

## **Planning Submission**

### **Lot 1000, Spring Farm Road, Kingston**

#### **S.33 of the former provisions of LUPAA**

Rezone land from Local Business to General Residential and remove the Biodiversity Protection Area Overlay

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## 1. Executive Summary

This submission is prepared in support of an application to amend the Kingsborough Interim Planning Scheme 2015 to rezone 2913m<sup>2</sup> from Local Business to General Residential and remove the Biodiversity Protection Area overlay. The site is located at Lot 1000 Spring Farm Road, Kingston.

This submission is made in accordance with Schedule 6 – Savings and Transitional Provisions – 3. (2)(b), which, allow an application to be made under the former provisions of Section 32 of the Land Use Planning and Approvals Act 1993.

By way of history, the subject site and the larger parent title of 63 Spring Farm Road, was rezoned to General Residential in 2013 (Kingsborough Planning Scheme 2000 amendment PSA-2012-3 Altered[2013] TASPComm 55 (18 December 2013))

The inclusion of the Local Business Area appears to have been part of the Interim Planning Scheme process, which was completed in 2015.

Despite being on the market since 2017, the land has not attracted commercial development interest. It is also noted that Kingsborough Council approved and construction has commenced for Tipalea's Spring Farm Village. This includes a full line Coles supermarket, Chemist Warehouse, specialty stores, medical services and a smart-tech centre at 202 Channel Highway. This is approximately 500m from the subject site. Council have also approved a childcare centre opposite to the subject site.

The key points of this submission are:

- The proposal furthers the objectives of Schedule 1 of the Act;
- The proposal complies with State Policies;
- The proposal is consistent with the Southern Tasmania Regional Land Use Strategy. The land is within the Urban Growth Boundary and is identified as part of Kingston's Green Field Development Area. .
- The site was cleared of native vegetation in accordance with approved planning permit, DAS-2013-42.

### Summary of Proposal

|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| Site                 | Lot 1000 Spring Farm Road                                                                       |
| Property Owner       | Kingston Spring Farm Pty Ltd                                                                    |
| Proposal Description | Rezone the site from Local Business to General Residential. Remove Biodiversity Protection Area |
| Current Zone         | Local Business                                                                                  |
| Proposed Zone        | General Residential                                                                             |
| Overlays             | Biodiversity Protection Area; Waterway and Coastal Protection Area; Bushfire Prone Areas        |

## 2. Site Description

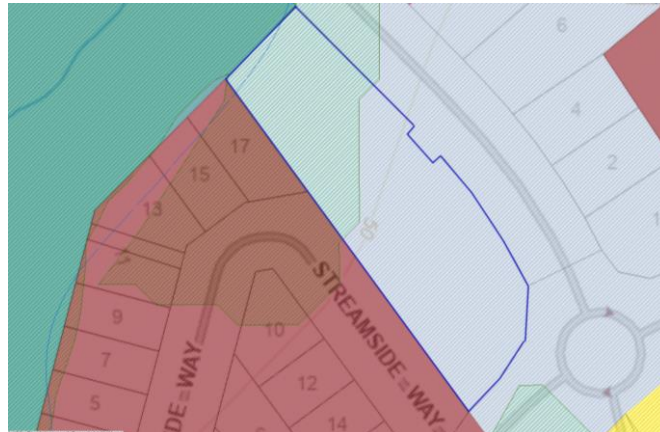
### 2.1 General Description

The site is contained in one parcels of land, Certificate of Title 187971/1000. The site is 2913m<sup>2</sup> in area. A copy of the title is provided at Appendix A of this submission.

The site was cleared of native vegetation in accordance with DAS-2013-42.

The site is adjacent to Whitewater Creek and has frontage to Spring Farm Road. The land to the north is zoned Local Business and General Residential, the land to the east is zoned Environmental

Management and Inner Residential. The land to the south is zoned Inner Residential and the land to the west is zoned Environmental Management, beyond the Whitewater Creek riparian reserve the land is zoned General Residential.



**Figure 1: Zoning Map**

## 2.2 Environmental Hazards and Site Constraints

### 2.2.1 Bushfire Hazard

The subject site is mapped as a bushfire prone area.

### 2.2.2 Threatened Species

The site was cleared of native vegetation in accordance with DAS-2013-42. The site has been maintained with regular mowing. There are no threatened species of flora or fauna. It is noted that the Draft Kingborough LPS does not map this site as Priority Vegetation.

### 2.2.3 Aboriginal Heritage

The site does not contain aboriginal heritage. The original subdivision approval investigated the presence of Aboriginal Heritage.

