

15 Home Avenue Blackmans Bay



Kingborough

Introduction

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

The Presentation Sisters', through Catholic Care, applied for a planning scheme amendment and an associated subdivision application for the land at 15 Home Avenue. Council resolved to initiate and advertise the proposed amendment to the planning scheme on 29 January. Council also determined to issue a planning permit for the subdivision application, subject to the successful amendment of the planning scheme.

Draft Planning Controls

Maryknoll is already zoned a mix of general residential and low density residential. Council has not received an application for any new dwellings on the site.

The Kingborough Interim Planning Scheme 2015 specifies standards for development applications, including the protection of high conservation value trees and impact on existing infrastructure.

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:

- a potential 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.



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Public Comment

The proposal is open for public comment from 9 February to 9 March 2019

Council will:

- send a notification letter to adjacent residents
- exhibit hard copies at the Council's Civic Centre in Kingston from 8.30am to 5pm, Monday to Friday
- advertise the proposal in local media
- publish all information on Council's website at www.kingborough.tas.gov.au/kingborough-interim-planning-scheme-2-15-amendments

Submissions should be sent to:

General Manager
15 Channel Highway
Kingston TAS 7050
or email to kc@kingborough.tas.gov.au

Process and Next Steps

1. Public comment regarding the proposed planning controls and planning permit is open from 9 February to 9 March 2019.
2. The submissions will be presented to Council for consideration and comment.
3. Council submits a final report to the Tasmanian Planning Commission for assessment.
4. Tasmanian Planning Commission may choose to hold hearings.
5. Tasmanian Planning Commission decides if amendment is acceptable or not.
6. If approved by the Tasmanian Planning Commission, the amendment will become effective, after which the relevant provisions will be used to assess future development applications.
7. Further information about the process can be viewed on the Tasmanian Planning Commission website at: www.planning.tas.gov.au/assessments/processes