2 Salamanca Square, Hobart, Tasmania 7000 Australia www.ghd.com



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

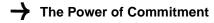
The removal of the Greens Beach SAP due to the realisation that what was originally envisioned would not eventuate, has necessitated a change of underlying zone from Major Tourism to a split zoning consisting of Local Business and Recreation zones. The logic behind this move is to reflect what is currently 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

Alex Brownlie

Technical Director Planning

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Attachment: Title Reference



DEPARTMENT of PRIMARY INDUSTRIES mad 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 130328/1

SCHEDULE 1

C484770 TRANSFER to LORATONE INVESTMENTS PTY LTD - Registered 22-Mar-2006 at 12:00 pm

SCHEDULE 2

Reservations 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. 130328

UNREGISTERED 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.

PLAN OF TITLE OWNER GREEN HOLDINGS PTY, LTD. REGISTERED NUMBER P140572 LOCATION FOLIO REFERENCE C.T.130328-1, LAND DISTRICT OF DEVON PARISH OF STOCKPORT GRANTEE PART OF LOT 26615, 158*3*9*, GTD. TO JAMES THOMAS SQUIRES. APPROVED 16 DEC 2003 FIRST SURVEY PLAN No. COMPILED BY Alice SCALE 1:3000 LENGTHS IN METRES 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 1.01 (P.1049) ROAD (P.1050) $(306-5^{\circ})$ RESERVE 1.01 WIDE (P.1050) (S.P.140364) (D.53081) (D.44689) 8.645 ha NOT INCLUDING HATCHED PORTIONS. (P.130328) (S.P.50485) (104-25) La (104-26) La