

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/146387
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

18 December 2020

Mr Mick Purves
Senior Planning Consultant
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email: admin@freycinet.tas.gov.au;
mick.purves@freycinet.tas.gov.au

Dear Mr Purves,

Glamorgan Spring Bay draft Local Provisions Schedule

I refer to the Glamorgan Spring Bay draft Local Provisions Schedule (draft LPS) and the four days of the hearing held by the Tasmanian Planning Commission (the Commission) on 3, 4, 8 and 9 December 2020.

I also refer to the planning authority's report under section 35F (section 35F report) of the *Land Use Planning and Approvals Act 1993* (the Act) on the representations and its recommendations about the representations in relation to the draft LPS.

At the hearing, the Commission identified matters on which it requires further information from the planning authority and some other parties. The directions on these matters are set out in the attached directions schedule (Attachment A).

Due dates for directed submissions are listed in the schedule. Further submissions by parties wishing to respond to any of the information received, must be made no later than 7 days from the documents being placed on the website.

Please submit your responses to tpc@planning.tas.gov.au.

If you require any further information, please contact Samuel McCrossen, Planning Adviser, on 03 6165 6833.

Yours sincerely

John Ramsay
Delegate (Chair)

Attachment A – TPC Directions Schedule

cc: representors

Attachment A – Directions Schedule for Glamorgan Spring Bay Draft LPS

The Commission directs that the parties listed below address the identified matters by the date specified.

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 Commission's website at www.planning.tas.gov.au. Please note that submissions will be published in full, without redaction.

Name	Direction
Planning Authority	<p>Planning Authority to confirm the proposed application of zoning to the various parcels of Crown land, onshore waterbodies, reserved roads and acquired roads in the vicinity of land at Swansea if it was determined to apply the Landscape Conservation Zone (the relevant parcels are circled in red in the diagram in Appendix 1 – the land highlighted in blue is land proposed to be zoned Landscape Conservation). The relevant parcels are located within or adjacent to land that is the subject of representations 1, 18, 53, 64 and 66.</p> <p>As most of these parcels of land do not have a property address, folio of the Register number or a PID number, a map is required so that the cadastral parcels can be clearly identified.</p> <p>Confirm the proposed zoning of acquired roads described in folios of the Register 55/5363, 12404/2 and 12404/3.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to confirm the proposed application of the Priority Vegetation Area overlay to 56 Glen Gala Road folios of the Register 202099/1 and 102171/1 (part), and Lake Leake Road folio of the Register 144140/1 if it was determined to apply the Rural Zone (representation 15).</p> <p>Confirm that the owner of these properties agrees with application of the Priority Vegetation Area overlay.</p> <p>Confirm how the split-zoning of folio of the Register 102171/1 would be delineated.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to submit a copy of the Saltwater Creek Flood Study.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to confirm that the Waterway and Coastal Protection Area identified in the State guidance map would be applied as an overlay to the following properties, if it was determined to apply the Future Urban Zone to the land:</p>

Name	Direction
	<ul style="list-style-type: none"> - Rheban Road folio of the Register 117058/150; - Rheban Road folio of the Register 149641/2; - 135 Rheban Road folio of the Register 149641/1; and - 1 Pine Hills Road folio of the Register 161815/1. <p>Confirm whether the buffer width of the overlay would be consistent with the guidance map, or whether the buffers would be reduced to 10m so that the mapped buffer is consistent with the definition for Waterway and Coastal Protection Area and Table C7.3 of the State Planning Provisions.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to submit a revised version of the proposed Particular Purpose Zone for the Fisheries in light of the issues raised in the hearings. The Planning Authority may consult with representors 38 and 45 if the Planning Authority considers that it is appropriate to do so.</p> <p>The revised Particular Purpose Zone must be accompanied by a document that provides reasons for the proposed changes, relevant background information, and any necessary revised section 32(4) argument to explain how the Particular Purpose Zone satisfies the requirements of the Land Use Planning and Approvals Act 1993.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to confirm the ownership status of 29 Tasman Highway, Triabunna folio of the Register 222436/1, which is the land subject to representation 58, and advise if the Planning Authority changes its recommendation for the zoning of the land in light of the ownership change.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to confirm the extent of the Priority Vegetation Area overlay that would apply to the following properties if it was determined to apply the Rural Zone to the properties:</p> <ul style="list-style-type: none"> - 336 Okehampton Road, Triabunna folios of the Register 155176/1 and 155176/2 (representation 13); - 17010 Tasman Highway, Bicheno folios of the Register 36272/1, 205249/1, 133587/1, 133587/2, 14560/1, 205248/1, 202452/1, 205250/1, 207554/1, 201034/1 (representation 23); and - 13593 Tasman Highway folio of the Register 15395/3 (representation 50). <p>Response due Friday 15 January 2021.</p>

Name	Direction
Planning Authority	<p>Planning Authority to provide a copy of the current subdivision permit SU07001 and the associated endorsed plans, inclusive of any minor amendments that may have been made to the permit.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>If it was determined to apply the Landscape Conservation Zone to 65 Flacks Road, Coles Bay folio of the Register 13015/4 as requested by representor 45 on behalf of the landowner, Planning Authority to advise how the split-zoning would be delineated, including a map with coordinates, and where it would be located.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to provide a map or diagram showing the location of the proposed split-zoning for the Orford Golf Club 79 Tasman Highway, Orford folio of the Register 105653/3 (representation 47) and identifying how the split-zoning would be delineated and where it would be located.</p> <p>Response due Friday 15 January 2021.</p>
Planning Authority	<p>Planning Authority to confirm the extent of the Priority Vegetation Area overlay that would apply to 31 Bresnehans Road, Little Swanport folio of the Register 33784/7 (representation 48) if it was determined to apply the Environmental Management Zone.</p> <p>Response due Friday 15 January 2021.</p>
Graeme Walkem (Ian Abernathy) (Rep 14)	<p>Provide an explanation of how the land at 54 Holkham Court, Orford folio of the Register 178982/300 is subject to the growth scenario detailed in the Triabunna/Orford Structure Plan.</p> <p>Provide any submission on why the proposed development at Holkham Court, Orford folio of the Register 178982/300 can be differentiated from the considerations that were applied by the Commission in its decision on draft amendment AM 2018-07(a) and AM 2018-07(b) relating to land at Rheban Road, Orford, in particular application of the regional land use strategy to growth at Orford.</p> <p>Response due Friday 15 January 2021.</p>
Wallaroo Contracting (JMG) (Rep 23)	<p>Provide a response to the further submission made by the Planning Authority, and dated 25 November 2020, on the extent of the Landscape Conservation Zone for Coles Bay Road, Coles Bay folio of the Register 137208/3.</p> <p>Confirm how the split-zoning of folio of the Register 137208/3 would be delineated if it was determined that a split-zoning of Rural and Landscape Conservation was applied to the land.</p> <p>Response due Friday 15 January 2021.</p>

Name	Direction
Freycinet Action Network (Rep 45)	<p>Submit written evidence that the owners of 65 Flacks Road, Coles Bay folio of the Register 13015/4 support the application of the Landscape Conservation Zone to their land.</p> <p>Response due Friday 15 January 2021.</p>
Kip & Ms Diana Nunn (Rep 63)	<p>Confirm that the property subject to the representation, and for which application of the Landscape Conservation Zone is sought, is folio of the Register 52694/7 and not folio of the Register 156228/1.</p> <p>Response due Friday 15 January 2021.</p>

Appendix 1

