
From: [REDACTED]
Sent: Monday, 30 March 2026 10:14 PM
To: Council
Subject: Response to Planning Scheme Amendment/Subdivision PSA 1/2024 & SD2191
Attachments: Golf Links Road Proposal Response_from A and R Arnold_260330.pdf

To Chief Executive Officer,

Please refer to the attached letter as our response/representation against the Planning Scheme Amendment/Subdivision No PSA 1/2024 & SD2191 (advertised on the council website) proposing the rezoning of land at Golf Links Road Wynyard (CT 1489232/2) from Agriculture to Low Density Residential & 14 lot Subdivision.

We would appreciate a reply to acknowledge the receipt of our response.

Kind Regards,

Andrew and Rachel Arnold

[REDACTED], Wynyard

A.T and R.E Arnold

Wynyard

30th March 2026

Chief Executive Officer
Waratah Wynyard Council
PO Box 168, Wynyard, 7325

Dear Chief Executive Officer,

**RE: Planning Scheme Amendment/Subdivision No PSA 1/2024 & SD2191 at Golf Links Road
WYNYARD (CT 148923/2)**

We would like to present our response regarding the proposal advertised on the Waratah-Wynyard council website for Planning Scheme Amendment/Subdivision No PSA 1/2024 & SD2191 at Golf Links Road WYNYARD (CT 148923/2) – Rezone land at Golf Links Road Wynyard (CT 148923/2) from Agriculture to Low Density Residential & 14 lot Subdivision.

In summary, we oppose the proposal. Our position towards the proposal is to keep Golf Links Road as it is currently, as Agriculture.

Since February 2021, with the release of the Draft Liveable Waratah-Wynyard Settlement Strategy (Strategy); during the Draft Waratah-Wynyard Local Provisions Schedule (LPS) in May 2022; and more recently, in June 2025, our representation towards the Outline Development Plan for which we had both for and against views and are still awaiting on receiving responses to our enquiries in that representation; we are of the same view for this Golf Links Road area to protect it as it stands now. Once gone, it is gone forever.

Reviewing the proposal and supporting documentation, our main topics of concern are listed below. Each are described in detail following.

1. Inconsistency of lot numbers and types in proposal and supporting documents
2. Losing 4.7 ha Agriculture zoned land
3. Not supported by Adopted Waratah-Wynyard Settlement Strategy, July 2021
4. Environmental impact on the Inglis River
5. Hydrology assessment
6. Potential Karst Landscape
7. Traffic Impact
8. Control of any future development to align with “good hillside practices”

1. Inconsistency of lot numbers and types in proposal and supporting documents

There is an inconsistency within the proposal itself and the supporting documents/reports making us confused as to what is really proposed for the subdivision/lot plan!

From this initial part of the planning process, it is concerning that this detail has not been picked up by the applicant over the years it has been worked on for (since 2021). It also does not provide confidence to us in the respective detail and recommendations required for this proposed site to be followed. A list of the inconsistencies found are listed below:

- The proposal states a 14 lot subdivision
- Original PDA report, July 2023, (reviewed 3 times in 2025) states 12 residential lots
- Pinion Advisory report – July 2021: Appendix A, Figure 12 shows a 30 lot plan
- Bushfire report – 12 lots – has updated PDA lot plan. 10 lots have dwellings.
- Traffic Impact Assessment – 10 lots

With more lots shown in the plan of the Pinion advisory report, it also raises concerns that if this 10 or 12 or 14 lot? subdivision is approved, we believe the owners will want to request a change of zoning again to accommodate these 30 lots, as this was their initial design and it seems to be their never-ending desire to develop as many lots as they can, as we highlighted in our response (Figure 1) to the Outline Development Plan for River Road, submitted 21st July 2025.

2. Losing 4.7 ha Agriculture zoned land

The Environmental theme as outlined in the Council's strategic plan and included on page 10 of the Waratah Wynyard LPS Supporting Report, is included in Table 1 below.

