ATTACHMENT A

Directions Schedule
Sorell draft Local Provisions Schedule
4 April 2022

Information about directions and making submissions:

The Commission directs that the parties listed below provide submissions on the identified matters by the date specified in the letter of the 05 April 2022.

The Commission will endeavor to publish, on the Commission's website, any submissions as soon as possible following their receipt.

Submissions to the Commission are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the relevant assessment on the Commission's website. Please note that submissions will be published in full, without redaction.

Directions Schedule:

Direction number	Direction	Name of party directed to provide submission
2.1	In relation to the Planning authority's recommendation on Representation 50, provide a diagram showing how the Priority Vegetation Area overlay would be applied to the following properties, in the event that the land is revised to a compatible zone: • 680 Nugent Road, Wattle Hill (folio of the Register 17314/5); • Nugent Road, Wattle Hill (folios of the Register 250516/1 and 30406/10); • 651 Delmore Road, Wattle Hill (folio of the Register 30406/1); • 637 Delmore Road, Wattle Hill (folio of the Register 30406/2); • 635 Delmore Road, Wattle Hill (folio of the Register 30406/8); • 633 Delmore Road, Wattle Hill (folio of the Register 30406/7 • 621 Delmore Road, Wattle Hill (folio of the Register 30406/3); • 619 Delmore Road, Wattle Hill (folio of the Register 30406/4);	Planning authority

Direction number	Direction	Name of party directed to provide submission
	• 607 Delmore Road, Wattle Hill (folio of the Register 181361/1); and • 597 Delmore Road, Wattle Hill (folio of the Register 181361/2).	
2.2	In relation to the Planning authority's recommendation on Representation 75, provide a diagram showing how the Priority Vegetation Area overlay would be applied to the following property, in the event that the land is revised to a compatible zone: • 4 Marshton Lane, Copping (folio of the Register 224809/3).	Planning authority
2.3	In relation to the Planning authority's recommendation on Representation 56, confirm views expressed at the hearing that the following properties should also be included within the Rural Zone: • 14 Shark Point Road, Sorell (folio of the Register 122843/1); • 16 Shark Point Road, Sorell (folio of the Register 122844/1); • 2613 Tasman Highway, Sorell (folio of the Register 10462/3); and • 2608 Tasman highway (folio of the register 6741/1) Further; provide a diagram showing how the Priority Vegetation overlay would be applied to the properties, in the event that the proposed zoning of the land is revised.	Planning authority
2.4	In relation to Representation 38 and the further discussion about the land at the hearing, provide: • a diagram, including coordinates, showing how a split zoning between the Environmental Management Zone, and the Landscape Conservation Zone could apply to the land at Tamarix Road, Primrose Sands (folio of the Register 36266/1); • confirm the view expressed at the hearing on whether the potential split zoning is supported.	Planning authority

Direction number	Direction	Name of party directed to provide submission
2.5	In relation to the Planning authority's recommendation on Representation 69, provide advice as to whether the owners of the following properties support the application of the Rural Zone to their land, and if so provide written evidence to that effect: • 423 Bay Road, Boomer Bay (folio of the Register 168576/2); • 425 Bay Road, Boomer Bay (folio of the Register 168576/1); • 427 Bay Road, Boomer Bay (folio of the Register 168576/3); • 529 Bay Road, Marion Bay (folio of the Register 6956/1); • 557 Bay Road, Marion Bay (folio of the Register 127346/1); and • 577 Bay Road, Marion Bay (folio of the Register 6956/2).	Planning authority
2.6	In relation to Representation 1, provide: (a) a written response to clarify the Planning Authority's position on the application of the Low Density Residential Zone to 208 Bally Park Road, Dodges Ferry. (b) advice on the abatement notices that have previously been issued in relation to 208 Bally Park Road, Dodges Ferry, and to what extent the vegetation on the site is creating a bushfire risk in the area. (c) advice on whether 208 Bally Park Road, Dodges Ferry should be included within the SOR–S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan overlay, in the event the land is revised to the Low Density Residential Zone. (d) advice on whether the Priority Vegetation Area overlay should be applied to 208 Bally Park Road, Dodges Ferry.	Planning authority
2.7	In relation to Representation 21 and the further discussion about the land at the hearing, provide: • a diagram, including coordinates, showing how a split zoning between the General Residential Zone,	Planning authority

