From: Adriaan Stander <astander@kingborough.tas.gov.au>
Sent: Friday, 6 November 2026 4:58 PM
To: TPC Enquiry
Subject: PSA-2026-2 Addendum to s39 Report - Kingborough Interim Planning Scheme 2015
Attachments: PSA-2026-2 Letter to TPC - Addendum to s39 Report.pdf; ECM_4843557_v1_Mercury advert 7 and 10 October.pdf; ECM_4825325_v2_Notification of public exhibition Letter - See correspondent list (1).pdf

Good afternoon.

Please find attached the Planning Authority's correspondence in relation to the above-mentioned application.

Kind regards,

Adriaan Stander | Lead Strategic Planner | Kingborough Council

Phone +61 (03) 6211 8120 | **Fax** (03) 6211 8211
Address Civic Centre, 15 Channel Hwy Kingston TAS 7050
Email astander@kingborough.tas.gov.au | **Web** www.kingborough.tas.gov.au

Kingborough

Kingborough Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional owners and continuing custodians of this land and acknowledge Elders – past, present, and emerging

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Kingborough

6 November 2026 Our Ref: PSA-2026-2 and DAS-2026-4

The Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Sir/Madam

PSA-2026-2 KINGBOROUGH INTERIM PLANNING SCHEME 2015 AMENDMENT FOR REZONING AND DAS-2026-4 SUBDIVISION APPLICATION – 27 SELBY ROAD, KETTERING

I refer to the Planning Authority's s39 report that had been received by the Commission on 2 October 2026.

The Planning Authority became aware, after submitting the report, that one of the scheduled newspaper advertisements in *The Mercury* was not published due to an administrative oversight. Following advice from the Commission, the draft amendment was re-exhibited to ensure compliance with the exhibition requirements.

The amendment was re-exhibited between 8 October 2026 and 6 November 2026 as follows:

a) on the Kingborough Council website;

b) in *The Mercury*, including one notice published on a Saturday (proof of publication attached);

c) through site notices displayed on the subject land for the duration of the exhibition period; and

d) by written notification to the applicant, the property owners, and adjoining landowners (copies attached).

e) The exhibition material was available for public inspection at the Civic Centre, Kingston, throughout the exhibition period.

No public representations were received. TasWater had previously provided a representation indicating that it had no objection to the amendment (a copy of the representation has been provided to the Commission).

Following re-exhibition and in the absence of any public representations, the Planning Authority requests that the Commission proceed with the assessment and finalisation of the application as initiated, with no modifications to the draft permit issued.

If you wish to discuss the application or seek clarification in relation to the above, please contact Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8200.

Yours sincerely,



Deleeze Chetcuti
Director – Environment Development and Community

Kingborough

2 October 2026 Our Ref: PSA-2026-2 and DAS-2026-4

The Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Sir/Madam

PSA-2026-2 KINGBOROUGH INTERIM PLANNING SCHEME 2015 AMENDMENT FOR REZONING AND DAS-2026-4 SUBDIVISION APPLICATION – 27 SELBY ROAD, KETTERING

Section 39(2) of the *Land Use Planning and Approvals Act 1993* requires a report to be submitted to the Commission not later than 35 days after the draft amendment exhibition period.

The draft amendment was exhibited between 29 August 2026 to 25 September 2026.

No public representations (other than a representation from TasWater indicating no objection) were received during the public exhibition period and it is not considered necessary to alter the draft amendment or associated draft permit. Please find attached the Planning Authority's report, the representation from TasWater and exhibition material.

If you wish to discuss the application or seek clarification in relation to the above, please contact Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8200.

