

TASMANIAN PLANNING COMMISSION

Our ref: DOC/19/46871
Officer: Claire Armstrong
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6 May 2019

Mr Shane Wells
Development and Compliance Manager
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email: shane.wells@freycinet.tas.gov.au

Dear Mr Wells

Glamorgan Spring Bay Interim Planning Scheme 2015
Draft amendment AM 2018/07(a) and permit SA 2017/04, rezone CT 149641/2, Rheban Road, Orford from Rural Resource to General Residential, and 91 lot subdivision
and
Draft amendment AM 2018/07(b), rezone CT 149641/1 and CT 117058/150, Rheban Road, Orford from Rural Resource to General Residential

Further to my letter of the same date confirming that a hearing into draft amendments AM2018/07 (a) and (b) and permit SA 2017/04 has been scheduled for 21 May 2019, commencing 10am, at the Commission's Hearing Room, Level 3, 144 Macquarie Street, Hobart.

A preliminary consideration of the draft amendments by the Commission has identified issues that require further detail and clarification by the planning authority as set out below:

- a. Consistency of the draft amendments with the Southern Tasmanian Regional Land Use Strategy, particularly with reference to the growth management strategy for Orford which is for low growth, relying on a consolidation growth strategy (p 86 with reference to Table 2, the Settlement Network, p 89), specifically a less than 10% increase in potential dwellings, with the percentage growth calculated as the percentage of the number of dwelling existing at the declaration date that can occur across the 25 year planning period.
- b. Identification of the available yield from development of existing residential zoned land (General Residential, Low Density Residential and Rural Living) in Orford which is either developed (with some capacity for further development) or vacant.
- c. Confirmation of the number of lots approved and potential further yield in the nearby Solis development (see p21 Triabunna Orford Structure Plan).

The Commission requests that this information be provided no later than close of business on **Tuesday 14 May 2019** by email to tpc@planning.tas.gov.au.

It is intended that these matters be discussed at the hearing and any party wishing to make response submissions, can do so at the hearing.

Once received, the submissions referred to above will be made available to all parties on the iplan website at:

<https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=864> Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information. Any party who is unable to access the iplan website should contact the Commission to make alternative arrangements.

If you require further information please contact Claire Armstrong, Planning Adviser, on 6165 6831.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marietta Wong', written in a cursive style.

Marietta Wong
Delegate (Chair)

cc applicant and representors