Table 1 – Environment Theme from Waratah Wynyard Corporate Strategic Plan (2017-2027) as mentioned in the Draft Waratah-Wynyard Local Provisions Schedule

Theme	Goal	Comment
Environment	Waratah-Wynyard will be an environment where green meets blue; where natural beauty and heritage values are appreciated and managed through best practice. The natural environment will be shared and enhanced through sustainable development.	A large component of developing the LPS has been identifying land which is eligible for additional protection through re-zoning to a more suitable zone, or in some cases a zone in which natural assets can be considered to a greater extent. This also involved the identification of land which is to be protected for the primary use of Agriculture.

We believe that keeping the focus area as Agriculture meets the goal of the Environment theme.

Being so close to the township of Wynyard, this area is important to remain as agricultural land and be preserved and sustainable for the Wynyard area in the future.

The PDA Report, July 2023, states that the subdivision *“would be a more sustainable and effective utilisation of the site.”* There is nothing more sustainable than agriculture land for a community. The current owners do not utilise, and haven't done so for many years, but that doesn't mean it doesn't have value. It is under agistment for minimal grazing cattle and hay and is connected to the land opposite on Table Cape Road. Its current use is Agriculture, and it supports other agricultural land identified as Agriculture as part of the Tasmania Planning Scheme to the north of the focus area. Refer to Figure 1. Lot 2 Golf Links Road is in the area of the yellow circle.

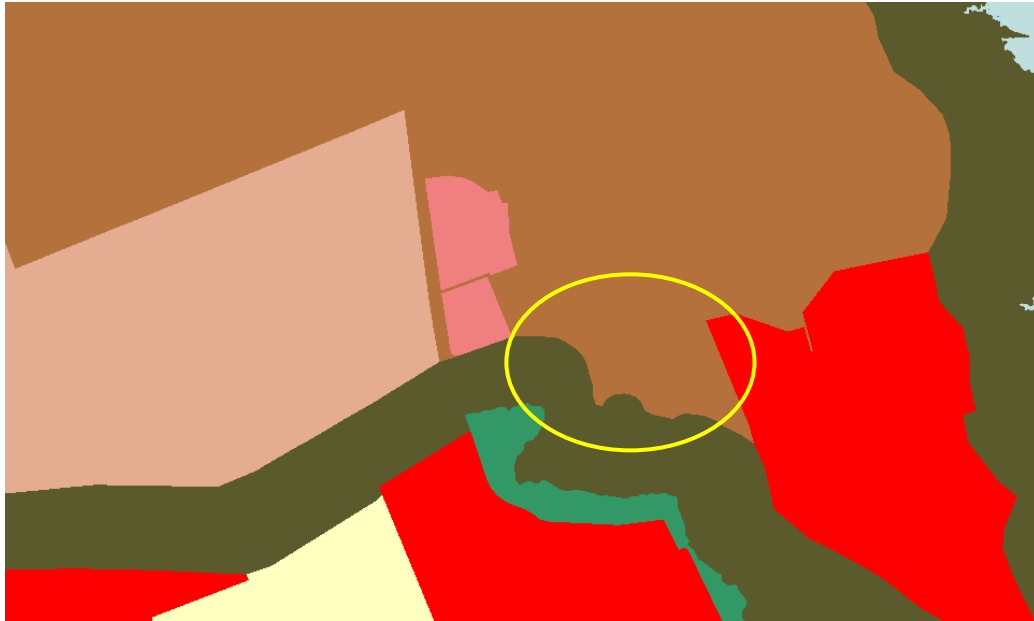


Figure 1 LISTMap Zoning – Agriculture for Lot 2 Golf Links Road (yellow circle is approximate location of focus area)

The Liveable Waratah-Wynyard Settlement Strategy, adopted by Council 17 May, 2021, states its *“future direction for development that enables each part of our towns and villages to contribute to the wellbeing of the community”*.

