

From: [REDACTED]
To: [TPC Enquiry](#)
Cc: [REDACTED]
Subject: Response to Directions - Waratah-Wynyard - draft amendment PSA 2-2025 and permit DA 184-2025 - Commission letter to Planning Authority - 12 August 2026
Date: Tuesday, 1 September 2026 3:56:24 PM
Attachments: [Waratah-Wynyard - draft amendment PSA 2-2025 and permit DA 184-2025 - Commission letter to Planning Authority - confirmation of directions given at a hearing - 12 August 2026.pdf](#)
[George Street TPP Assessment.pdf](#)
[George Street - Draft Permit Conditions.pdf](#)

Good afternoon,

Please find attached response to the Commission's Directions, in relation to draft Planning Scheme Amendment/Development for 5-7 George Street Wynyard (PSA 2/2025 & DA 184/2025).

Please don't hesitate to contact Town Planning on 6443 8305 if any enquiries regarding this matter.

Kind regards,

Joanna Potter

Administrative Officer (Town Planning)

Waratah-Wynyard Council

21 Saunders Street (PO Box 168)

Wynyard, TAS, 7325

P: 03 6443 8344

E: [REDACTED]



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From: TPC Enquiry <tpc@planning.tas.gov.au>

Sent: Wednesday, 12 August 2026 3:06 PM

To: Council <council@warwyn.tas.gov.au>; Jasmin Briggs [REDACTED]; Gary Neil [REDACTED]

Subject: Waratah-Wynyard - draft amendment PSA 2-2025 and permit DA 184-2025 - Commission letter to Planning Authority - confirmation of directions given at a hearing - 12 August 2026

Good afternoon,

Please find attached correspondence regarding the above draft amendment.

Kind regards

TASMANIAN PLANNING COMMISSION

Level 3 144 Macquarie Street Hobart TAS 7000

GPO Box 1691 Hobart TAS 7001

03 6165 6828

www.planning.tas.gov.au

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Tasmanian Planning Policies

Applicable Tasmanian Planning Policies themes relevant to the draft amendment are as follows-

1.0 - Settlement	
1.1 - Growth	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Not applicable as the proposal is for infill development within the town boundary. The proposal is not for residential use and does not involve land currently used/identified/proposed for residential development.
Strategies	Not applicable as the proposal is for infill development within the town boundary. The proposal is not for residential use and does not involve land currently used/identified/proposed for residential development.
1.2 - Liveability	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Achieves the Objective to improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.
Strategies	Achieves the Strategies by: • provides for a key community facility which supports employment opportunities and working families and which is in close proximity to residential areas and established transport networks, including public bus stops.
1.3 - Social infrastructure	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Achieves the Objective to support the provision of adequate, accessible and inclusive social infrastructure to promote the health, education, safety and wellbeing of the

	community.
Strategies	Achieves the Strategies by: • facilitating the provision of social infrastructure to support working population. • infill development of a key community facility on an already serviced site which is co-located with other educational services and accessible from residential areas.
1.4 - Settlement types	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Not applicable as Wynyard is not a settlement with particular characteristics or values such as a coastal settlement with fluctuating population, rural town or village, or inner-city area.
Strategies	Not applicable as Wynyard is not a settlement with particular characteristics or values such as a coastal settlement with fluctuating population, rural town or village, or inner-city area.
1.5 - Housing	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Not applicable as the proposal is not for residential use and does not involve land currently used/identified/proposed for residential development.
Strategies	Not applicable as the proposal is not for residential use and does not involve land currently used/identified/proposed for residential development.
1.6 - Design	
Application	Applicable as the site is an open space.
Objective	Achieves the Objective to create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

Strategies	Achieves the Strategies by: - retaining majority of vegetation on the site and including an offset area south of the site with additional planting to enhance natural values. Does not achieve some of the Strategies by: - Converting Open Space zoned land to Community Purpose, noting that the site while identified as a green belt on town grant chart is not formally open to the public – being previously owned by the Department of Education.
1.7 - Development contributions	
Application	Applicable as the site is within the Wynyard town boundary.
Objective	Achieves the Objective to support equitable sharing of costs between developers and the wider community.
Strategies	Achieves the Strategies by: Requiring a contribution to be paid for connecting into existing reticulated services.
2.0 - Environmental Values	
2.1 - Biodiversity	
Application	Applicable statewide.
Objective	Achieves the Objective to contribute to the protection and conservation of Tasmania's biodiversity.
Strategies	Achieves the Strategies by: - priority vegetation overlay is applicable to the site however the scale of clearance is limited relative to overall extent of priority vegetation on the site. - the child care centre has been designed for nature based play within tree removal minimised and existing trees incorporated into the play area design. - building development is primarily located on the eastern side of the block, in the clearest area and clear of the waterway overlay in order to avoid impacts on biodiversity values.

