

**From:** [Alison Westwood](#)  
**To:** [TPC Enquiry](#)  
**Cc:** [louise.blythe@planning.tas.gov.au](mailto:louise.blythe@planning.tas.gov.au)  
**Subject:** Draft Amendment AM2023-01 and permit SA2022-046: Response Submission  
**Date:** Thursday, 15 February 2024 4:18:30 PM

---

## **Tasmanian Planning Scheme – Glamorgan Spring Bay Draft amendment AM2023-01 and permit SA 2022-046 155 Rheban Road, Orford**

### **Response Submission**

I am Representor number 7 in the above matter.

I wish to make the following submissions in response to certain items of information provided by Council in their letter to the Commission dated 30 January 2024 as set out below:

*(A.1) Whether the attenuation distances for the Orford Sewage Treatment Plant referred to in the:*

- *Odour Assessment by Environmental Dynamics (Project ED5190, reissued 15 July 2018); and*
- *Review of Environmental Impacts at Orford Sewage Treatment Plant by SEAM Environmental (August 2022);*

*are in accordance with the requirements of the Attenuation Code.*

Council's information on this item appears to indicate that the attenuation distances in both the above assessment and review relied on by Council are not in accordance with the Attenuation Code. Consequently it appears Council has not properly considered the environmental impacts of the Orford Sewerage Treatment Plant on the proposed draft amendment and application for subdivision. In my submission approval in this matter should therefore be refused by Commission.

*(A.4). Clarification of matters raised in item number 2 of Decision 200/23 of Council's meeting minutes of 26 September 2023 (page 26) in the context of relevant planning scheme provisions and clarification as to whether the planning authority has considered flooding risk and assessment against the Flood-Prone Areas Hazard Code.*

Council states in relation to this item that "further expert assessment will be required to resolve the opposing views on flooding". In my submission the fact that Council concedes expert assessment will now be necessary indicates that it did not properly consider the question of flooding risk and assessment against the Flood-Prone Areas Hazard Code at the outset prior to approving the draft amendment. In the circumstances, approval of the rezoning and subdivision by the Commission should therefore be refused.

*(8.5). The Commission requested a copy of the referral of the proposal, including the North Barker Bushfire Report and Hazard Management Plan dated 3/11/2022, to the Tasmania Fire Service (TFS) and a copy of the TFS response to the planning authority. If no such referral has been made, the planning authority is directed to refer the report to TFS and to provide TFS's response to the Commission.*

Council has provided a copy of an email from Council to the Tasmanian Fire Service dated 19 January 2024. This email does not appear to include the attachment referred to, therefore it is unclear precisely what was asked by Council.

Council has also provided a copy of an email dated 2 February 2024 from the Tasmanian Fire Service to Council in response to the email of 19 January. It refers to previous assessment and feedback, neither of which has been provided to the Commission.

Therefore, in my submission, the copies of documents provided by Council do not comply

with the Commission's request.

Kind regards,

Alison Westwood  
Representor number 7