Figure 3.1 from the Strategy is the conceptual model of the strategy vision for towns and villages of the municipality. It is presented again in Figure 2 below.

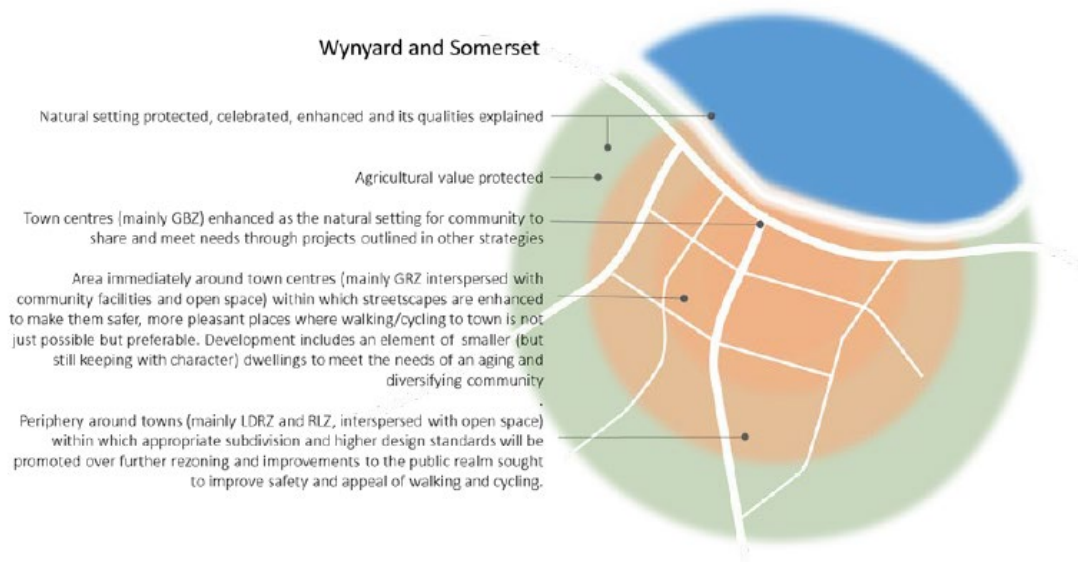


Figure 2 Conceptual model of the strategy vision (From Liveable Waratah-Wynyard Settlement Strategy, Adopted July 2021)

Essentially, the agricultural value is to be protected.

Another excerpt from the Strategy, on page 79 is presented in Figure 3 below.

The Cradle Coast Regional Land Use Strategy also noted that urban development has incrementally intruded onto the margins of agricultural land around the major centres. An opportunistic pattern of rural lifestyle development has fractured intactness of the agricultural land estate by utilising its many small titles as house lots. In the Cradle Coast area some 30,000 ha or 10% of land significant for agriculture (including the majority of prime cropping land) is estimated as potentially constrained by non-agricultural use (Norton 2010).

These factors create an imperative to plan for a compact and sustainable pattern of settlement and avoidance of remote outlying housing development. The strategy also adds that although settlements occupy less than 0.5% of the land within the region, their impact covers a much larger area and the process of human settlement has a disproportionate impact on the health and security of land as a resource.

Figure 3 Excerpt from Liveable Waratah-Wynyard Settlement Strategy

The Low Density Residential Lots to the North (access off Table Cape Road – of which Council originally did not approve and was over-ruled by State) of Lot 2 Golf Links Road has been developed – an example of the excerpt statement in Figure 3 and that further development will restrict and intrude on the margins of agricultural land surrounding Lot 2 and these Low Density Residential lots.

3. Not supported by Adopted Waratah-Wynyard Settlement Strategy, July 2021

Throughout the development of the Waratah-Wynyard Settlement Strategy, River Road was the first recommendation for the Growth front which the Outline Development Plan has now been developed for (late 2025). Refer to Figure 4 which is a copy of Figure 3.12, page 92 of the Strategy.

