

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/21/114571  
Officer: Samuel McCrossen  
Phone: 03 6165 6833  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

28 September 2021

Mr Rolph Vos  
General Manager  
West Tamar Council  
PO Box 16  
RIVERSIDE TAS 7250

By email: [planning@wtc.tas.gov.au](mailto:planning@wtc.tas.gov.au)

Dear Mr Vos

## **West Tamar draft Local Provisions Schedule (LPS)**

I refer to the West Tamar draft LPS and the hearings held by the Tasmanian Planning Commission (the Commission) on 8, 9, 14, 21 and 22 September 2021.

I also refer to the planning authority's report under section 35F (section 35F report) of the *Land Use Planning and Approvals Act 1993* (the Act) on the representations and its recommendations about the representations in relation to the draft LPS.

At the hearing, the Commission identified matters on which it requires further information from the planning authority and other representors. The directions on these matters are set out in the attached directions schedule (Attachment A).

Due dates for directed submissions are listed in the directions schedule. Further submissions by parties wishing to respond to any of the information received, must be made no later than 7 days from the documents being placed on the website.

Please submit your responses to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au).

If you require further information please contact Samuel McCrossen, Planning Adviser, on 03 6165 6833.

Yours sincerely

Ann Cunningham  
**Delegate (Chair)**

Attachment A – Directions Schedule

## Attachment A – Directions Schedule for West Tamar Draft LPS

The Commission directs that the parties listed below be prepared to address the identified matters by the date specified.

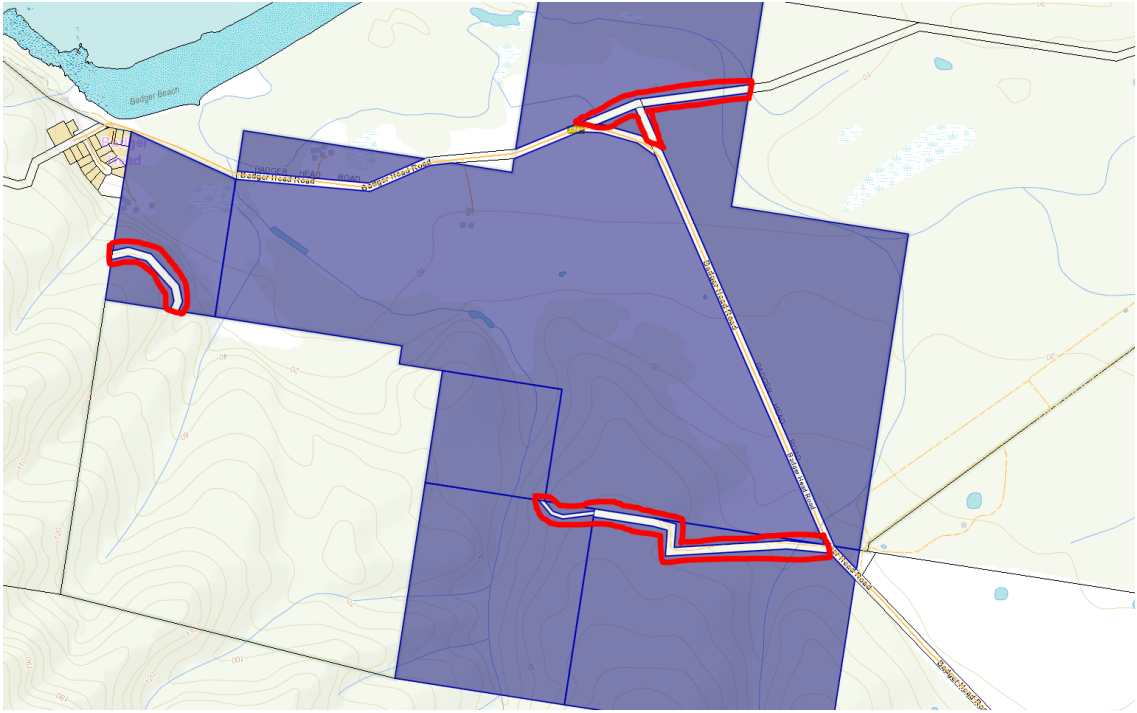
Submissions to the Commission are to be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the Commission's website at [www.planning.tas.gov.au](http://www.planning.tas.gov.au). Please note that submissions will be published in full, without redaction.