### 2.2.6 European Heritage

The subject site is not listed on the Tasmanian Heritage Register.

### 2.2.7 Proximity to Waterways

The subject site adjacent to Whitewater Creek. The Creek is within the Environmental Management Zone and is also within the Waterways overlay .

### 2.2.8 Infrastructure Constraints

There are no infrastructure constraints.

## 3. Proposal

The proposal is for an amendment to the Kingston Interim Planning Scheme 2015 to rezone the subject site from Local Business to General Residential and to remove the Biodiversity Protection Area overlay. No subdivision or development is proposed as part of the proposal.

## 4. Assessment

### 4.1 The Rezoning

#### 4.1.1 Requirements of the Act

The application is made in accordance with Section 43A of the former provisions of the Land Use Planning and Approvals Act, 1993, as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. Land Use Planning and Approvals Act, 1993.

The relevant parts of the Act are summarised as:

Under section 32(1), in the opinion of the relevant decision-maker, a draft amendment: (a)-(d). . .

- (e) must, as far as practicable, avoid potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
- (ea) must not conflict with the requirements of section 30O;
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms;
- Under section 32(2), the provisions of section 20(2)-(9) inclusive apply to the amendment of a planning scheme in the same manner as they apply to a planning scheme;
- Section 30O includes that: (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker, practicable, consistent with the regional land use strategy for the regional area in which is situated the land to which the scheme applies;
- Under section 32(1)(f) regional impacts of use and development permissible under the amendment have been considered with reference to the Southern Tasmania Regional Land Use Strategy (regional strategy), the and representations; and
- Under section 32(2), the provisions of section 20(2)-(9) inclusive apply to the amendment of a planning scheme in the same manner as they apply to a planning scheme.

#### 4.1.2 Objectives of Schedule 1 of the Act

Sections 20(1)(a) and 43(c)(a) of the Act require a planning scheme and an amendment to a planning scheme to seek to further the objectives set out in Schedule 1 of the Act. The following section provides an assessment of the proposed amendment against each objective.

##### Schedule 1 Part 1

h) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

It is considered that the proposed rezoning promotes the sustainable development of natural and physical resources by allowing for development at an appropriate density on land that has already been cleared for development in accordance with a planning permit.

- i) To provide for the fair, orderly and sustainable use and development of air, land and water.

The proposed scheme amendment and development is consistent with the strategic intent outlined in the Southern Tasmania Regional Land Use Strategy. It is considered that the exchange of one zone for another existing zone, without qualification or modification, within the Kingborough Interim Planning Scheme 2013 is fair and orderly. A key consideration in the change of zone is the desire to avoid inappropriate development. Given that the location is not ideal for local retail there is a risk that permissible but less than ideal uses could eventuate on the site.

- c) To encourage public involvement in resource management and planning.

Should the draft amendment be initiated by Council, public involvement will be achieved in accordance with the objective through the public exhibition period prescribed by section 38 of the Act. Members of the public are entitled to view the application and submit representations pursuant to section 39 of the Act.

- j) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).

If approved, the change of zone will add to the housing supply in Kingston.

- k) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry.

The amendment process involves a shared responsibility between local and State government, the community and the private sector.

## Schedule 1 Part 2

- a) To require sound strategic planning and co-ordinated action by State and local government.

The amendment proposal has been assessed against the relevant strategic documents and policies that have been created by the State and is prepared in accordance with the relevant strategic documents endorsed by the West Tamar Council as required by section 20(1) of the Act.

- b) To establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land.

The amendment proposal seeks exchange an existing zone for another. Consideration has also been given to the controls proposed by the Tasmanian Planning Scheme.

- c) To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

The subject site has been cleared of native vegetation and has been maintained as grass. Accordingly, it is considered that the proposed amendment will provide for the efficient and sensible increase in density to an existing residential area.

- d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.

The proposed Scheme amendment has been assessed against the relevant State Policies and land use strategies which consider environmental, social, economic and conservation priorities.

e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.

The application is to rezone the land. An application for a subdivision permit is premature at this point.

f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.

The proposed amendment and subsequent subdivision will facilitate additional residential use and development within an established residential area. Allowing the site to remain Local Business with little prospect creates a risk of land use conflict.

g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural values.

There are no known local historic or aboriginal heritage values applicable to the site. An investigation was undertaken as part of DAS-2013-42. Notwithstanding this, the provisions of the Aboriginal Heritage Act 1976 will apply to any development of the subject site.

h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The subject site is located within a developed and serviceable urban area.

i) To provide a planning framework which fully considers land capability.