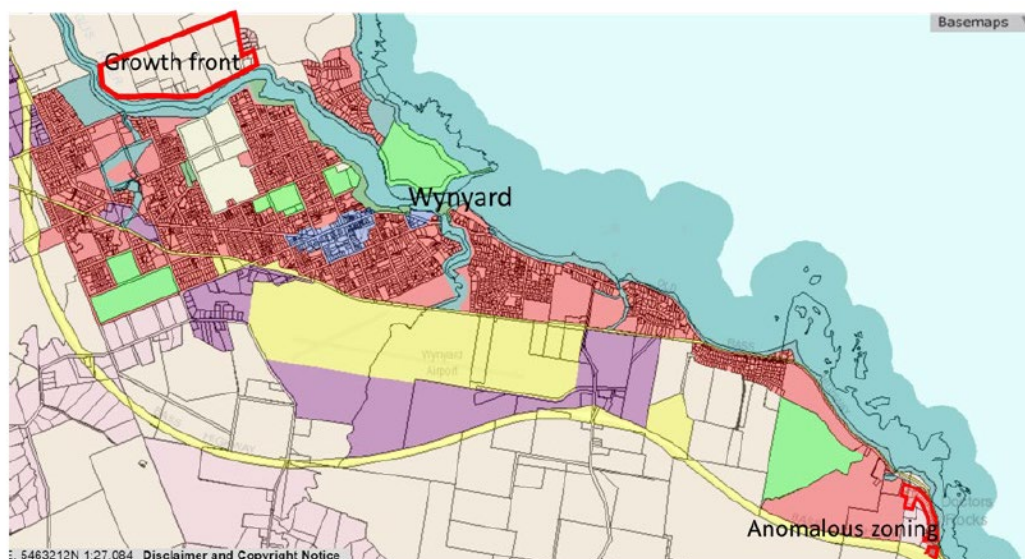


Figure 4 River Road identified as Growth front for Liveable Waratah-Wynyard Settlement Strategy

The 2023 PDA report states that *“the land has been considered as part of the strategic plan for the Waratah Wynyard municipality. Whilst the site wasn’t considered the primary site to expand, this was due to the site being considered with the title to the North. The site is ranked as high or higher than the preferred site outside of the landslip hazard and most of the landslip is contained within the northern title.”*

This area was not recommended by the Settlement Strategy; in fact, it was the 7th out of 8 potential areas for the growth front of Wynyard. In fact, it is undesirable.

The 8 candidate sites, all identified as owners wanting to develop for years, which were considered for rezoning undertook assessment on 7 different characteristics, as shown in Figure 5 which is originally Figure 3.14, page 103, from the Liveable Waratah-Wynyard Settlement Strategy.

