
From: Milan Hodak [REDACTED] >
Sent: Friday, 29 November 2019 4:45 PM
To: DPTI:Planning Reform Submissions
Cc: Sharon Norris
Subject: Draft Planning and Design Code for Phase Two
Attachments: Kingston District Council Comments on draft Planning and Design Code - Phase 2 - Table.docx

Dear Sir/Madam

Kingston District Council requests that the Department of Planning, Transport and Infrastructure consider the attached comments on the draft Planning and Design Code as it applies to the Kingston District Council.

Should you require additional information or clarification regarding the above or the attachment please do not hesitate to contact me.

Regards,

Milan Hodak
Senior Development & Compliance Officer



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Kingston District Council Comments on Draft Planning and Design Code – Phase 2 - Zone table

| Current Development Plan Zone | Planning & Design Code Zone | Policy | Development Plan Variable | P&D Code | Comments |
|--|--|---------------------------|---------------------------|---|---|
| Caravan & Tourist Park | Caravan & Tourist Park | | | Zone map OK | Minimum lot size 81msq |
| Coastal Conservation | Conservation | | | Zone Map OK | |
| Coastal Marina <ul style="list-style-type: none"> • Commerce Industry Policy Area 11 • Marine Centre Policy Area 10 • Service Infrastructure Policy Area 9 | Infrastructure (Ferry and Marina Facilities) | PA11 Height | 13.5 | None Zone Map includes waterways – not previously included | Policy difference between the existing policy and the Code – height limitation should apply |
| Coastal Marina <ul style="list-style-type: none"> • Tourist Accommodation Policy Area 12 | Tourism Development | PA12 Height | 13.5 | None Zone Map OK | Policy difference between the existing policy and the Code – height limitation should apply |
| Coastal Open Space | Open Space | | | Zone Map OK | |
| Commercial <ul style="list-style-type: none"> • Highway Policy Area 1 | Suburban Employment | | | Zone Map OK | Light Industry included in the new Zone |
| Community | Community Facilities | | | Zone Map OK | |
| Conservation | Conservation | | | Zone Map OK | |
| Deferred Urban | Deferred Urban | | | Zone Map OK | |
| District Town Centre | Township Main Street | | | Zone Map OK | |
| Industry | Employment | | | Zone Map OK | |
| Light Industry | Suburban Employment | | | Zone Map OK | Commercial (Highway Policy Area 1) included in new Zone |
| Local Centre | Township Activity Centre | | | Zone Map OK | Bushfire – General Risk Overlay – Currently excluded |
| Primary Production <ul style="list-style-type: none"> • Township Fringe Policy Area 3 | Rural | PA3 Dwelling on allotment | Less than 40ha | More than 40 | Includes FRINGE POLICY AREA – Fringe Policy Area has allotments of 2000-4000 square metres – |

| | | | | | |
|--|------------------------------------|----------------|-----------------------------------|-----------------------------------|---|
| | | less than 40ha | | | currently dwellings are envisaged in the fringe policy area |
| Residential | Suburban Neighbourhood | | | Zone Map OK | |
| Residential <ul style="list-style-type: none"> • Gall Park Policy Area 4 • Maria Creek Policy Area 5 • Marine Parade Policy Area 6 • Rosetown Policy Area 7 | General Neighbourhood | | | | <ul style="list-style-type: none"> • All POLICY Areas lumped together – current DP has different requirement for allotment sizes – inside or outside of CWMS • P&D Code shows minimum lot size of <u>300square metres</u> – <ul style="list-style-type: none"> ○ should be 600square metres (inside CWMS area) & 1000 square metres (outside CWMS area) |
| Residential <ul style="list-style-type: none"> • Residential Golf Course Policy Area 14 | Suburban Green field Neighbourhood | | | Zone Map OK | |
| Residential (Marina) | Suburban Neighbourhood | Height | 10 | 9 Zone Map OK | acceptable |
| Residential (Marina) <ul style="list-style-type: none"> • Residential Tourist Accommodation Policy Area 13 | Caravan and Tourist Park | | | Zone Map OK | |
| Rural Living <ul style="list-style-type: none"> • Rural Living Policy Area <ul style="list-style-type: none"> ○ Bullocky Town Road Precinct | Rural Living | Height | N/A | 2 | Acceptable |
| | | Lot size | Zone – 5ha Precinct 1 – 4000m2 | Zone – 5ha Precinct 1 – 4000m2 | acceptable |

| | | | | | |
|--|--|--|---|-----------|--|
| | | | PA8 – 1ha to 2ha if not in low lying or subject to flooding PA 8 – 5ha if low lying or subject to flooding | PA8 – 1ha | |
|--|--|--|---|-----------|--|

ADDITIONAL COMMENTS/REQUESTS:

- All development should have a minimum site level of 2.4 metres Australian Height Datum (AHD) and a floor level of 2.65 metres. AHD.
- All dwelling should provide for the installation of rainwater tank/s of at least 22,500 litre capacity plus 5,000 litre for every bedroom more than three (3).
- Retain Concept Plan Map King/3 - INDUSTRY
- Retain Concept Plan Map King/4 – RESIDENTIAL GOLF COURSE & RURAL LIVING