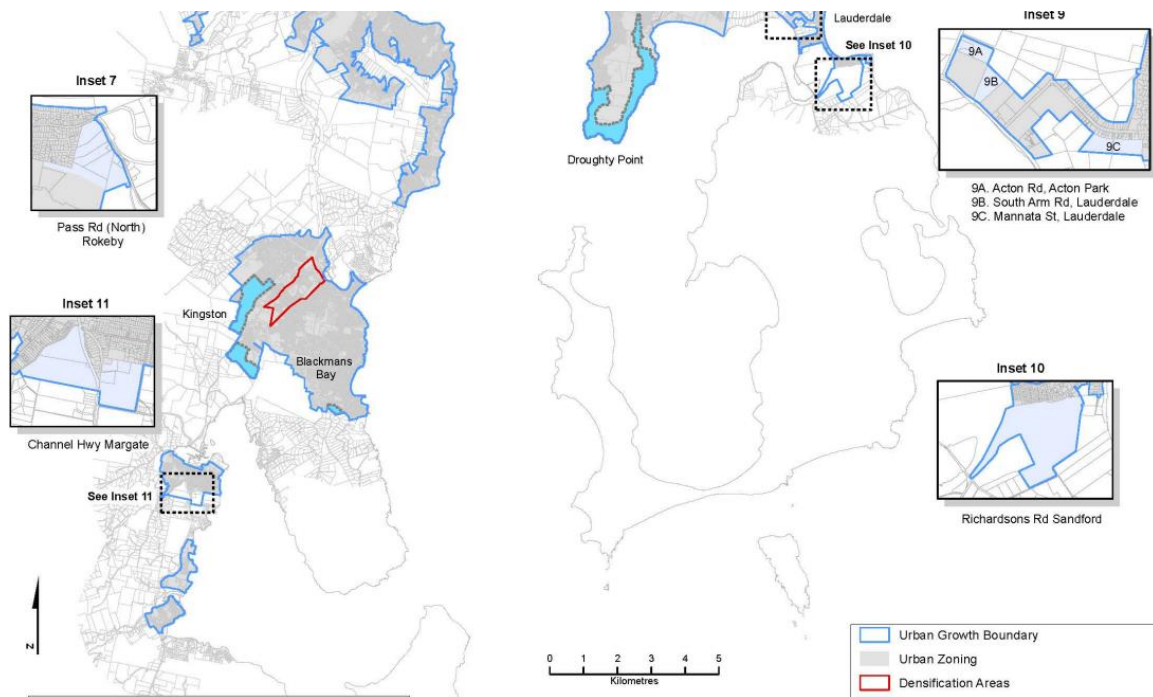
The subject site is not classified as agricultural land in accordance with the State Policy on the Protection of Agricultural Land 2009 on the basis that it is within an established residential area. Accordingly, this objective is not relevant to the proposed rezoning.

#### 4.1.3 Southern Tasmania Regional Land Use Strategy

Section 30O(1) of the Act specifies that an amendment may only be made to a local provision of a scheme, or to insert or remove a local planning provision from a planning scheme where it is consistent with the regional land use strategy for the area.

Accordingly, an assessment of the proposed rezoning against the relevant sections of the Southern Tasmanian Regional Land Use Strategy 2010 - 2035 is provided in the following section.

The Spring Farm area is still identified in the Regional Land Use Strategy as a Greenfield Development Precinct despite being rezoned in 2013 and the subdivision being completed save for this piece of land. The specific piece of land is surrounded by land that has already been subdivided.



*SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.*

*SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.*

## Response

The subject site is within the urban area of Kingston.

*SRD 1.1A Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:*

- (a) supports urban consolidation or contiguous development;*
- (b) does not significantly alter the intended relative growth between the settlements in the region and their proposed regional function listed in Table 3;*
- (c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;*
- (d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;*
- (e) is documented in a settlement structure plan approved by the planning authority which provides for the additional residential growth;*
- (f) can be supplied with reticulated water, sewerage and stormwater services; and*
- (g) is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety and road and rail networks.*

*The settlement structure plan in (e) should include, where relevant, indicative subdivision plans, potential staging, key movement paths, open space networks, buffers for relevant constraints, plans or proposals for the protection of cultural and natural values, and, with demonstrated consultation with State agencies and relevant infrastructure providers, plans or proposals for:*

- the provision of reticulated services;*
- the management of waste or stormwater; and*
- the delivery of social infrastructure (such as health and educational facilities) to match proposed residential growth, public transport and road infrastructure considerations.*

*The provision of additional residential growth in Major District Centres, District Towns or Townships should be considered in the context of any available regional or sub-regional contemporary supply and demand analysis or settlement strategy.*

**Response**

Not Applicable

*SRD 1.2 Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:*

- 1. Strategy (regional function & growth scenario);*
- 2. Settlement Structure Plans (including identification of settlement boundaries);*
- 3. Subdivision Permit;*
- 4. Use and Development Permit.*

**Response**

The proposal is consistent with this policy.

