

TASMANIAN PLANNING COMMISSION



Our ref: DOC/22/131298
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05 December 2022

Mr Dean Griggs, General Manager
Attention: Ms Laura Ashelford, Senior Planner
Derwent Valley Council
PO Box 595
NEW NORFOLK TAS 7140

By email: dvcouncil@dvc.tas.gov.au

Dear Mr Griggs

**Derwent Valley Interim Planning Scheme 2015
Draft amendment PSA 2021/6
Rezone lots 5 and 6 Poulters Road from Low Density Residential and Rural Living to General Residential, and insert The Mills Residential Estate Specific Area Plan**

The Commission has completed an initial review of the information received on 11 October 2022.

Based on this review, the Commission requests the following information from the planning authority:

1. A revised section 39 report.
The Commission notes that the planning authority's section 39 report states that no representations were received.
Under section 56S of the *Water and Sewerage Industry Act 2008*, the TasWater submission dated 24 August 2022 is taken to be a representation in relation to the draft amendment. Therefore, the section 39 report must respond to the representation, providing its opinion as to the merit of the representation.
2. A copy of the referral to TasWater.
3. A copy of the planning authority's response to the TasWater submission, and when it becomes available provide a copy of TasWater's assessment to the planning authority's response.
4. Referral to the relevant agencies.

The planning authority advised on 11 October 2022 that it does not consider that referrals to government agencies were necessary in relation to the draft amendment. The Commission has considered the planning authority's opinion.
Due to the development density proposed in the Specific Area Plan and the site characteristics, the Commission requires the planning authority to refer the draft amendment to the Department of State Growth, Tasmania Fire Service and Mineral

Resources Tasmania. Evidence of these referrals must be provided to the Commission with the above information.

If these agencies make a submission in relation to the draft amendment, the Commission requests that a copy be provided with a response from the planning authority.

5. A copy of Appendix B, C, D and E of the applicant's planning report.
6. A copy of the ECOtas (2020) *Ecological Assessment of The Mills Project Area, New Norfolk, Tasmania* for Omega Investment Holdings Pty Ltd, 13 April 2020.
7. A word version of the draft amendment.
8. GIS mapping for the proposed rezoning.

The Commission requests that this information be provided by close of business on **16 February 2023**.

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.

If you require further information or are unable to access the website please contact Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely



Claire Hynes
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-der-psa-2021-6>