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11 June, 2018

Ms Marietta Wong
Tasmanian Planning Commission
GPO Box 1691
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Dear Ms Wong,

**Glamorgan Spring Bay Interim Planning Scheme 2015
Draft amendment AM 2018/07(a) and permit SA 2017/04 - rezone CT 149641/2 -
Rheban Road, Orford from Rural Resource to General Residential and 91 lot subdivision
And
Draft amendment AM 2018/07(b) – rezone CT 149641/1 and CT 117058/2 – Rheban Road,
Orford from Rural Resource to General Residential**

Further to your correspondence dated 23 May, 2019, please accept the following response to the further submissions lodged by Ms Alison Westwood and other parties dated 5 June, 2019 prepared by Gray Planning on behalf of the applicant.

The purpose of this correspondence is to clarify two matters raised in the submission as follows:

1. In particular, in terms of paragraph 12, it is asserted that the rezoning of Rural Resource land to General Residential is not consistent with the consolidation growth scenario. This is considered to be incorrect. Whilst the STRLUS refers to growth being “predominantly” from infill developments, it is not conclusive. It is also reasonable to consider the subject site as an infill opportunity given the surrounding pattern of development and the location to the north of Rheban Road.
2. With reference to paragraph 19 of the submission, it is disagreed that *“there is no basis for the low growth/consolidation strategy prescribed for Orford being relaxed”*. In our interpretation, the STRLUS identifies the difficulties associated in determining between holiday and permanent residences and seeks to ensure that consideration is given to infrastructure, environmental and social issues in the assessment.



The STRLUS notes that *“notwithstanding these difficulties, in order to recognise these particular growth pressures, Table 4 below identifies settlements which are subject to seasonal fluctuations in population and which require more detailed local level structure planning to ensure both residential and tourism related growth is managed appropriately having regard to infrastructure, environmental and social issues”*. In the case of Orford/Spring Beach, the locality is described in Table 4 of the STRLUS as *“Primarily shack/holiday homes”*.

The ability to service the proposed subdivision with reticulated infrastructure has been established and environmental concerns are able to be dealt with by way of a condition on the draft permit to protect vegetation within the public open space.

Given the recent push for tourism as a focus in Tasmania and relaxation of the rules and regulations associated with Airbnb, the impact of tourism on Orford may be seen to increase. Another important consideration is to ensure that sufficient residential dwelling supply is provided to attract permanent residents to work within, and support the town itself, to provide an appropriate level of servicing.

More importantly, the requirement for detailed local level structure planning specified above in reference to the STRLUS, is already in place through the Triabunna/Orford Structure Plan in support of the proposal.

Thank you for the opportunity to make further comment in relation to Ms Westwood’s submission and it would be appreciated if the matters raised in this correspondence are able to be taken into consideration.

Yours faithfully,



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Senior Consultant, Gray Planning