Direction number	Direction	Name of party directed to provide submission
	and the Open Space Zone could apply to the land at 37 Weston Hill Road, Sorell (folio of the Register 16882/3); • provide advice on whether the potential split zoning is supported.	
2.8	In relation to direction 1.12, as provided in the directions letter dated 31 January 2022, submit written evidence that the body corporate of 6 Dubs and Co Drive, Sorell (folio of the Register 176681/0) support the revision of the land to the General Residential Zone.	Planning authority
2.9	In relation to representation 74, and the proposed revision of 119, 123-125 Arthur Highway, and 9 Bay Street, Dunalley to the Village Zone, provide advice as to whether the adjoining owners support the revision of the land to the Village Zone	Planning authority
2.10	Workshop and resolve the technical issues and presentation of the Safeguarding of Airports overlays with Hobart International Airport and the Tasmanian Planning Commission, and provide final mapping of overlay in pdf and GIS format.	Planning authority and Hobart International Airport
2.11	In relation to the Planning authority's recommendation on Representation 15, and advice from the representor received at the hearing; in relation to the marsh at Marchwiel, provide: • a diagram, including coordinates, showing the proposed split zoning boundary with reference to TasVeg Live on the LIST; and • provide advice on whether owners of the affected properties support the partial application of the Environmental Management Zone to their land, and if so provide written evidence to that effect.	Planning authority
2.12	In relation to Representation 24, provide any supporting report on which the landscape values of the Scenic Protection Area Overlay for Carlton Bluff was based, and whether it provides evidence to support the application of the Landscape Conservation Zone.	Planning authority

Direction number	Direction	Name of party directed to provide submission
2.13	In relation to the Planning authority's recommendation on the zoning of 82 Main Road, Sorell (folio of the Register 181092/3) and the discussion at the hearing (Representation 55) provide: • a draft Particular Purpose Zone – Future Road which includes any proposed provisions. This should be undertaken with appropriate consultation with the Department of State Growth.	Planning authority
2.14	In relation to the Planning authority's recommendation on the revision of the area of the proposed park and ride facility at Midway Point to the Utilities Zone (Representation 55 and 74): seek advice from the adjoining landowners about their opinion of the proposed zoning change and provide copies of that advice;	Planning authority
2.15	In relation to State Growth's recommendation on the zoning of 82 Main Road, Sorell (folio of the Register 181092/3), and the discussion at the hearing (Representation 55), provide: • a diagram, including coordinates, showing the full extent of the proposed split zoning boundary at 82 Main Road, Sorell (folio of the Register 181092/3) if a Particular Purpose Zone was to be applied. • a map, both pdf and GIS, showing the location of the Future Major Road overlay; • advice on whether the landowner supports the partial application of the Particular Purpose Zone – 2 Future Major Road overlay to their land; • any advice on whether the matter of compensation with respect to section 66 of the *Land Use Planning and Approvals Act 1993* has been considered; • advice on whether matters of Aboriginal Heritage have been considered. This should be undertaken with appropriate consultation with the Planning authority	Department of State Growth

Direction number	Direction	Name of party directed to provide submission
2.16	Provide an indicative layout of the proposed park and ride facility at Midway Point, including the relationship to the surrounding area, roads, and infrastructure, showing the location of the proposed zone boundaries.	Department of State Growth
2.17	Provide detail on the locations, including specific diagrams where the Priority Vegetation Area overlay and the Future Coastal Refugia overlay should not be applied. Articulate the reasons for the proposed removal of the Future Coastal Refugia overlay, with specific regard for NAC 6(c)(ii) of the Guideline No. 1.	Department of State Growth
2.18	Provide details on the type of sewerage treatment plant processes undertaken at the sewerage treatment facility at 271 Penna Road, Penna, and the designed capacity, with reference to Table C9.2 of the State Planning Provisions.	TasWater
2.19	Provide the most recent GIS mapping showing the application of the Bushfire-Prone Areas overlay, with the areas noted in Representation 8 removed.	Tasmania Fire Service