

Darcey, Tamatha

From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Monday, 3 April 2023 12:11 PM
To: TPC Enquiry
Subject: George Town LPS Post Hearing Directions - Bellbuoy Beach SAP
Attachments: Attachment 3 - Bellbuoy Beach SAP DRAFT.docx; Attachment 3 - Specific Area Plan Mapping- Bellbuoy Beach.pdf; George Town Draft LPS - Attachment A - Directions Schedule.pdf

Categories: Tami

Good afternoon,

In response, to the Commissions Directions dated 31 March 2023, please find attached a copy of the Bellbuoy Beach SAP as it was originally proposed, addressing Planning Authority 4 on the attached Direction Schedule.

Further information addressing the other matters will be forwarded as obtained.

Kind regards

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

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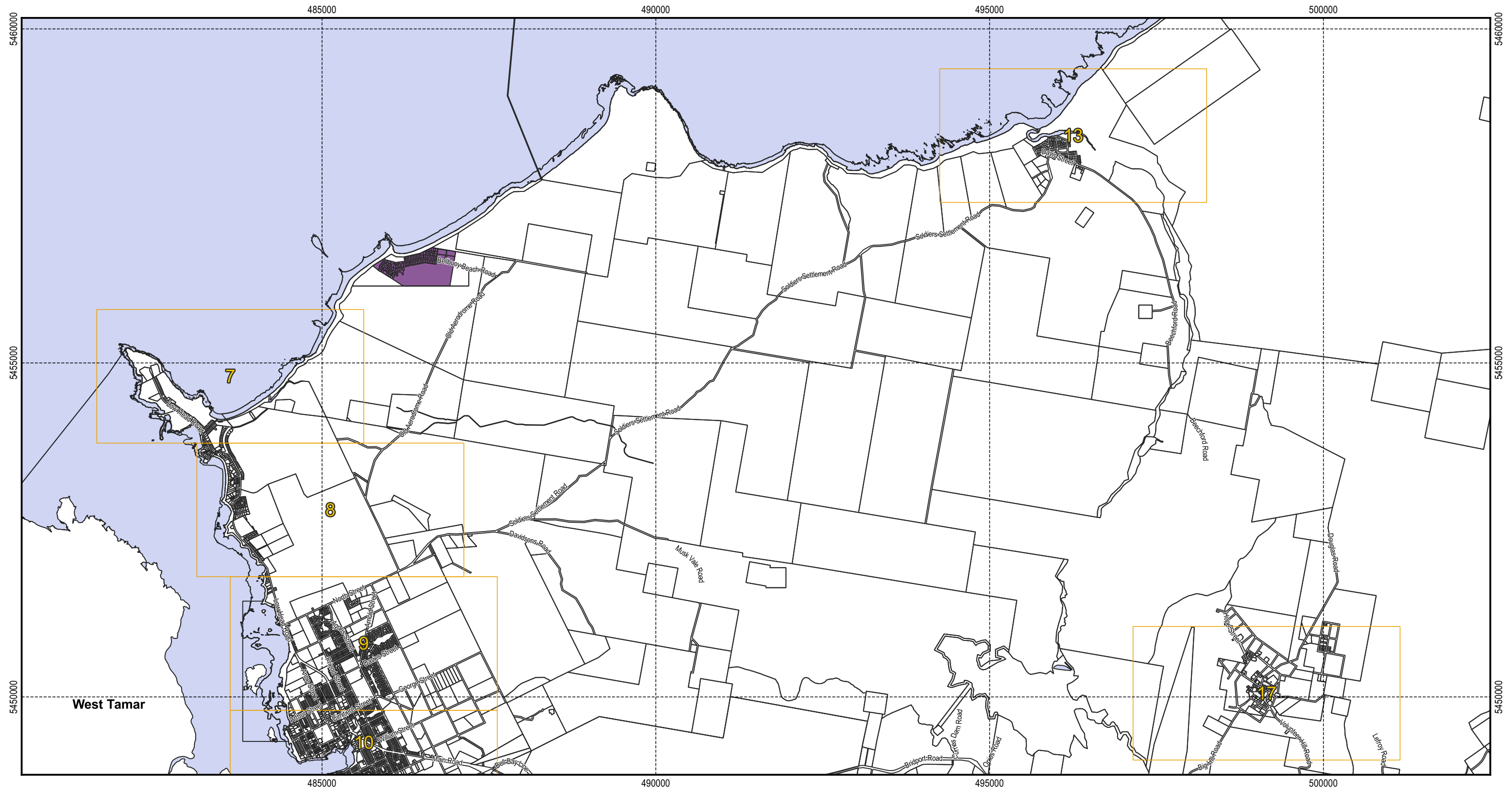
W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

Tasmanian Planning Scheme - Specific Area Plans: George Town Local Provisions Schedule