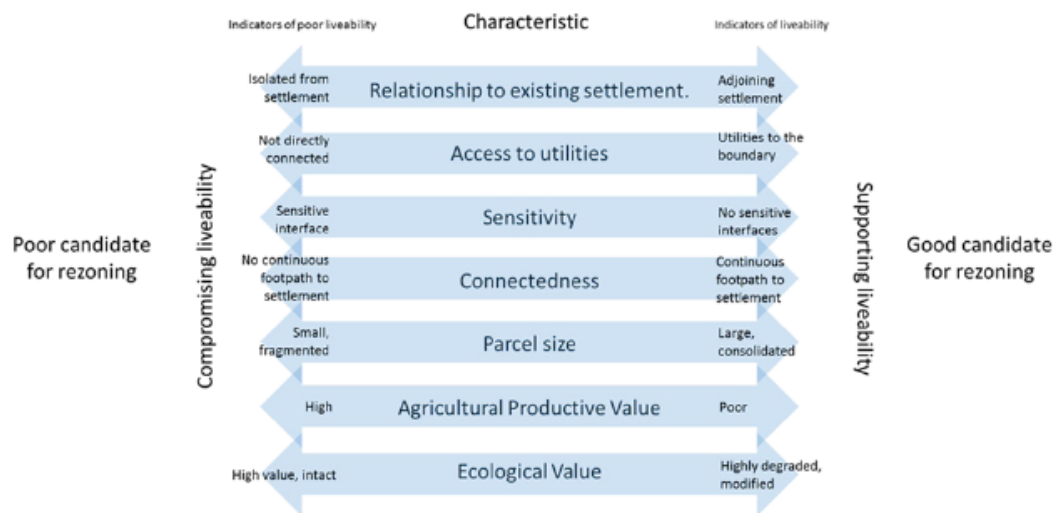


Figure 3.14 Site characteristics that determine the appropriateness of candidate sites for rezoning

Figure 5 Site Characteristics of candidate sites for rezoning (from Liveable Waratah-Wynyard Settlement Strategy)

The focus area of this proposal, Lot 2, was labelled as River Road East in the investigation. A summary of the candidate sites is shown in Figure 6 (from Appendix 5 of the Liveable Waratah-Wynyard Settlement Strategy)

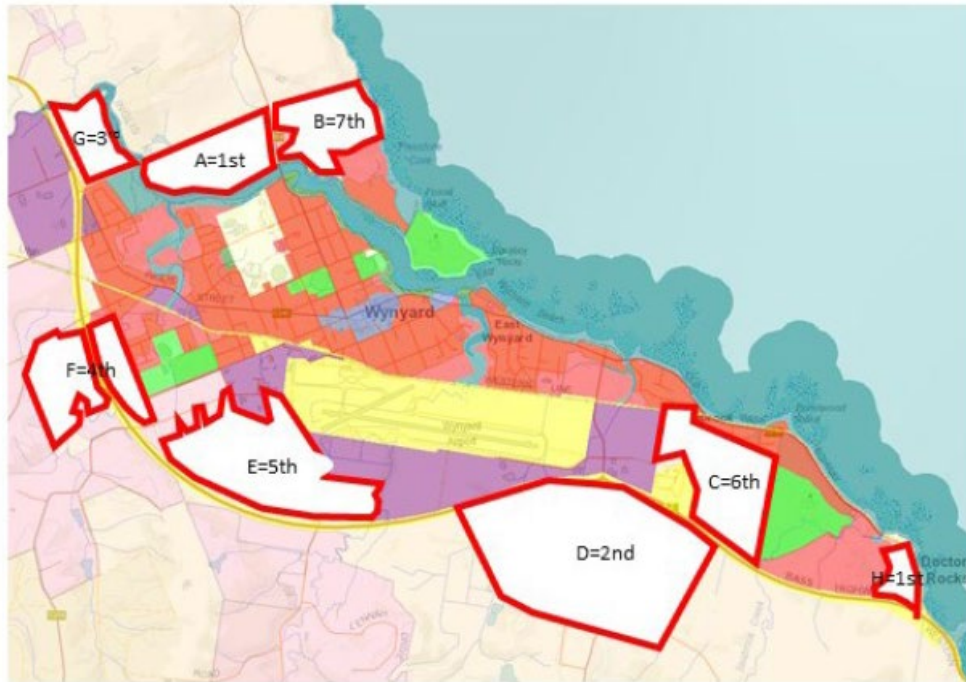


Figure 6 Candidate Sites ranking after investigation

Further commentary on Lot 2 is also mentioned in the Strategy on page 110 as shown in Figure 7. Essentially, sites are not approaching exhaustion with the River Road area only just having the Outline Development Plan late last year and have not reached capacity to meet projected demand. This proposed site, Lot 2, is not required to be rezoned as River Road is not approaching exhaustion and no unexpected issue has interrupted or threatens to interrupt supply.

