

TASMANIAN PLANNING COMMISSION

Our ref: DOC/19/68679
Officer: Claire Armstrong
Phone: 6165 6831
Email: tpc@planning.tas.gov.au

19 June 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, Rheban 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, Rheban 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 18 June 2019.

The Commission directs the planning authority to provide the following information by close of business on **26 June 2019**:

1. For all the land in the vicinity of Holkham Court within a residential zone:
 - (a) A plan showing the lots that have been rezoned since the regional strategy was declared, and the potential number of dwellings facilitated by the rezoning - in paragraph 1.8 in your submission of 20 May 2019, it was indicated that this was in the order of 150.
 - (b) If there are constraints to further development of this area, evidence and detail of those constraints including for stormwater, water supply, sewerage infrastructure and any off site impacts (such as an engineering report or advice).
2. Confirmation that Table 1 on page 8 of Mr Wells' submission of 20 May 2019 applies to Orford, and that the calculations relate to land within a residential zone.

Any response submissions are to be provided to the Commission and other parties by close of business on **3 July 2019**.

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.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marietta Wong', written in a cursive style.

Marietta Wong
Delegate (Chair)