Yours sincerely,



ANDREW D'CRUS

MANAGER DEVELOPMENT SERVICES

Kingborough Council

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Locked Bag 1, Kingston TAS 7050
(03) 6211 8200
kc@kingborough.tas.gov.au
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PSA-2026-2: PROPOSED AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 - REZONING AND DAS-2026-4 ASOCIATED DEVELOPMENT APPLICATION FOR SUBDIVISION AT 27 AND 29 SELBY ROAD, KETTERING

Author: **Adriaan Stander, Lead Strategic Planner**

Authoriser: **Andrew D'Crus, Manager Development Services**

1. EXECUTIVE SUMMARY

1.1 Council is in receipt of an application seeking an amendment to the Kingborough Interim Planning Scheme 2015 (KIPS 2015) under section 33(1) of the former provisions of the Land Use Planning and Approvals Act 1993 (LUPAA). The application seeks to rezone land at 27 Selby Road, Kettering (CT 141484/1) from the Rural Living to Low Density Residential.

1.2 The application was submitted under section 43A of the former provisions of the Land Use LUPAA. Section 43A of the former provisions of LUPAA provides a mechanism for the planning authority to consider an application for a combined permit for a use or development that cannot be approved unless the planning scheme is amended. This proposed amendment is associated 3-lot subdivision application (DAS-2026-4).

1.3 At its meeting of 17 August 2026, the Planning Authority decided to initiate the amendment and to proceed with public exhibition of the proposal. A draft permit for the subdivision was also issued at the meeting and formed part of the exhibition material.

1.4 The proposal was exhibited between and 29 August 2026 to 25 September 2026. During the exhibition period no public representations were received. TasWater made a representation indicating no objection.

1.5 The purpose of this report is to consider the representations (if any) as per the requirements of s39 of the former provisions of the Land Use Planning and Approvals Act 1993 (LUPAA). Given that no public representations (other than a representation from TasWater indicating no objection) were received, the report is dealt with under delegated authority.

2. PUBLIC EXHIBITION AND REPRESENTATIONS RECEIVED

2.1 The amendment was exhibited between 29 August 2026 to 25 September 2026, as follows:

a) on the Kingborough Council website;

b) in the Mercury, with one notice on a Saturday;

c) site notices on the subject land during the public exhibition period; and

d) in writing to the applicant, owners of the property, adjoining properties and TasWater.

2.2 The exhibition material was available for viewing at the Civic Centre in Kingston.

2.3 No public representations were received. TasWater made a representation indicating no objection (a copy of the representation is provided in Attachment 1).

3. CRITICAL DATES / TIME FRAMES

3.1 Council has 35 days from the close of the notification period (i.e. 25 September 2026) to forward its s39 report (the report on the representations) to the TPC.

3.2 The TPC must complete its consideration and decision process within three months of receiving Council's report on the representations, unless an extension of time has been agreed by the Minister.

3.3 If the TPC approves the amendment, the amendment takes effect seven days after being signed by the Commission, unless a date is specified.

3.4 It is likely that the planning scheme amendment will be finalised before the implementation of the Tasmanian Planning Scheme in Kingborough. The Transitional Provisions under Schedule 6 of LUPAA will be utilised to carry the proposed amendment over to the Kingborough Draft LPS / Tasmanian Planning Scheme if it is approved by the TPC.

RECOMMENDATION

That the Planning Authority:

(a) Pursuant to s39(1) of the former provisions of the Land Use Planning and Approvals Act 1993, note that no public representations (other than a representation from TasWater indicating no objection) were received in relation to Planning Scheme Amendment, PSA-2026-2 and DAS-2026-4.

(b) Pursuant to s39(2)(b)(i) of the former provisions of the Land Use Planning and Approvals Act 1993, indicate to the Tasmanian Planning Commission that the Planning Authority does not recommend any changes to the initiated and certified amendment or draft permit conditions; and

(c) Pursuant to s39(2)(a) of the former provisions of the Land Use Planning and Approvals Act 1993, forward a copy of this report to the Tasmanian Planning Commission.

AUTHORISED DELEGATION OF THE PLANNING AUTHORITY



ANDREW D'CRUS

MANAGER DEVELOPMENT SERVICES

Date: 1 October 2026

ATTACHMENT

1. Representation from TasWater