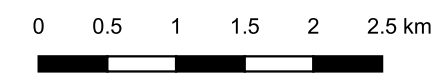


West Tamar

Legend

- Specific Area Plans
- Water
- Cadastral parcels

Map 2 of 18



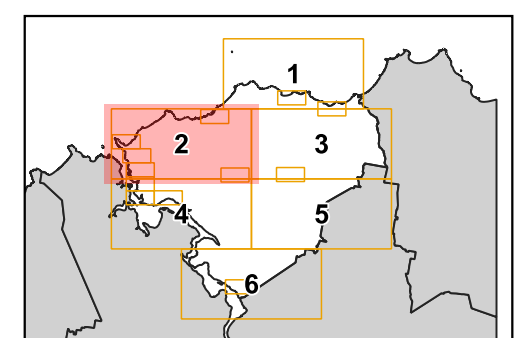
Scale: 1:55,000 when printed at A3

Coordinate system: GDA94 MGA Zone 55

Zone data from George Town Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 11/12/2019



GEO-S1.0 Bellbuoy Beach Specific Area Plan

GEO-S1.1 Plan Purpose

The purpose of the Bellbuoy Beach Specific Plan is:

GEO-S1.1.1 To provide detailed requirements for development within the Low Density Residential Zone at Bellbuoy Beach.

GEO-S1.2 Application of this Plan

GEO-S1.2.1 The specific area plan applies to the area of land designated as Bellbuoy Beach Specific Area Plan on the overlay maps.

GEO-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Low Density Residential Zone, as specified in the relevant provision.

GEO-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

GEO-S1.4 Definition of Terms

This sub-clause is not used in this specific area plan.

GEO-S1.5 Use Table

This sub-clause is not used in this specific area plan.

GEO-S1.6 Use Standards

This sub-clause is not used in this specific area plan.

GEO-S1.7 Development Standards for Dwellings

GEO-S1.7.1 Setback

This clause is in substitution for Low Density Zone – clause 10.4.3 Setback A1 and P1, A2 and P2.

Objective:	That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria
A1	P1

<p>Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 6m.</p>	<p>The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and e) the safety of road users.
<p>A2</p> <p>Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 4m.</p>	<p>P2</p> <p>The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.

GEO-S1.8 Development Standards for Subdivision

GEO-S1.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot Design A1 and P1, A2 and P2

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> (a) Has an area and dimensions appropriate for use and development in the Bellbuoy Beach Specific Area Plan; (b) Is provided with appropriate access to a road; and (c) Contains areas which are suitable for residential development
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p>	<p>P1</p>

<p>a) Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than 1200m² and;</p> <p>(i) Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. All setbacks required by clause 10.4.3 A1 and A2; and</p> <p>b. Easements or other title restrictions that limit or restrict development</p> <p>(ii) Existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2</p> <p>b) Be required for public use by the Crown, a Council or a State Authority;</p> <p>c) Be required for the provision of utilities;</p> <p>d) Be for the consolidation of a lot with another lot with another lot provided each lot is within the same zone.</p>	<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <p>a) The relevant requirements for development of buildings on the lots;</p> <p>b) The intended location of buildings on the lots;</p> <p>c) The topography of the site;</p> <p>d) Adequate provision of private open space;</p> <p>e) Any constraints to development,</p> <p>and must have an area not less than 1000m².</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>a) the width of frontage proposed, if any;</p> <p>b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>c) the topography of the site;</p> <p>d) the functionality and useability of the frontage;</p> <p>e) the ability to manoeuvre vehicles on the site; and</p> <p>f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>

This clause is in substitution for Low Density Residential Zone – clause 10.6.3 Services A2 and P2.

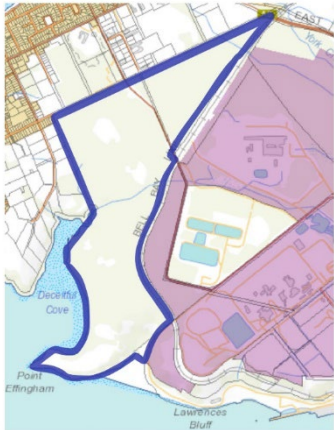
Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P1 No Performance Criterion.

Attachment A – Directions Schedule for George Town 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. Where attachments are too large for email, please contact the Commission for assistance.

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. Please note that submissions will be published in full, without redaction.

