

TASMANIAN PLANNING COMMISSION

Our ref: DOC/19/57781
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23 May 2019

Mr Shane Wells
Development and Compliance Manager
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email: shane.wells@freycinet.tas.gov.au

Dear Mr Wells

Glamorgan Spring Bay Interim Planning Scheme 2015
Draft amendment AM 2018/07(a) and permit SA 2017/04, rezone CT 149641/2,
Rheben Road, Orford from Rural Resource to General Residential, and 91 lot subdivision
and
Draft amendment AM 2018/07(b), rezone CT 149641/1 and CT 117058/150,
Rheben Road, Orford from Rural Resource to General Residential

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 21 May 2019 which was adjourned.

The Commission gives the following directions:

1. The parties may make response submissions to Mr Wells' submission of 20 May 2019, noting that, at the hearing, the Commission indicated the following matters from the Southern Tasmania Regional Land Use Strategy 2010-2035 (the regional strategy) require further consideration:
 - (a) An understanding of the extent of the Orford township with reference to the regional strategy;
 - (b) Clarification of the number of dwellings existing at the declaration date (of the regional strategy); and
 - (c) Clarification of how many dwellings represent a 10 % increase in the number of potential dwellings.

Response submissions must be made to the Commission by close of business **Wednesday, 5 June 2019.**

2. Mr Wells, and Messrs Bridgeman and Barnes (represented by Ms Cowen) are directed to jointly submit amended permit conditions giving consideration to the following matters raised at the hearing:
 - (a) An amendment to the preliminary part of the permit to reflect the sections of the *Land Use Planning and Approvals Act 1993* and the *Local Government (Building and Miscellaneous Provisions) Act 1993* that the permit is being issued under;

- (b) Clarification of whether the trees can be removed to improve sight distances as referred to in the Traffic Impact Assessment, and if so, an amended permit condition (Condition 4);
- (c) Re-draft Condition 7 to reflect the language on the subdivision plans and make reference to the requirements of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. A suggested condition is as follows:

The land shown on the proposal plans as 'POS' comprising an area of 17,762m² must be shown on the final plans as Public Open Space and transferred to the Glamorgan Spring Bay Council upon registration of the sealed plan for Stage 2.

- (d) Redraft Condition 8 to reflect the language of the subdivision plans, and to be consistent with redrafted Condition 7. A suggested condition is as follows:

Land noted as 'ROAD', and land shown as footways (or similar) must be transferred to the Glamorgan Spring Bay Council upon registration of the sealed plan for the relevant stage.

- (e) Redraft Condition 17 to include specific reference to those trees to be removed for sight distances (if required by Condition 4);
- (f) Review the conditions for road construction and clarify the treatments for kerb and channel, and pavements, to be consistent with recent subdivisions in Orford, such as Nautilus Drive.
- (g) Redraft condition 19(e) to review the requirements for public open space and to provide a particular direction on the removal and remediation of the dam; and the retention of the trees in the northern part of the site (either by detailed description or a figure).

A submission providing revised permit conditions is to be made to the Commission by close of business on by **Wednesday, 5 June 2019**. In the event that conditions are not jointly agreed, separate submissions are to be made by the same date.

3. Any parties may then make response submissions (including to the further submission by Mr and Mrs Ibbott, dated 14 May 2019), to the Commission by close of business on **Wednesday, 12 June 2019**.

All submissions 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 with accessing Dropbox. The Commission keeps electronic records and does not require hard copy documents.

All submissions will be made available on the iplan website at <https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=864>.

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

The Commission intends to reconvene the hearing at 10 am on Tuesday 18 June 2019 and will give separate notice accordingly.

If you require further information please contact Claire Armstrong, Planning Adviser, on 6165 6831.

Yours sincerely



Marietta Wong
Delegate (Chair)