2.2 - Waterways, wetlands and estuaries	
Application	Applicable statewide.
Objective	Achieves the Objective to protect and improves the quality of Tasmania's waterways, wetlands and estuaries.
Strategies	Achieves the Strategies by: • protecting the waterway and coastal protection area identified on the site. Land pertaining to the waterway and coastal protection area will remain free of development and will be fenced from access. • development avoids stormwater entering the water as it will be discharged into a reticulated system.
2.3 - Geodiversity	
Application	Applicable statewide.
Objective	Not applicable as the site does not contain high conservation value geodiversity.
Strategies	Not applicable as the site does not contain high conservation value geodiversity.
2.4 – Landscape values	
Application	Applicable statewide.
Objective	Not applicable as the site does not contain any significant cultural, ecological, geological landscapes, scenic area or scenic corridors.
Strategies	Not applicable as the site does not contain any significant cultural, ecological, geological landscapes, scenic area or scenic corridors.
2.5 – Coasts	
Application	Applicable as the site is within 1km inland from the high-water mark.
Objective	Achieves the Objective to promote the protection, conservation and management of natural coastal values.

Strategies	Achieves the Strategies by: the proposed site is inland, separated from the coast by approximately 400m, with land between comprising established residential development and council administrated reserved land. There will be no impact on coastal processes.
3.0 - Environmental Hazards	
3.1 – Bushfire	
Application	Applicable statewide.
Objective	Not applicable as the site is not identified as being exposed to risk of bushfire.
Strategies	Not applicable as the site is not identified as being exposed to risk of bushfire.
3.2 – Landslip	
Application	Applicable statewide.
Objective	Not applicable as the site is not identified as being exposed to risk of landslip.
Strategies	Not applicable as the site is not identified as being exposed to risk of landslip.
3.3 – Flooding	
Application	Applicable statewide.
Objective	Not applicable as the site is not identified as being exposed to risk of flooding.
Strategies	Not applicable as the site is not identified as being exposed to risk of flooding.
3.4 – Coastal hazards	
Application	Applicable as the site is within 1km inland from the high-water mark.
Objective	Achieves the Objective to minimise the risks associated with coastal erosion and coastal inundation caused by climate

	change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning to reduce the harm to human life, property and infrastructure.
Strategies	Achieves the Strategies by: the site is not mapped as land that is vulnerable to either coastal inundation or coastal erosion.
3.5 – Contaminated air and land	
Application	Applicable statewide.
Objective	Not applicable as there have not been any potentially contaminating activities on the site.
Strategies	Not applicable as there have not been any potentially contaminating activities on the site.
4.0 - Sustainable Economic Development	
4.1 – Agriculture	
Application	Applicable statewide.
Objective	Not applicable as it does not include agricultural activities or land used/suited for agriculture.
Strategies	Not applicable as it does not include agricultural activities or land used/suited for agriculture.
4.2 – Timber production	
Application	Applicable statewide.
Objective	Not applicable as it does not include timber production or land used/suited for timber production.
Strategies	Not applicable as it does not include timber production or land used/suited for timber production.
4.3 – Extractive industry	
Application	Applicable statewide.
Objective	Not applicable as it does not include extractive industry or

	land used/suited for extractive industry.
Strategies	Not applicable as it does not include extractive industry or land used/suited for extractive industry.
4.4 – Tourism	
Application	Applicable statewide.
Objective	Not applicable as there is no impact on the State’s tourism industry.
Strategies	Not applicable as there is no impact on the State’s tourism industry.
4.5 – Renewable energy	
Application	Applicable statewide.
Objective	Not applicable as there is no impact on land strategically identified for future renewable energy use.
Strategies	Not applicable as there is no impact on land strategically identified for future renewable energy use.
4.6 – Industry	
Application	Applicable statewide.
Objective	Not applicable as there is no impact on the State’s industrial land supply.
Strategies	Not applicable as there is no impact on the State’s industrial land supply.
4.7 – Business and commercial	
Application	Applicable statewide.
Objective	Achieves the Objective to promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State’s economy.
Strategies	Achieves the Strategies by: the proposal co-locates a child care centre with other

