



24<sup>th</sup> November 2021  
File Ref: Southern Midlands LPS  
Your Ref: DOC/21/131479

Roger Howlett  
Delegate (Chair)  
Tasmanian Planning Commission

Email to: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Mr Howlett,

**Southern Midlands draft Local Provisions Schedule  
Submissions Hearings 2-3 December 2021**

Thank you for the letter dated 11<sup>th</sup> November 2021 regarding the hearing schedule for the Southern Midlands draft Local Provisions Schedule for the 2 -3 December 2021.

I hereby write in response to that letter and the directions contained therein and make the following submissions to each direction:

**Direction Number 1.1**

Council seek that the F3.0 Jerusalem Estate Specific Area Plan in the *Southern Midlands Interim Planning Scheme 2015* be included as a modification under Section 35K of the *Land Use Planning and Approvals Act 1993*. The F3.0 Jerusalem Estate Specific Area Plan should be included in the draft LPS as:

*SOU-S8.0 Jerusalem Estate Specific Area Plan*

A complete version of the 'SOU-S8.0 Jerusalem Estate Specific Area Plan' can be drafted and supplied to the Commission for the purposes of preparing the Section 35K directions letter or in response to the Section 35K directions letter. A map will also be created and supplied for the application of the Specific Area Plan area.

**Direction Number 1.2**

Council seek that the Priority Vegetation Overlay is to be removed from the title CT 18718/1 through the Section 35K directions process. The removal of the priority vegetation overlay from the Utilities Zone is therefore consistent with the application of the Priority Vegetation Overlay across the Southern Midlands draft LPS mapping.

An amended Priority Vegetation Overlay map can be supplied by the Planning Authority for the purposes of preparing the Section 35K directions letter or in response to the Section 35K directions letter.

**Direction Number 1.3**

Council agree with the Department of State Growth that the Future Major Road Overlay should be applied to the entirety of the SOU-P1.0 Particular Purpose Zone - Future Road Corridor. This was a simple omission from the Council Section 35F report to the Tasmanian Planning Commission. A map of the 'future major road' can be supplied by the Planning Authority for the purposes of preparing the Section 35K directions letter or in response to the Section 35K directions letter.

However Council do not seek that the 50m road or railway attenuation area is mapped for the SOU-P1.0 Particular Purpose Zone - Future Road Corridor. This is to be consistent with the application of the attenuation area overlay for all other major roads and railway corridors in the draft LPS.

Council can supply a map of the 'future major road' overlay for the purposes of the preparing the Section 35K directions letter or in response to such letter (and direction).

**Further Matters**

Jennifer Jarvis of TasRail has contacted me with regard to 9 Station Street, Colebrook (CT 122909/1) and at 710 Tunnack Road Parattah (CT 17557/1). These two (2) properties were identified by TasRail as land that should be included in the Utilities Zone per the TasRail representation. Council supports the application of the Utilities Zone to this land per the Section 35F report. The rationale from Council's perspective is simply that the land is used by the TasRail network and will continue to be used for these purposes.

The Utilities Zone was omitted by Council in current *Southern Midlands Interim Planning Scheme 2015*. Council support the application of the utilities zone for this land.

Council note that a permit for the 'log yard' at 710 Tunnack Road Parattah was granted by Council in 2019. The application for this use and development required the consent and approval of the Department of State Growth (the Crown) per Section 52 of the *Land Use Planning and Approvals Act 1993*. This was supplied with the Development Application. It is Council's understanding that the Parattah land is both leased by TasRail from the Crown and is otherwise used for TasRail infrastructure and use per the provisions of the *Rail Infrastructure Act 2007*.

Council also note and support the position that 9 Station Street is land used by TasRail as part of the TasRail network and has been historically used for such purposes for a significant time (and possibly since the railway was formed).

If the Commission requires any further supporting information or would like any further clarification on these or related matters then please contact me on 6210 0686 or [david.cundall@ghd.com](mailto:david.cundall@ghd.com) or contact Council's Planning Department on 6254 5050.

Kind Regards



David Cundall  
Consultant Planner  
Southern Midlands Council