*SRD 1.3 Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:*

*a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:*

- (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and*
- (ii) only limited subdivision potential is created by rezoning.*

*b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following:*

- (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;*
- (ii) the land rezoned to rural living use is adjacent to an existing rural living community;*
- (iii) the land rezoned to rural living use is not designated as Significant Agriculture Land;*
- (iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and*
- (v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.*

*c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:*

- (i) the land must predominantly share common boundaries with:*

- existing Rural Living zoned land; or*
- rural living communities which comply with SRD 1.3(a);*

- (ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;*

- (iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;*

- (iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;*

(v) the land rezoned to rural living use is not designated as Significant Agricultural Land;

(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and

(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

**Proposal**

The proposal does not propose Rural Living.

*SRD 1.4 Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.*

**Proposal**

Not applicable.

*SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).*

*General Residential allows for this density.*

**Response**

Not applicable

*SRD 1.6 Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.*

**Response**

Low density residential is not proposed.

SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.

**Response**

This land would already have been considered part of the 50% greenfield development. The change of zone from Local Business to General Residential therefore makes no difference to the targets.

SRD 2.2 Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.

**Response**

The land is within the Urban Growth Boundary.

*SRD 2.3 Provide greenfield land for residential purposes across the following Greenfield Development Precincts: • Bridgewater North • Brighton South • Droughty Point Corridor • Gagebrook/Old Beach • Granton (Upper Hilton Road up to and including Black Snake Village) • Midway Point North • Risdon Vale to Geilston Bay • Sorell Township East • Spring Farm/Huntingfield South.*

**Response**

The land is within the greenfield development precinct of Spring Farm.

*2.4 Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc SRD*

**Response**

*2.5 Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows: 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit.*

**Response**

The site is only 2913m<sup>2</sup>. It is also noted that the Section 8A guidelines relate to the Tasmanian Planning Scheme's and not the Interim Planning Schemes.

*SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density)(i) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.*

**Response**

The subject site is approximately 2km from the principal activity centre.

*SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows: Glenorchy LGA 40% (5300 dwellings) Hobart LGA 25% (3312 dwellings) Clarence LGA 15% (1987 dwelling) Brighton LGA 15% (1987 dwellings) Kingborough LGA 5% (662 dwellings)*

**Response**

*Statistics have not been kept.*

*SRD 2.8 Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.*

**Response**

The subject site is already including in the greenfield calculation.

*SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.*

**Response**

The rezoning to General Residential will allow for a mix of housing development.

*SRD 2.10 Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.*

**Response**

Not applicable.

*SRD 2.11 Increase the supply of affordable housing.*

**Response**

The proposal has the potential to increase the supply of affordable housing.

*SRD2.12 Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it: (a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary and: i. only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or ii. does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and (b) can be supplied with reticulated water, sewerage and stormwater services; and (c) can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and (d) results in minimal potential for land use conflicts with adjoining uses.*

**Response**

Not relevant as the subject is within the mapped Urban Growth Boundary.

#### *4.2.1 State Policies*

Section 20(1)(b) requires planning schemes to be prepared in accordance with State Policies made under section 11 of the State Policies and Practices Act 1993. Although this section is not explicitly part of the draft amendment process as directed by the Act, it is considered appropriate to assess the proposed draft amendment against this section on the basis that it proposed to amend the Scheme that was prepared in accordance with section 20. The Northern Regional Land Use Strategy recommends that any rezoning in accordance with the Strategy considers the State Policies.

Currently, there are four State Policies that are in effect within Tasmania. The following section identifies each policy and assesses the application against the content of the policy.

#### *4.2.2 State Policy on the Protection of Agricultural Land 2009*

The subject site is not classified as agricultural land in accordance with the State Policy on the Protection of Agricultural Land 2009 (PAL Policy) on the basis that it is within an established urban area. Accordingly, the PAL Policy is not relevant to the proposed rezoning.

#### *4.2.3 Tasmanian State Coastal Policy 1996*

The State Coastal Policy 1996 (the Policy) applies to all of Tasmania, including all tidal inland waterways and land within 1km from a coastal zone. The Policy is relevant to the subject site as it is not within 1km of the high water mark.

#### *4.2.4 State Policy on Water Quality Management 1997*

The State Policy on Water Quality Management 1997 (the Policy) is concerned with achieving ‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System’.