Commentary on alternative sites raised in consultation Dec 20-Feb 21

Two further sites have been identified by proponents as having particular merit for rezoning. These are land at Golf Links Road Table Cape and at lot 1 and lot 2, 237 Old Bass Highway Doctors Rocks, (proposed for GRZ and LDRZ respectively by their proponents). These sites had previously been excluded from the shortlist considered in this Strategy because of site issues particularly though not exclusively relating to drainage. The proponents both stated these problems have been addressed. However, these claims are based on evidence that Council was not aware of and interpretations of that evidence that Council has not tested as it is required to do. Furthermore, although the case for rezoning may indeed have merit with these issues addressed, the case for these sites are not as strong as the sites identified in recommendation 1 and as the sites in this recommendation have the capacity to meet projected demand there is no immediate need to rezone more land from a community perspective.

Consequently, the proponents are invited to undertake the investigations necessary to establish if their sites are suitable for development and their sites may then be considered in a revised list when;

the sites outlined in this recommendation are approaching exhaustion or;

an unexpected issue interrupts supply or threatens to interrupt supply.

Figure 7 Commentary on alternative sites from page 110, Liveable Waratah-Wynyard Settlement Strategy

4. Environmental impact on the Inglis River

We are concerned regarding the impact any development may have on the Inglis River. We would like to receive a copy of the full environmental assessment of the area once it has been finalised.

This is the same request with respect to the Outline Development Plan for River Road of which we are still awaiting information.

5. Hydrology assessment

As per the environmental impact assessment on the Inglis River, we would like to receive a report/information on the impact to drainage of the Golf Links Road area, for both the unnamed creek and catchment area as well as the impact to groundwater.

Groundwater was measured at 1.10 m and 1.80 m below ground level during drilling of BH09 as outlined in the Geoton Geotechnical Investigation report.

The closest groundwater bore, 41755, is located approximately 400 m to the north of the focus area and reported a standing water level (SWL) of 5 m. This bore, constructed in September 2016 is now capped. Refer to Figure 8 from LISTMap.

Like our own property, we have a near surface creek in the wetter months of the year and based on the intersection of groundwater both in BH09 and bore 41755, there is shallow groundwater in this area, and we request a detailed hydrology assessment should be conducted in this area.

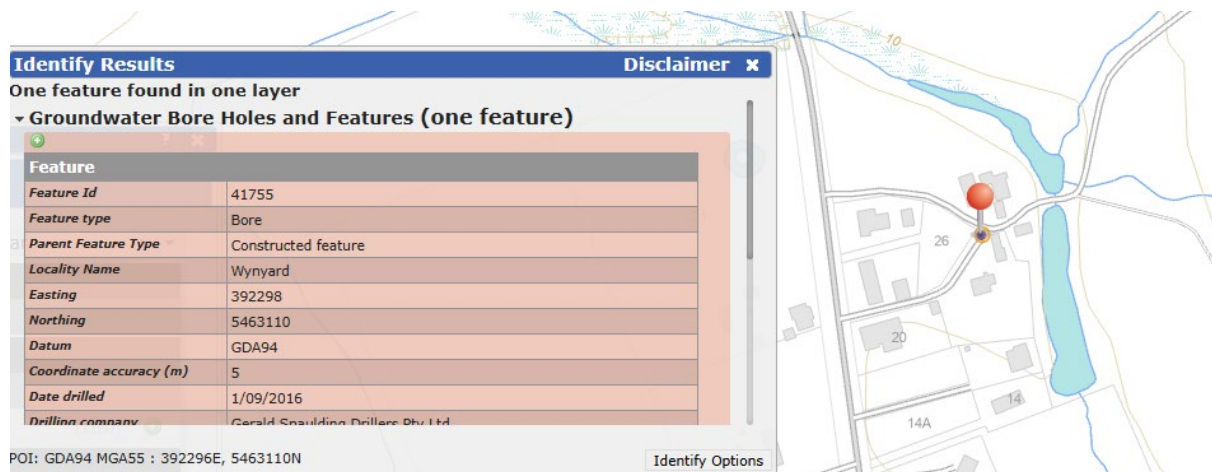


Figure 8 Location of Groundwater Bore 41755, 400 m North of focus area of Lot 2, Golf Links Road

6. Potential Karst Landscape

The focus area is identified to be a potential karst landscape as shown in Figure 9 and 10, extracts from LISTMap of the regional geology of Marine limestone and medium category of KT naturalness respectively.

