

TASMANIAN PLANNING COMMISSION

Our ref: DOC/22/23282
Officer: Karen Fyfe
Phone: 6165 6828
Email: tpc@planning.tas.gov.au

8 March 2022

Ms Caroline Lindus
Consultant Senior Planner
Sorell Council
PO Box 126
SORELL TAS 7172

By email: caroline.lindus@sorell.tas.gov.au

Dear Ms Lindus

Sorell Interim Planning Scheme 2015

Draft amendment 43-2021-1 and permit SA-2021-3

Rezone land at Josephs Road (Waterson Lane), Carlton and McGinness Road, Carlton River from Rural Resource to Rural Living and 12 lot subdivision

As advised by separate letter, the hearing into draft amendment 43-2021-1 and permit SA-2021-3 has been scheduled for 30 March 2022. To assist the parties the Commission has identified the following issues for particular focus at the hearing. The draft amendment's:

1. consistency with the Southern Tasmania Regional Land Use Strategy regional policies for settlement and residential development, in particular the policies relating to rural living at SRD 1.3 and SRD 1.4;
2. within the context of SRD 1.3(c)(ii) and the subject site how should "immediate locality" be applied; and
3. consistency with the *State Coastal Policy 1996*, with particular regard to outcome 2.4.2.

While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than seven days before the hearing.

The applicant, in their request to the planning authority for the planning scheme amendment, included several expert reports. To assist the Commission's assessment of the draft amendment the Commission invites the experts on agricultural assessment and natural values assessment to attend the hearing.

In addition to the above experts, as the application includes a permit, the Commission invites a representative of Council's engineering office to attend the hearing.

Any submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/app-sor-43.2021.1>

If you require further information or are unable to access the website please contact Karen Fyfe,
Planning Adviser, on 6165 6806.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Nolan".

Robin Nolan
Delegate (Chair)

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8 March 2022

Mr Quentin C Newitt
79 Bridges Road
PAWLEENA TAS 7172

By email: suenewitt19@gmail.com

Consultant: Ian Stanley
By email: ian.stanley@internode.on.net

Dear Mr Newitt

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