Name	Direction
Planning Authority 1	<p>Consult with Hydro Tasmania (representation 18) about what the zoning at 4055 East Tamar Highway (FR 152399/1) around the wharf should be. Provide a diagram with coordinates with the alternate zone boundaries.</p> <p>Provide written evidence that the Crown Land Services would support the application of the alternative zoning to the wharf area.</p> <p>Response due Friday 28 April 2023.</p>
Planning Authority 2	<p>Provide a map/diagram showing how the Flood- Prone Hazard Areas overlay would be amended.</p> <p>Clarify what areas of the Flood-Prone Hazards overlay are proposed to be removed, and what the threshold for the removal should be.</p> <p>Response due Friday 28 April 2023.</p>
Planning Authority 3	<p>Based on the advice from TasWater, provide a submission on how a minimum lot of 1000 m2 will decrease the timeframe taken for the sewerage treatment plant to be able to operate efficiently at Bellbuoy Beach (FR 183916/102).</p> <p>Provide a copy of the TasWater advice demonstrating how many dwellings are required (and whether these dwellings are permanent residents or holiday homes) to enable the sewerage treatment plant to function efficiently.</p> <p>Response due Friday 28 April 2023.</p>
Planning Authority 4	<p>Provide a copy of the Bellbuoy Beach Specific Area Plan.</p> <p>Response due Friday 28 April 2023.</p>
Planning authority 5	<p>For the land shown in the ‘area of interest’, provide a plan showing land that may be suitable for minor utilities or very low impact uses but which should be primarily used as a landscaped and vegetated environmental / scenic buffer between industrial and urban / residential uses.</p> <div style="text-align: right;">  <p>Area of interest : Title ref 154929/1</p> </div>

	<p><i>Response due Friday 28 April 2023</i></p>
Planning Authority 6	<p>Provide a statement on whether the General Industrial or the Port and Marine Zone would be more appropriate for land and water covered by the Crown lease agreement 46962</p> <p><i>Response due Friday 28 April 2023.</i></p>
GHD (Representation 19)	<p>Provide a statement on whether the General Industrial or the Port and Marine Zone would be more appropriate for the land and water covered by the Crown lease agreement 46962.</p> <p><i>Response due Friday 28 April 2023.</i></p>
Department of State Growth (Rep 22)	<p>Provide a statement on the significance of the mineral resources (sand) at:</p> <ul style="list-style-type: none"> • 177 Saltwater Road, Pipers Brook (FR 221927/1); • 95 Gees Marsh Road, Bellingham (FR 121822/2); and • 94 Gees Marsh Road, Bellingham (FR 121822/1). <p>Clarify whether the department has any input into the creation of conservation covenants, and whether the department is aware of any covenants that have been amended or revoked for sand mining activities.</p> <p><i>Response due Friday 28 April 2023.</i></p>
Department of State Growth (Rep 22)	<p>Provide a map/diagram or any other information such as title reference numbers that identify any changes proposed to the Utilities Zone applied to the State road casement.</p> <p><i>Response due Friday 28 April 2023.</i></p>
TasPorts (Representation 25)	<p>Provide a plan with coordinates showing:</p> <ul style="list-style-type: none"> • the suitable future maximum western extent of any port or associated wharf area; and • the maximum southern extent of any reclaimed land or associated works at the southern side of Point Effingham. <p>Please be aware that the Commission will:</p> <ul style="list-style-type: none"> • schedule a public hearing to discuss this and related matters • invite other interested parties to attend the hearing. <p><i>Other parties including the George Town Council, the Office of the Coordinator General and Bell Bay Aluminium have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.</i></p> <p><i>Response due Friday 28 April 2023.</i></p>
Office of the Coordinator-General (Rep 34)	<p>For the land shown in the 'area of interest' provide a plan showing:</p> <ul style="list-style-type: none"> • the future extent of land that is suitable for use and development for light industrial or general industrial land uses; and

	<ul style="list-style-type: none"> land that may be suitable for minor utilities or very low impact uses but which should be primarily used as a landscaped and vegetated environmental / scenic buffer between industrial and urban / residential uses. <p>Provide an outline of a combination of draft Zones, Particular Purpose Zones or Specific Area Plans that would be suitable to give effect to both future general / light industrial land uses and landscaping buffer.</p> <p>Provide a plan with coordinates showing:</p> <ul style="list-style-type: none"> the suitable future maximum western extent of any port or associated wharf area; and the maximum southern extent of any reclaimed land or associated works at the southern side of Point Effingham. <p>Please be aware that the Commission will:</p> <ul style="list-style-type: none"> schedule a public hearing to discuss this and related matters; and invite other interested parties to attend the hearing. <p><i>Other parties including the George Town Council, TasPorts and Bell Bay Aluminium have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.</i></p> <p>Response due Friday 28 April 2023.</p>
<p>6ty° Pty Ltd for Bell Bay Aluminium (Rep 36)</p>	<p>Please provide any information associated with your views on:</p> <ul style="list-style-type: none"> the future extent of general or light industrial land uses the future extent of landscaped / scent buffers <p>for land shown in the 'area of interest'.</p> <p>Please be aware that the Commission will:</p> <ul style="list-style-type: none"> schedule a public hearing to discuss this and related matters invite other interested parties to attend the hearing. <p><i>Other parties including the George Town Council, TasPorts and the Office of the Coordinator General have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.</i></p> <p>Response due Friday 28 April 2023.</p>



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Title ref 154929/1**



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