

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/92245
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12 August 2026

Ms Vanessa Adams
Chief Executive Officer
Waratah Wynyard Council

Mr Allan Brooks
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Tasmanian Planning Scheme - Waratah Wynyard Draft amendment PSA 1-2024 and permit SD 2191

I refer to the above amendment and to a hearing held at the Waratah Wynyard Council Chambers on 5 August 2026 which was adjourned.

The Commission is considering both the amendment and the application for a permit that relates to the amendment in accordance with the *Land Use Planning and Approvals Act 1993* and has not determined either of these matters.

It was identified at the hearing that further information was required to determine the application and consequently the Commission is interested in seeking advice from the parties on these matters.

To that end the Commission gives the following directions:

1. Tasmanian Planning Policies

The planning authority and the applicant are to provide a coordinated joint submission demonstrating how the proposal satisfies the Tasmanian Planning Policies (TPPs), identifying the specific TPP strategies considered relevant to the amendment.

Note: In the event that the parties are unable to agree, individual submissions may be provided.

2. Cultural Heritage

The planning authority is to confirm whether a cultural heritage assessment was undertaken for the recent Golf Links Road footpath works. If so, the planning authority is to advise whether any artefacts or cultural heritage values were identified as requiring consideration or management.

3. Hazard Code Reporting

- a) The planning authority is to provide a submission on whether technical reports are required to accompany the application in order to demonstrate compliance with the standards for subdivision under the Coastal Erosion Hazard, Coastal Inundation Hazard and Flood-Prone Areas Hazard codes of the State Planning Provisions.
- b) Should the planning authority conclude that the above reports are required to demonstrate that the respective Performance Criteria are met, the planning authority is to provide:
 - i. a copy of the relevant report(s)
 - ii. an assessment against the relevant performance criteria, and
 - iii. any associated recommendations and advice on whether specific permit conditions are necessary.

4. Geoton Assessment

The applicant is to provide a revised version of, or an addendum to, the Geotechnical Investigation, Karst Assessment and Landslide Risk Assessment (10 July 2025), outlining any changes to recommendations arising from the updated subdivision configuration, specifically for Lots 11 and 12, including any recommended changes to permit conditions of the amended permit tendered at the hearing.

Submissions are requested to be provided by close of business on **2 September 2026**.

The submissions will be posted to the Commission's website and other parties will have a 14-day period to provide response submissions if they choose to. A separate correspondence will be sent to parties when this occurs.

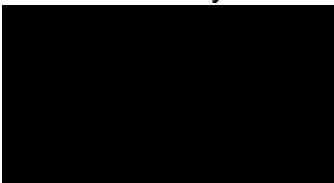
I note, in relation to direction 4, the planning authority may wish to advise whether changes or additions to planning permit conditions are necessary in light of Geoton's updated assessment, particularly in relation to permit condition 31 of the amended permit tendered at the hearing concerning a Part 5 Agreement.

All submissions are to be made by email to tpc@planning.tas.gov.au.

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 6824.

Yours sincerely



Dan Ford
Delegate (Chair)

cc: applicant and representors