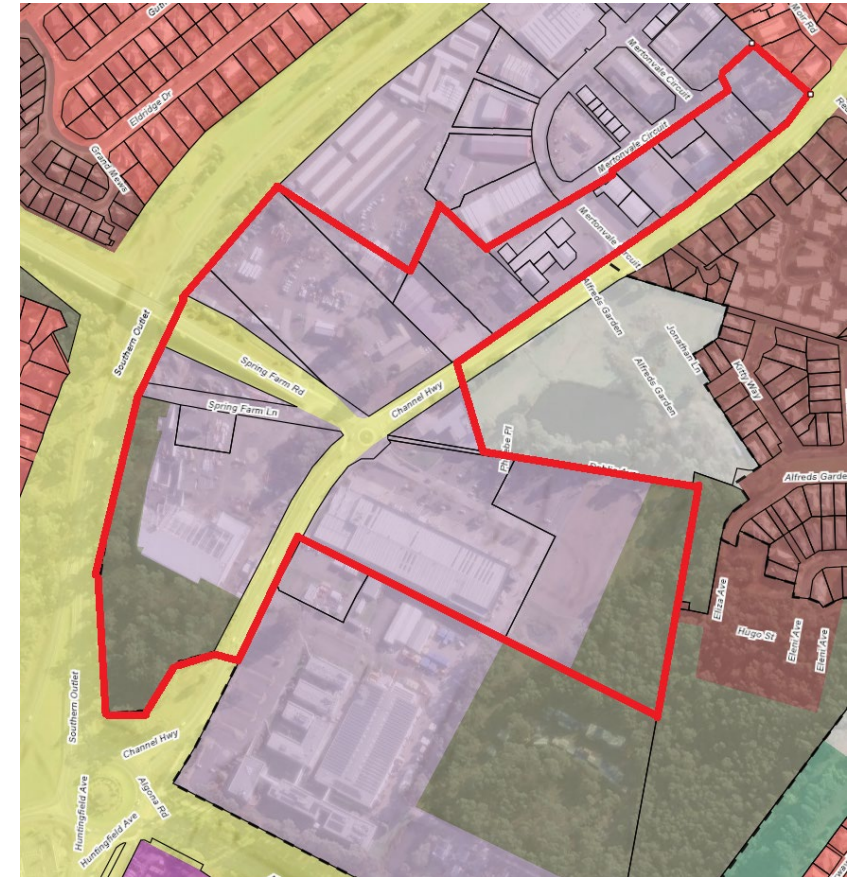
- **Limit land use the EMZ** (focus on research and development associated with the Antarctic Division).
- **Discretionary use standards** in the EMZ to link use with the protection and conservation and management of environmental values in the 'Kingston Southern Gateway Vegetation Linkage'
- Introduces **landscaping provisions** in the CZ adjacent to Channel Highway (similar to the SPPS but incorporating 'prominent trees'.)
- Management of **prominent trees** and **environmental values** through the development and subdivision provisions to increase the long-term security, maintenance and management of environmental values in the 'Kingston Southern Gateway Vegetation Linkage'.
- **Collision risk provisions** in the CZ and EMZ



Proposed SAP provisions

Remainder of the precinct

- **Limit land use the EMZ** (noting existing Part 5 Agreements)
- **Discretionary use standards** in the EMZ to link use with the protection and conservation and management of environmental values in the 'Kingston Southern Gateway Vegetation Linkage'
- Introduces **landscaping provisions** in the CZ and UZ adjacent to Channel Highway (similar to the CZ of the SPPs but incorporating 'prominent trees'.)
- Management of **prominent trees** and **environmental values** through the development and subdivision provisions to increase the long-term security, maintenance and management of environmental values in the 'Kingston Southern Gateway Vegetation Linkage'.
- **Collision risk provisions** in the CZ and EMZ





Employment land

- Kingston CBD is identified in the STRLUS as a **Principal Activity Centre** and a key focus for future growth and investment.

AC 2 *Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.*

- The Planning Authority intends to develop a **structure plan** to strengthen Kingston as a major employment and residential hub in Kingborough, with a focus on delivering an integrated centre.
- An SGS **demand and supply analysis** finds there is sufficient commercial and retail land to meet future demand but highlights the need to optimise land use outcomes.
- Having regard to the above and recognising the AAD site's **key employment role** in Kingborough, as well as its potential for expansion and redevelopment, the Planning Authority is open to considering the application of the Commercial Zone to the site.
- Other aspects of the SAP as they apply to the land require further discussion.

Prominent Trees and Vegetation management

- Existing development within the precinct is set amongst vegetated areas, with bands of vegetation and a treed skyline contributing to the overall character and amenity.
- The SAP also recognises this vegetation as a key ecological linkage between surrounding reserves and landscapes.
- Most of this vegetation is proposed to be zoned Environmental Management, with additional provisions needed to prevent fragmentation or loss over time.
- While the TPS limits the use of the Priority Vegetation Overlay in urban zones, the STRLUS supports consistent vegetation management with scope for local variation.

BNV 1.4 Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.

- The SAP seeks to support the retention of vegetation within these key linkage areas, ensuring it is integrated with, and complementary to the surrounding urban environment.
- The Planning Authority acknowledges the North Barker report (dated 20 October 2025) and considers it important to further unpack the findings of the assessment, including the implications for the SAP approach in general.
- This includes exploring whether alternative mechanisms, potentially outside the scope of the SAP, could achieve similar environmental outcomes, including consideration of more risk-based approaches where appropriate.