| Name               | Direction  |
|--------------------|--|
| Planning Authority | <p>Provide written evidence that the following adjoining and adjacent landowners support the application of the Community Purpose Zone, as set out in the State Planning Provisions, to land at 52-54 Shaw Street, Beaconsfield (being that land referred to in Representation 28):</p> <ul style="list-style-type: none"><li>• 50 Shaw Street, Beaconsfield (PID 6082350).</li><li>• 26 Cornwall Street, Beaconsfield (PID 6079522).</li><li>• 51 Shaw Street, Beaconsfield (PID 2014078).</li><li>• 53 Shaw Street, Beaconsfield (PID 2014086).</li><li>• 55 Shaw Street, Beaconsfield (PID 7323996).</li></ul> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p>  |
| Planning Authority | <p>Provide written evidence that the owners of Badger Head Road, Badger Head folio of the register 211391/1 support application of the Rural Zone to their land in the event that the surrounding land subject to Representation 47 (folios of the register 231321/1, 237579/1 and 211689/1) are zoned Rural.</p> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p>  |
| Planning Authority | <p>(a) Review and consider the Desktop Agricultural Assessment of land at 899 &amp; 977 Badger Head Road, Badger Head, prepared by AK Consultants, dated 20 September for Mick Purves of Town Planning Solutions for Representation 47, which was submitted at the hearing on 21 September 2021 (R4).</p> <p>(b) In light of the above evidence, provide confirmation on the preferred zoning of land at the following properties, including consideration of Rural and/or Landscape Conservation zones and whether split zoning is appropriate, and provide justification:</p> <ul style="list-style-type: none"><li>a. 899 Badger Head Road, Badger Head folios of the Register 231321/1, 211689/1, 237579/1, 247096/2 and 247096/1;</li><li>b. 977 Badger Head Road, Badger Head folio of the Register 208349/1; and</li><li>c. Badger Head Road, Badger Head folio of the Register 211391/1.</li></ul> <p>(c) Provide a diagram showing how the Priority Vegetation Area overlay would be applied to the above properties (and adjacent roads and reserved roads) in the event that the land is zoned Rural and/or Landscape Conservation.</p> |

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|---|--|
|   | <p>(d) With reference to response to (b), confirm the preferred zoning of relevant parcels of reserved and private roads circled in red in the diagram in Appendix 1.</p> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p>  |
| GHD (Rep no. 7)                                     | <p>Provide a copy of the Natural Values Assessment (or equivalent) submitted relating to the recent amendment (AP-WTA-AMD-02-20) made to the West Tamar Interim Planning Scheme effective as of the 15 July 2021, for the land at 5A Eiger Court, Grindelwald.</p> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p>   |
| John Forbes (Rep no. 11)                            | <p>Provide a copy of the power of attorney for the other owner of 2127 West Tamar Highway, Lanena. The copy of the power of attorney will not be published on the Commission's website.</p> <p><b><i>Response due Wednesday 6 October 2021</i></b></p>   |
| Michael Ball for Architects Designhaus (Rep no. 28) | <p>Provide written evidence that the Department of Primary Industries, Parks, Water and Environment (DPIPWE) consents to the application of the Community Purpose Zone, as set out in the State Planning Provisions, to land at 52-54 Shaw Street, Beaconsfield (being that land which is the subject of the representation).</p> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p>  |
| Town Planning Solutions (Rep no. 47)                | <p>(a) Provide a diagram that identifies all land part of 899 Badger Head, Badger Head that forms part of Representation 47.</p> <p>(b) Provide a submission that confirms the preferred zoning for land zoned Environmental Management Zone at 899 Badger Head Road, Badger Head (folios of the register 231321/1 and 237579/1) and 977 Badger Head Road, Badger Head (folio of the register 208349/1). The submission should indicate whether the land should be wholly zoned Landscape Conservation and / or Rural, or whether the current split-zoning arrangements may be altered to accommodate land between the Rural and Landscape Conservation zones. If so, provide a diagram that identifies the location of split-zone boundary.</p> <p>(c) Provide written evidence that all registered landowners of 899 and 977 Badger Head Road, Badger Head support application of the proposed zoning outlined in the response to (b) above and application of the Priority Vegetation Area Overlay as nominated by the planning authority (see direction given above).</p> <p>Note: The Planning Authority has been directed to prepare a Priority Vegetation Area Overlay map relevant to Representation 47 which parties will be able to view once received and published on the Tasmanian Planning Commission's website.</p> <p><b><i>Response due Wednesday 6 October 2021.</i></b></p> |

This topographic map shows the Badger Head area, including Badger Beach and the proposed road route. The route is highlighted in red and blue, showing a path that starts near Badger Beach, goes through the Badger Head area, and then continues towards the right side of the map. The map includes contour lines, water bodies, and labels for 'Badger Head' and 'Badger Beach'.



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To all representors

Dear Representor

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## A topographic map showing a mountainous region. A large area is shaded in blue, indicating a specific land use or boundary. A red line with a white and blue inner border traces a path through the terrain. The path starts near a road labeled 'Bridger Head Road' and 'Bridger Head Road' and follows a route through the mountains. The map includes contour lines, a river labeled 'Bridger River', and a beach labeled 'Bridger Beach'. The path ends near a road labeled 'Bridger Head Road' and 'Bridger Head Road'.

