

INSTRUMENT OF CERTIFICATION

The Kingborough Council resolved at its meeting of 28 January 2020 that Draft Amendment PSA-2019-1 to the Kingborough Interim Planning Scheme 2015 meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

The COMMON SEAL of the Kingborough Council is affixed below, pursuant to the Council's resolution of 28 January 2020, in the presence of:-



[Handwritten signature]

..... Councillor

[Handwritten signature]

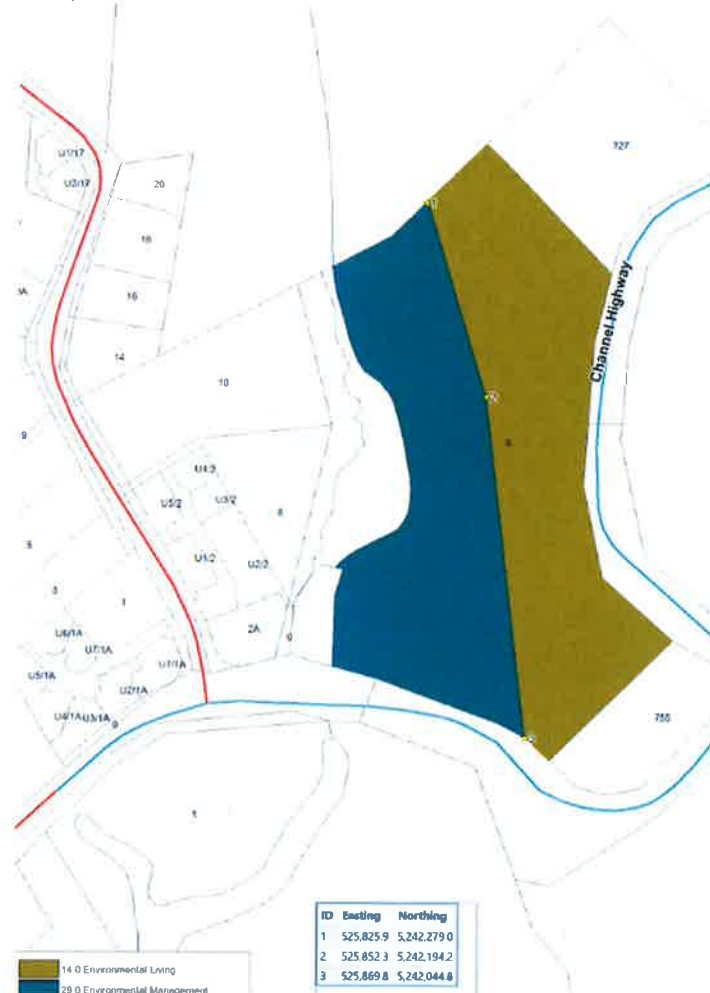
..... General Manager

KINGBOROUGH INTERIM PLANNING SCHEME 2015

DRAFT AMENDMENT PSA-2019-1

The Kingborough Interim Planning Scheme 2015 is amended as follows:

1. rezone a portion of the site from Environmental Living Zone to Environmental Management Zone; and



Existing Zone: Environmental Living Zone/Environmental Management Zone
Proposed Zone: Environmental Living Zone /Environmental Management Zone


2. introduce a site specific listing for Lot 3 Channel Highway, Kingston in the development standards for subdivision to allow the minimum lot size to match the entire portion of the land zoned Environmental Living as follows:

14.5.1 Lot Design	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority:</p>	<p>P1</p> <p>The size of lots may be less than that specified in A1 provided all of the following are satisfied:</p> <p>(a) the number of lots is no more than 1 lot per 10ha, or 1 lot per 20ha on Bruny Island; except for:</p> <p>(i) 3 Sawdust Road, Adventure Bay (CT 54720/9);</p> <p>(ii) Lot 200 Bonnie Vale Drive, Howden (CT 162233/200); and</p> <p>(iii) 50 Rada Road, Kettering (CT 102793/2 & 105924/1);</p> <p>(iv) 367 Brightwater Road, Howden (CT62191/1);</p> <p>(v) 105 Ferry Road, Kettering (CT 239256/1);</p> <p>(vi) <u>Lot 3 Channel Highway, Kingston (CT 249340/3)</u></p> <p>where the minimum lot size is determined as the entire portion of the land in this zone;</p> <p>(b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values;</p> <p>(c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures;</p> <p>(d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.</p>

Table 1: Proposed changes to 17.3.5 Discretionary Use (NOTE: text that is underlined is proposed as new.)

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.....

 Councillor

.....

 General Manager