	established educational facilities and provides for an increase in capacity, employing more staff and supporting families in their work capacity.
4.8 – Innovation and research	
Application	Applicable statewide.
Objective	Not applicable as there is no involvement with land used/suited for innovation and research.
Strategies	Not applicable as there is no involvement with land used/suited for innovation and research.
5.0 - Physical Infrastructure	
5.1 – Provision of services	
Application	Applicable statewide.
Objective	Achieves the Objective to promote the efficient, effective, sustainable and safe delivery of services.
Strategies	Achieves the Strategies by: the proposal is for infill development which promotes efficient use of existing infrastructure including road networks, reticulated sewer & stormwater, and water supply.
5.2 – Energy infrastructure	
Application	Applicable statewide.
Objective	Not applicable as there is no impact on electricity infrastructure.
Strategies	Not applicable as there is no impact on electricity infrastructure.
5.3 – Roads	
Application	Applicable statewide.
Objective	Not applicable as it does not include any new road.
Strategies	Not applicable as it does not include any new road.

5.4 – Passenger transport modes	
Application	Applicable statewide.
Objective	Achieves the Objective to support a safe, reliable efficient and accessible passenger transport system.
Strategies	Achieves the Strategies by: the proposal makes use of existing public transport networks (together with existing school bus routes) and is conveniently located in relation to Wynyard's residential areas and established education precinct.
5.5 – Ports and strategic transport networks	
Application	Applicable statewide.
Objective	Not applicable as there is no impact on the freight system.
Strategies	Not applicable as there is no impact on the freight system.
6.0 – Cultural Heritage	
6.1 – Aboriginal cultural heritage	
Application	Applicable statewide.
Objective	Not applicable as the site has not been identified as having any significance for Aboriginal Heritage.
Strategies	Not applicable as the site has not been identified as having any significance for Aboriginal Heritage.
6.2 – Historic cultural heritage	
Application	Applicable statewide.
Objective	Not applicable as it does not include any places listed on State, National and world heritage registers.
Strategies	Not applicable as it does not include any places listed on State, National and world heritage registers.
7.0 – Planning Processes	

7.1 – Public Engagement	
Application	Applicable statewide.
Objective	Achieves the Objective to improve and promote public engagement processes to provide for the community's needs, expectations and values to be identified and considered in land use planning.
Strategies	Achieves the Strategies by: • the application process promotes public engagement through the statutory public exhibition process. • the application process promotes public engagement through any subsequent hearing to be held through the statutory process.
7.2 – Strategic Planning	
Application	Applicable statewide.
Objective	Achieves the Objective to encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.
Strategies	Achieves the Strategies by: • the planning scheme amendment process supports the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood. • The planning scheme amendment process supports the use of scientific-based evidence to make decisions

Prepared by:



Jasmin Briggs

Town Planner – Waratah Wynyard Council

Permit Number	DA 184/2025
Applicant Name	Waratah-Wynyard Council
Property Number	PID 9495708
Property Address	5 – 7 GEORGE STREET WYNYARD

Pursuant to a decision of Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Waratah-Wynyard* grant approval for a Child Care Centre at 5 – 7 George Street, WYNYARD subject to the following conditions: -

PART A CONDITIONS:

- (1) The development is to be generally in accordance with the application as submitted and endorsed plans as listed:
 - a. Proposal plans with Project Number: 2420 and Drawing Numbers: A01-00, A01-01, A01-02, A02-01, A02-02, A04-00, A05-00, A05-01, A05-02, A07-00 as prepared by Licht Architecture and dated 9 October 2025.
 - b. recommendations contained in the Traffic Impact Assessment Version 3 as prepared by K Midson of Midson Traffic Pty Ltd and dated 27 October 2025.
- (2) Landscaping is to be generally in accordance with Landscape Concept and Landscaping treatments as prepared by Play St. and submitted with the application.
- (3) Prior to commencing any works, a revised landscaping, rehabilitation and offset plan prepared for the area of the site south of the unnamed watercourse to the George Street frontage is to be submitted Council and be approved by the Director Infrastructure & Development Services. The plan is to identify existing vegetation to be retained, nature of weed management, vegetation to be removed and any new vegetation to be planted. The plan must give regard to the Natural Values Reports as listed:
 - a. Amended Natural Values Report Version 3 as prepared by J Lyall of Natural Environment Services Tas and dated 30 May 2025.
 - b. Updated Natural Values Report Version 3 as prepared by J Lyall of Natural Environment Services Tas and dated 7 November 2025.
- (4) Hours of operation for the child care centre are to be between 7:00am – 6:30pm, Monday to Friday. 'Hours of operation' refers to the hours the child care centre is open to the public or conducting activities related child care. It does not include routine activities normally associated with opening and closing, or office and