The proposed amendment and development will not modify or compromise existing surface water resources. The subject site and subsequent development will be connected into existing services including sewage, water and stormwater which will ensure that all concentrated water runoff and sewage is managed and disposed of appropriately. Accordingly, it is envisaged that the proposed rezoning and subdivision will be consistent with the Policy.

#### *4.2.5 National Environmental Protection Measures*

The current National Environmental Protections (NEPM) relate the following areas:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Each NEPM is automatically adopted as a State Policy. The listed NEPMs are not considered applicable to the proposed amendment and subsequent use and development on the basis that they deal or relate to matters which will be unaffected by the proposal.

#### *4.2.6 Gas Pipelines Act 2000*

The subject property is not affected by the Gas Pipeline. The Gas Pipeline Act 2000 is therefore not applicable.

#### 4.3 Section 20(2) of the Act

Section 32(2) of the Act requires an amendment to a planning scheme to be in accordance with the provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. It is considered that the proposed amendment will be consistent with the specified sections insofar as:

- the proposed amendment will not prevent the continuance or completion of any lawful use or development;
- the proposed amendment will not prevent the reconstruction or restoration of buildings or works unintentionally destroyed or damaged;
- the proposed amendment will not extend or transfer an existing non-conforming use from one parcel of land to another parcel of land; and
- the proposed amendment will not affect any forestry operations, mineral exploration, fishing or marine farming operations.

#### 4.4 Section 32 of the Act

The following section addresses the requirements of section 32 of the Act. 4.7.1 Section 32(1)(e) of the Act

##### Section 32(1)(e) of the Act

Section 32(1)(e) of the Act requires an amendment to a planning scheme, as far as practicable, must avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. Accordingly, the following section addresses potential land use conflicts that may arise as a result of the proposed rezoning.

The land surrounding the site is zoned residential it is therefore considered that a change to General Residential will not result in land use conflict.

##### Section 32(1)(ea) of the Act

Section 32(1)(ea) of the Act specifies that an amendment to a planning scheme must not conflict with the requirements of Section 30O of the Act. The following section outlines the relevant sub-sections of 30O of the Act and a corresponding assessment of the merits of the proposed draft amendment against the sub-sections.

#### 4.5 Section 300

*300 (1) An amendment may only be made to a local provision of a planning scheme, or to insert or remove a local planning provision from a planning scheme where it is consistent with the regional land use strategy for the area.*

#### **Response**

An assessment against the RLUS has been provided within section 4.1.3 of the report.

*300 (2) An amendment to a planning scheme may only be made if:*

- a) the amendment would not be directly or indirectly inconsistent with common provisions or an overriding local provision;*
- b) the amendment does not revoke or amend an overriding local provision; and*
- c) the amendment would not create a conflicting local provision.*

#### **Response**

The proposed amendment does not seek to amend or revoke a common provision or overriding local provision of the Scheme.

*300 (3) An amendment may only be made to a local provision if:*

- a) the amendment is to the effect that a common provision is not to apply to an area of land;*
- b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*

#### **Response**

The proposed amendment will not interfere with any common provisions within the Scheme.

*300 (4) An amendment may not be made to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*

#### **Response**

No amendments to a common provision within the Scheme have been proposed.

*300 (5) An amendment to a planning scheme may be made if the amendment consists of:*

- a) taking an optional common provision out of the scheme; or*
- b) taking the provision out of the scheme and replacing it with another optional common provision.*

#### **Response**

No amendments to a common provision within the Scheme have been proposed.

#### 4.6 Section 32(1)(f) of the Act

Section 32(1)(f) of the Act specifies that an amendment to a planning scheme must have regard to the impact that the use and development permissible under the amendment will have on use and development of the region as an entity in environmental, economic and social terms.

#### **Response**

Overall, it is not envisaged that the proposed rezoning will impact the region from an environmental, economic or social perspective.

### 5. Conclusion

This application seeks to amend the Scheme by rezoning Lot 1000 Spring Farm Road, Kingston from Local Business to General Residential.

The preceding report has demonstrated that the proposed rezoning of land is consistent with the:

- common and local provisions of the Scheme;
- objectives set out in Schedule 1 of the Act;
- State Policies;
- Southern Tasmania Regional Land Use Strategy; and
- Gas Pipelines Act 2000.

In addition, the proposed subdivision has demonstrated compliance with the applicable standards of the Scheme if the amendment were in place. On this basis, it is considered that the amendment to the mapping of the Kingborough Interim Planning Scheme 2015 can be approved.

## Appendix A: Certificate of Title

## Appendix B: Proposal Plan