

TASMANIAN PLANNING COMMISSION

Our ref: DOC/22/139228
Officer: Lauren O'Brien
Phone: 03 6165 6828
Email: tpc@planning.tas.gov.au

21 December 2022

Mr Tom O'Connor
Senior Planning and Assessment Officer
Tasmania Fire Service

By email: tom.oconnor@fire.tas.gov.au

Dear Mr O'Connor

**West Tamar Local Provisions Schedule
Draft amendment 02/22
Rezone various lots from Environmental Management**

Following a directions hearing on draft amendment 02/2022 the Commission has written to the planning authority requiring information on a range of matters.

This includes information on an amendment at York Town that includes land that has been mapped as a bushfire-prone area and which is proposed to be zoned Landscape Conservation.

Details of the land included in these amendments can be found on the [Commission's website](#)¹.

To assist that Commission in its consideration of this matter and to ensure the planning authority is aware of information that related to these elements of the proposed amendment your advice on this matter is sought.

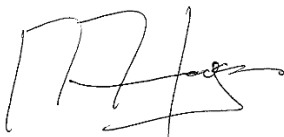
Specifically the Commission would appreciate your general advice on:

- the level of potential bushfire hazard based on the existing landscape conditions of the local area surrounding the northern section of York Town;
- the potential spatial extent of vegetation clearance that is likely to be required for a single dwelling on currently vacant land at York Town between Aldridge Street and Bowen Road; and
- the suitability of Aldridge Street to provide access for firefighters and residents during a bushfire event.

It would be appreciated if you can provide this advice to the Commission and the planning authority by **9 March 2022**.

If you require further information please contact Lauren O'Brien, Planning Adviser, on 6165 6828.

Yours sincerely



Michael Hogan
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-wta-amd-02-22>