

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/114686  
Officer: Lauren O'Brien  
Phone: 6165 6813  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

3 October 2023

Mr Brian Risby  
Director  
State Planning Office

By email: [stateplanning@dpac.tas.gov.au](mailto:stateplanning@dpac.tas.gov.au)

Dear Mr Risby

**Draft Planning Directive No. 9 and  
Draft amendment 01-2022 to the State Planning Provisions  
Container Refund Scheme - Exemptions and Special Provisions**

I refer to your response dated 6 September 2023 to the Commission's direction letter dated 23 August 2023.

The Commission has reviewed your submission and gives the following directions:

1. Building setbacks and height

While the State Planning Office (SPO) has indicated support for a revised front setback of 2m for all the zones listed in clause 7.14.2 e), the SPO submission doesn't include a suggested modified version of that clause.

The Commission requests the SPO to provide a modified version in its submission.

2. Automated and large format container refund depots

The SPO is requested to clarify why the definition of a 'depot refund point' specifies that it provides a 'drive through' facility. Is this inclusion for a reason or does it place unnecessary limitation on the use?

Additionally, clarification is sought in relation to the semi colon following the words 'scrap yard' in the proposed amendment to use table 18.2. The Commission notes that the State Planning Provisions do not contain a semi colon in this manner.

3. External lighting

The SPO is to provide a submission on whether inserting 'only' before the word 'within' in subclause 7.14.2(l)(ii) would assist in clarifying the intent of the permitted pathway.

4. Signage

The SPO is to provide clarification on what clause in the draft planning directive needs redrafting to satisfy the signage requirements of the Cradle Coast interim schemes. For instance, does the clause need separating to address the different requirements of the interim planning scheme sign codes?

If the clause needs redrafting, the Commission requests the SPO to also provide a suggested modified clause.

5. Ethos Urban/TOMRA Cleanaway submission

The SPO is requested to provide a submission on its opinion of Ethos Urban/TOMRA Cleanaway's submission dated 18 September 2023. Specifically, the submission should respond to the suggested changes to clauses 4.2.10 b) and 7.14.2 l) of the draft amendment.

The Commission requests that this information be provided by **12 October 2023**. Response submissions must be provided by **26 October 2023**.

Submissions must be made by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Once received, the submissions referred to above will be made available under the [draft amendment](#)<sup>1</sup> and [draft planning directive](#)<sup>2</sup> 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



Roger Howlett  
Delegate (Chair)

cc all parties

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<sup>1</sup> [www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-spp-01-2022](http://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-spp-01-2022)

<sup>2</sup> [www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/pd-mfp-pd9](http://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/pd-mfp-pd9)