

GTC Amendment 2/2018

**George Town Interim Planning Scheme 2013
Amendment 2/2018**

1. Rezone 356 Leam Road (CT149337/1 and CT9778/1) from Rural Resource Zone to Rural Living Zone by amending Planning Scheme Map 21 as follows:



2. Amendment of Acceptable Solution A1.1 in Clause 13.4.2 to insert a further exception after A1.1a) v) which states:
vi) CT149337/1 and CT9778/1, where the minimum lot density is 1 lot per hectare calculated over both titles and no lot has an area less than 8000m², or
3. Amendment of Performance Criteria P1 in Clause 13.4.2 to:
 - I. Insert a further exception after P1 v), which states:
v) CT149337/1 and CT9778/1; and
 - II. Insert a further specific requirement after P1 o), which states:
p) If on CT149337/1 and CT9778/1 and no lot has an area less than 8000m²

The updated ordinance would appear as follows:

13.4.2 Subdivision

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) have a minimum area of 2 ha, except on: <ul style="list-style-type: none"> i) CT 26854/1, where lot size must be in accordance with subdivision plan DA 2014/53; or ii) CT 233858/1 and CT 114312/1, where the average lot density is 1 lot per hectare calculated over both titles; or iii) Lot 1 East Tamar Highway, Mount Direction (CT 149336/1) where the minimum lot density is 1 lot per hectare calculated over the title and no lot has an area less than 8000m²; or iv) CT 244022/1 and CT 244178/1 where the minimum lot density is 1 lot per hectare calculated over both titles and no lot has an area less than 8000m²; or v) CT31598/2 where no lot has an area less than 8000m²; vi) CT149337/1 and CT9778/1, where the minimum lot density is 1 lot per hectare calculated 	<p>P1 No performance criteria, except on:</p> <ul style="list-style-type: none"> i) CT 26854/1; or ii) CT 233858/1 and CT 114312/1; or iii) Lot 1 East Tamar Highway, Mount Direction (CT 149336/1); or iv) CT 244022/1 and CT 244178/1; v) CT149337/1 and CT9778/1; and <p>where each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> a) The relevant acceptable solutions or performance criteria for development of buildings on the lots; b) The likely location of buildings on the lots; c) The likely provision of on-site parking and manoeuvrability for vehicles; d) The topography of the site;

<p style="text-align: center; color: red;">over both titles and no lot has an area less than 8000m², or</p> <p>b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality;</p> <p>c) be for the provision of utilities;</p> <p>d) be for the consolidation of a lot with another lot with no additional titles created; or</p> <p>e) be to align existing titles with zone boundaries and no additional lots are created.</p> <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>e) The presence of any natural hazards;</p> <p>f) Adequate provision of private open space;</p> <p>g) Fire hazard management;</p> <p>h) Separation from Rural Resource zoned land;</p> <p>i) The standard of boundary fences;</p> <p>j) The ability of vegetation to provide buffering;</p> <p>k) The existing pattern of development in the area;</p> <p>l) The Local Area Objectives and Desired Future Character Statements;</p> <p>m) If on CT 26854/1, the total number of lots in the plan of subdivision is not more than 3 (including any balance lot) and no lot has an area of less than 8000m²;</p> <p>n) If on CT 149336/1 no lot has an area of less than 8000m²; and</p> <p>o) If on CT 244022/1 and CT 244178/1 no lot has an area of less than 8000m².</p> <p>p) If on CT149337/1 and CT9778/1 and no lot has an area less than 8000m²</p>
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The common Seal of the George Town Council was hereunto affixed in the presence of:

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Mayor: Bridget Archer

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Acting General Manager: Harry Galea

INSTRUMENT OF CERTIFICATION

The George Town Council resolved at its meeting of the 17th day of October 2018 that, draft amendment A2/2018 of the George Town Interim Planning Scheme 2013 meets the requirements specified in Section 32 of the *Land Use Planning and Approvals Act 1993*.

Dated at George Town this day of 2018

THE COMMON SEAL of the **George Town Council**
was hereunto duly affixed in the presence of:-

Mayor

General Manager