Boreholes, augered, completed during Geoton's geotechnical investigation of the area intersected limestone and terminated in residual soil. The maximum hole depth was to 5.4 m. Deeper investigation sites and / or underground surveys are required to fully understand the karst potential of this area. Not enough has been done to rule out the presence of karsts and we request that this assessment is conducted for this area.

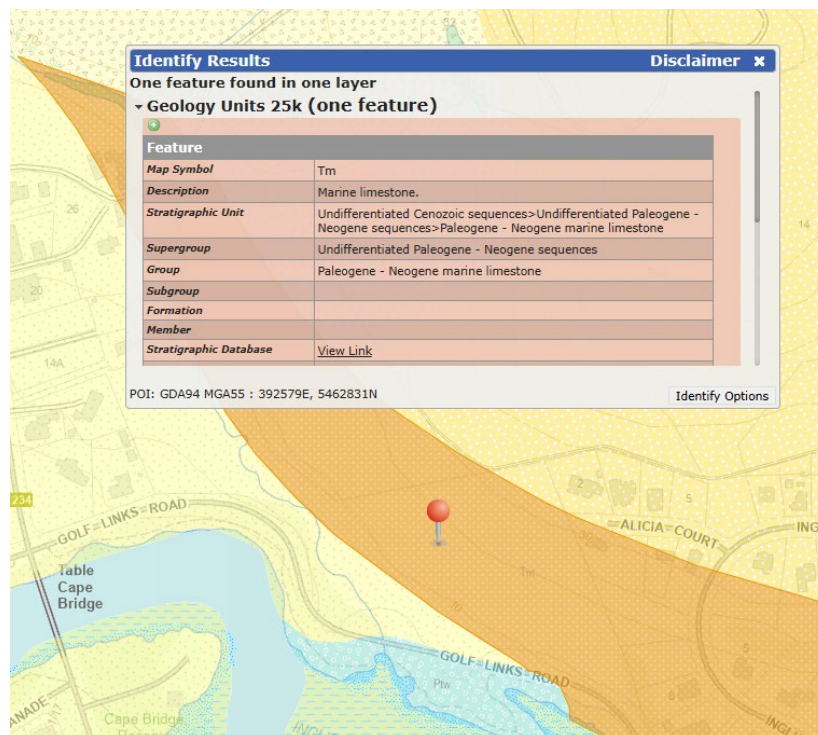


Figure 9 Regional Geology 25K from LISTMap indicating marine limestone.