administrative tasks.

- (5) The childcare centre is to have a maximum capacity of 173 children, inclusive of both long day care and outside school hours care, and associated full time equivalent (FTE) staff required to meet centre-based ratio requirements under the National Quality Framework (NQF).
- (6) A fence is to be constructed along the common boundary between the subject site and the adjoining property to the west, from the frontage to the southern end of the carpark. The fence is to have a height of 1.8m, excluding fencing within 4.5m of the frontage which is to taper down to a height of 1.2m.
- (7) A native vegetation buffer is to be established on the eastern side of the western boundary fence, from the northern edge of the carparking area and running along the western boundary for a minimum length of 13m. Species chosen must provide a vegetation buffer with a mature height of 2.0m and are to be planted a maximum of 2.5m apart.
- (8) External lighting, excluding security lighting, must not be operated between 9:00pm – 6:00am. Security must be baffled so that direct light does not extend into the adjoining property to the west.
- (9) Commercial vehicle movements and the unloading and loading of commercial vehicles for a use must be within the hours of 7:00am - 6:00pm Monday to Friday; and 9:00am - 5:00pm on Saturdays, Sundays and public holidays.
- (10) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network in accordance with the *Urban Drainage Act 2013*.
- (11) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer. In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (12) A new suitably sized kerb crossover is to be constructed on the eastern and western side of the development site in accordance with TIA By Midson Traffic Pty Ltd 5-7 George Street, Wynyard Traffic Impact Assessment October 2025, Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveway, TSD-R16-v3 Concrete kerbs and Channels Vehicular Crossings and the conditions in a "Activity in Road Reservation Permit".
- (13) A new reinforced concrete driveway slab is to be constructed on the eastern and western side of the development site in accordance with TIA By Midson Traffic Pty Ltd 5-7 George Street, Wynyard Traffic Impact Assessment October 2025, between the kerb crossover and the property boundary in accordance with Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveways and the conditions in a "Activity in Road Reservation Permit".
- (14) All new vehicular accesses are to be in accordance with TIA By Midson Traffic Pty Ltd 5-7 George Street, Wynyard Traffic Impact Assessment October 2025, Tasmanian Standard Drawing TSD-RF01-v3, Guide to Intersection and Domestic Access Sight Distance Requirements and be approved by the Director Infrastructure & Development Services.

- (15) Prior to commencing any works, a revised traffic plan, including vehicle parking spaces and associated driveways and turning areas, designed in accordance with TIA By Midson Traffic Pty Ltd 5-7 George Street, Wynyard Traffic Impact Assessment October 2025, AS 2890.1 is to be submitted to Council and be approved by the Director Infrastructure & Development Services. The revised plans is also to include:
- a. Provision for eight (8) bicycle paring spaces.
 - b. Annotations for parking spaces to clearly show the overall number of bays provided, disabled parking spaces and any bays intended for short term/drop-off parking.
 - c. One way traffic circulation for all vehicles (entering east and exiting west).
- (16) Off street car parking and hardstand areas are to be surfaced in an all weather material such as concrete, asphalt or bitumen spray seal. All stormwater runoff from the car parking and hardstand areas is to be collected onsite and directed to a stormwater system designed to cater for a 5% AEP rainfall event and discharged to a legal point of discharge to the reasonable requirements of the Director Infrastructure & Development Services or their delegate.
- (17) During construction, loading and un-loading of vehicles is to be confined to within the boundaries of the property.

PART B CONDITIONS:

- (1) The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to *section 56Q* of the *Water and Sewerage Industry Act 2008*, reference TWDA 2025/01432-WWC (attached).

Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application DA 184/2025. Any variation requires an application for further planning approval of Council.
- The development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.