

Our ref: 3219098

20 April 2021

General Manager
West Tamar Council
PO Box 16
Riverside TAS 7250
wtc@WTC.tas.gov.au

West Tamar Draft Local Provisions Schedule – Representation OBO Greens Beach Development Super Fund

I refer to the public notice inviting submission in relation to the Draft Local Provisions Schedule. GHD acts obo Greens Beach Development Super Fund (Directors Tony and Lorraine Green) in relation to land owned at Greens Beach Road, Greens Beach comprising Certificate of Title Volume 140572 Folio 1 and identified in PID 2255453 a copy of which is appended to this representation.

The subject land is currently located in the Low Density Residential Zone and subject to the Greens Beach Specific Area Plan (SAP) that effectively ties subdivision and development of the site to a golf course oriented residential and tourist development premised on an expansion of the Greens Beach Golf Course. This vision is no longer being pursued by the original developer, nor is the Greens Beach Golf Club Board and Membership supportive of this form of development.

It is understood from the West Tamar Council Supporting Report that the SAP is to be deleted:

Greens Beach Golf Club

The removal of the Greens Beach SAP due to the realisation that what was originally envisioned would not eventuate, has necessitated a change of underlying zone from Major Tourism to a split zoning consisting of Local Business and Recreation zones. The logic behind this move is to reflect what is currently on the ground, being the commercial hub that is the Greens Beach Local Shop and the adjoining Greens Beach Club House. The golf course will revert to a Recreational Use.

The effect of the change is to 'de-link' subdivision and development of the subject land from the current Major Tourism zoning and proposed changes to Local Business and Recreation zones, reverting instead to its current Low Density Residential zoning unencumbered. Further, it is understood the minimum lot size for the Greens Beach Low Density Residential Zone will default to the subdivision provisions specified in the State Planning Provisions, i.e. 1,500m² with discretion to approve to 1,200m² subject to meeting performance criteria.

The proposed changes are fully supported and will facilitate a unique and environmentally sensitive subdivision and development for housing proposed for the site. This includes development of a house for families who need 'time out' from dealing with critical medical issues.

Further details of the proposed subdivision and development of the site can be provided to Council and the Tasmanian Planning Commission if required, noting that a formal application for a Section 43A combined amendment to the current West Tamar Interim Planning Scheme 2015 and related subdivision DA is shortly to be lodged with Council.

Please confirm receipt of this representation in support of the proposed Draft Local Provisions Schedule, and we look forward to the opportunity to speak to its contents at future public hearings should the need arise.

Regards

A handwritten signature in black ink that reads "Alex Brownlie". The signature is written in a cursive, slightly slanted style.

Alex Brownlie

Technical Director Planning

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Attachment: Title Reference

DEPARTMENT of PRIMARY INDUSTRIES
and WATER

Land Information Services

**RESULT OF SEARCH**
RECORDER OF TITLES, TASMANIA
Issued pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 140572	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Mar-2006

SEARCH DATE : 04-Jul-2007

SEARCH TIME : 03.06 pm

DESCRIPTION OF LAND

Parish of STOCKPORT Land District of DEVON

Lot 1 on Plan 140572

Derivation : Part of Lot 22615, 158A-3R-9Ps. Gtd. to J.T. Squires
Prior CT 130328/1SCHEDULE 1C484770 TRANSFER to LORATONE INVESTMENTS PTY LTD - Registered
22-Mar-2006 at 12:00 pmSCHEDULE 2Reservations and conditions in the Crown Grant, if any
BURDENING EASEMENT: Right of Carriageway [appurtenant to the land
comprised in Purchase Grant Volume 147 Folio 57) over the
land marked "Reserve 1.01 wide" on Plan No. 130328UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

END OF SEARCH.

Warning: The information appearing under Unregistered Dealings and Notations has not been formally recorded in the Register.

Putting it all together.

OWNER GREEN HOLDINGS PTY. LTD.

FOLIO REFERENCE C.T.130328-1,

GRANTEE PART OF LOT 26615, 158°3'9",
GTD. TO JAMES THOMAS SQUIRES.

PLAN OF TITLE

LOCATION
LAND DISTRICT OF DEVON
PARISH OF STOCKPORT

FIRST SURVEY PLAN No.

COMPILED BY

SCALE 1:3000

LENGTHS IN METRES

REGISTERED NUMBER

P 140572

APPROVED 16 DEC 2003

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No.129 (4645-55)

LAST
UPI No. FTD84

LAST PLAN
No. P.130328

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

