
From: McCrossen, Samuel
Sent: Wednesday, 17 March 2021 8:56 AM
To: TPC Enquiry
Subject: FW: West Coast Draft LPS Further Submissions
Attachments: Representative 3 response to West Coast Draft Local Provisions Schedule.docx

Dear Samuel,

I have kindly been given access to a computer by one of our local businesses and retyped our response.

As per my previous email I hope you can accept it even though it is after COB today.

Kind Regards
Jenny..

Tullah Progress Association Inc
C/- Post Office
Tullah 7321 TAS
www.discovertullah.com.au

Jenny Bowie - President
6473 4293 - 0498 318 677

Geoff Iliff - Secretary
6473 4342

Greg Blake - Assistant Secretary
6473 4275

On Tue, 9 Mar 2021 at 14:15, McCrossen, Samuel <Samuel.McCrossen@planning.tas.gov.au> wrote:

Dear Sir/Madam,

This email is to advise that responses to the Commission's post-hearing directions made on 19 February 2021 have been received and are available on the Commissions website here:

[LPS-WCO-TPS – Tasmanian Planning Commission Website](#)

Parties now have 7 days from today's date (Tuesday 16 March) to provide responses if they wish.

Regards,

Representative 3 response to West Coast Draft Local Provisions Schedule.

The Tullah Progress Association would like to thank the Commission for the suggestions to the Zoning proposals for Tullah, and for giving our Association an opportunity to be involved in this very important process.

It is most gratifying that the area South of Selina Street has been acknowledged to have historically been a residential area and still has the infrastructure to be developed to the same, as opposed to using it for rural purposes. The hundreds of thousands of dollars to develop other areas while this land lays idle, seems a waste of funds that developers could better spend elsewhere. The need for new residential blocks is clear to those who live in the town, when properties (developed or undeveloped) come on the market they are quickly purchased. Quite a few blocks are larger than others as the owners brought adjacent properties from Hydro, then sold the unwanted dwelling, so they had larger blocks, they have no desire to subdivide.

Tullah Progress Association are in complete agreement with the proposal by the Commission to deem the Northern area of Tullah as a Village Zone and request that the Commission investigate any possibilities of extending this zoning to the northern side of Farrell Street, if not the whole of the southern section of the town. We realise this is not a normal zoning application but hope you can find avenues to apply to our unusual situation.

We are concerned that in Farrell Street, numbers 1, 2, 23, 37 & 56 may still be deemed residential. These blocks have existing businesses, or the owners have plans to extend their businesses onto these areas. Also, number 23 has a pre-existing building that acts as an office block and a public pathway to the jetty and the lakeside walking track. Number 1 has a public roadway which accesses the only boat ramp for Lake Rosebery and a public pathway which allows pedestrians to walk to the northern area of the town safely away from the busy Murchison Highway. How could these lots be divided to harmoniously allow resident access but still maintain the current public access?

The Association looks forward to your final deliberation and hope the final zoning compliments our unique town, allowing for the growth of both resident numbers and businesses opportunities, to further allow our goal of a stable and sustainable economic future for us and future generations.

Jenny Bowie President