

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/30510
Officer: Tim Robins
Phone: 6165 6825
Email: tpc@planning.tas.gov.au

14 March 2024

Mr Simon Overland
General Manager
Burnie City Council
PO Box 973
BURNIE TAS 7320

Attention: Sally Pearce

By email: burnie@burnie.tas.gov.au
planning@burnie.tas.gov.au
spearce@burnie.tas.gov.au

Dear Mr Overland

**Tasmanian Planning Scheme - Burnie
Draft amendment 2023-2 and permit DA 2023-106
Massy-Greene Drive, South Burnie**

I am writing to confirm that a hearing into draft amendment 2023-2 and permit DA 2023-106 is required. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone land from Open Space to General Industrial.

The application for a planning permit establishes a Storage use.

A preliminary consideration of the draft amendment by the Commission has identified issues that require clarification.

The Commission gives the following directions to the planning authority:

1. It is noted that draft permit DA 2023/106 granted by the planning authority is to establish a storage 'use' only on the subject site.

The planning authority is requested to provide a submission that:
 - clarifies why the draft permit is for 'use' only, given that the conditions of the draft permit foreshadow development on the subject site; and
 - clarifies the operation of the site including the hours of operation, anticipated truck movements, timber storage heights and methods and the storage of machinery and portable facilities on the site; and
 - considers whether, in the planning authority's view, the permit should include conditions to ensure fire safety and control air emissions (including dust) from the site onto nearby land.
2. It is noted that the planning authority has assessed the proposed storage 'use' as exempt from the Landslip Hazard Code in accordance with clause C15.4.1(a) of the planning scheme.

The planning authority is requested to provide a submission clarifying how the permit is exempt from the Landslip Hazard Code, given that the conditions of the draft permit foreshadow development on the subject land.

The Commission gives the following directions to the applicant:

3. The applicant is requested to provide the planning authority and the Commission with a site plan indicating the contours and proposed layout of the site including all storage areas, internal access arrangements, structures and any works required for site preparation and maintenance.
4. The applicant is requested to provide the planning authority and the Commission with a plan that indicates the location of car parking and any other associated facilities located on the subject site or any adjacent site.

The Commission requests that this information be provided by **28 March 2024**.

While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than seven days before the hearing.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

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

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Tim Robins, Planning Adviser, on 6165 6825.

Yours sincerely



Paul West
Delegate (Chair)

cc: representors

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-bur-2023-2>