

have your say about

15 Home Avenue Blackmans Bay

draft planning controls and
draft planning permit



Kingborough

Introduction

The land at 15 Home Avenue is owned by the Presentation Sisters and is bounded by Blowhole Road and Home Avenue. Current land uses consist of the Maryknoll Retreat and Conference Centre and one residential dwelling.

Council considered a planning scheme amendment and an associated subdivision application for the land at 15 Home Avenue, Blackmans Bay at its 29 January 2019 meeting. Council resolved to initiate and certify the proposed amendment. Council also determined to issue a planning permit for the subdivision application.

Draft Planning Controls

The proposed amendment seeks to amend the zoning of the site, and remove the Landslide Hazard Area overlay applicable to the site.

The applications determined by Council do not approve construction of any dwellings on the site. However, the planning scheme amendment and associated subdivision application will facilitate future development.

The *Kingborough Interim Planning Scheme 2015* specifies more detailed development standards for future development applications.

The proposed planning scheme amendment and associated development application are on exhibition.

What is being proposed

The proposed amendment seeks to:

- extend the General Residential Zone
- rezone the Low Density Residential Zone from Area B (minimum lot size of 5,000 square metres) to Area C (minimum lot size of 1,000 square metres)

- rezone a portion of land to Open Space Zone
- remove the Landslide Hazard Area overlay.

The proposed amendment would allow for:

- an increase in new dwellings
- an extension of the Mary Knoll Reserve
- a new public thoroughfare to Blowhole Road.

The planning permit would allow for:

- 22 residential lots (4 lots designated for multiple dwelling development)
- a new local street.



draft planning scheme amendment - rezoning

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Invitation to comment

The exhibition runs from **9 February to 9 March 2019**.

Written submissions should be sent to:

General Manager
15 Channel Highway
Kingston TAS 7050

or email to kc@kingborough.tas.gov.au.

Accessing information

Council will:

- send a notification letter to adjacent residents
- create a page on the Kingborough Our Say website (oursay.org/kingborough-council)
- exhibit hard copies at the Council's Civic Centre in Kingston
- advertise the proposal in local media.

The draft planning amendment, draft planning permit and supporting material can be viewed online at <https://www.kingborough.tas.gov.au/development/> under 'Current Planning Scheme Amendments' and 'Advertised Planning' respectively. You can also see hard copies of the exhibition material at:

- Civic Centre
15 Channel Highway
Kingston
Monday to Friday: 8:30am - 5pm

This venue is closed on weekends and public holidays.

Process and next steps

- Step 1** Public exhibition of planning controls and planning permit **9 February to 9 March 2019**.
- Step 2** Review submissions.
- Step 3** Report outcomes of the public exhibition to Council for comment.
- Step 4** Submit report and submission to the Tasmanian Planning Commission for assessment.
- Step 5** Tasmanian Planning Commission may choose to hold hearings.
- Step 6** Tasmanian Planning Commission decides if amendment is acceptable or not.
- Step 7** If approved by the Tasmanian Planning Commission, Council will be notified and amendment becomes legal, after which the relevant provisions will be used to assess future development applications.