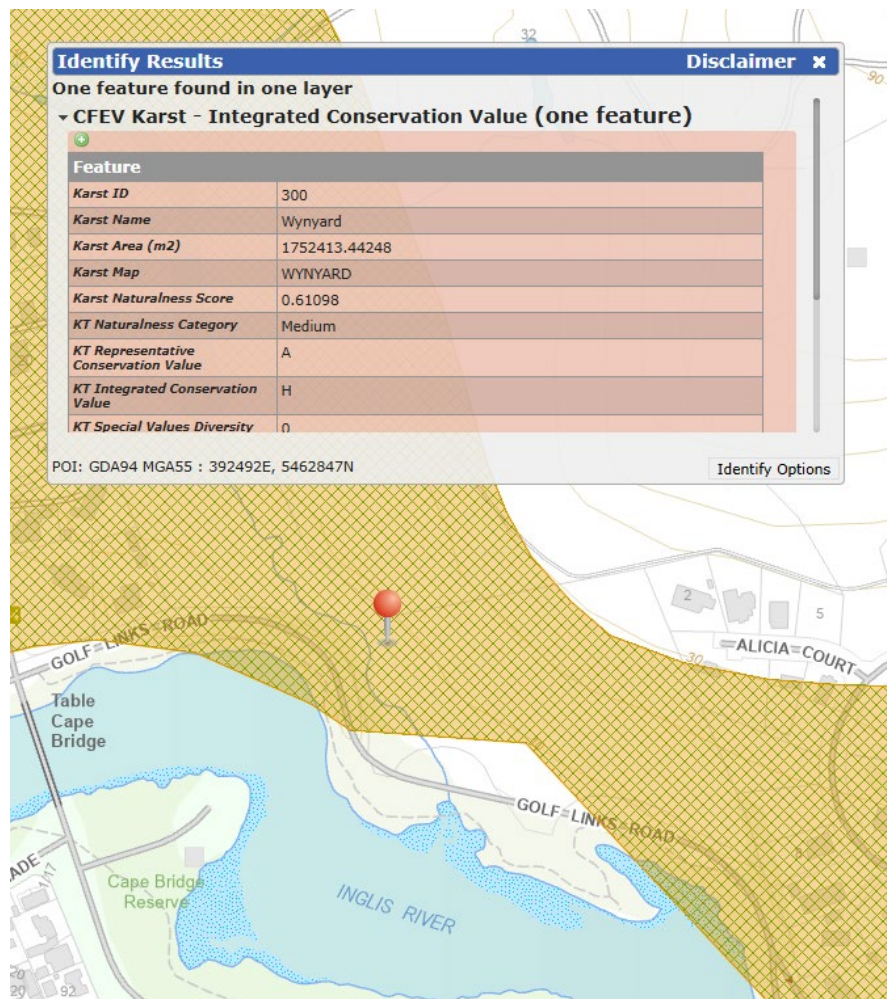


Figure 10 Karst ID from LISTMap

7. Traffic Impact

The traffic impact assessment conducted by Traffic & Civil Services included a traffic count data from 2023, in the middle of winter (13th and 14th July) and during school holidays. We can confirm this by the photos in the report of our oak trees having no leaves and the 'growth' state of the plants in our front yard compared to now.

However, the peak hours used of 8 to 8:30 am (Friday) and 16:30 to 16:55 do not 'match' the main movements of the residents of the surrounding areas at the Table Cape/Golf Links Road intersection. In fact, these times are more dormant/quieter than the assessment.

Living on this intersection, we can attest that traffic has increased since July 2023 and that there are higher levels of heavy haulage traffic. More residents are driving due to their stage of life i.e. more elderly at Fossil Bluff, patron age of the Wynyard Golf Club and busy families running their children to school/activities etc. There are less 'walkability' and bicycle examples in the nearby surrounding areas of this intersection than 3-5 years ago.

A near miss also occurs about once every 3 months on this intersection – they are not officially recorded, and we do not record the event ourselves, but the frequency of hearing screeching tyres (and not from the local hoons) at this intersection is increasing.

With the development of the new footpath opposite the access ways on Golf Links Road, how is this now impacted on the road use and alignment.

We suggest an updated assessment be undertaken.

8. Control of any future development to align with “good hillside practices”

With multiple references in the supporting documents to the focus area being in a landslide hazard band (low with moderate shallow slide and flow susceptibility source), and shown again in Figure 11, we really can't understand, no matter what engineering design is done to build dwellings on this land, as to why this area would even be considered for development and the known risk that this imposes on this area. It was only nearly 10 years ago on 6th June 2016 that landslides occurred further to the north as well as the failure of parts of Golf Links Road around the mouth of the unnamed creek into the Inglis River.

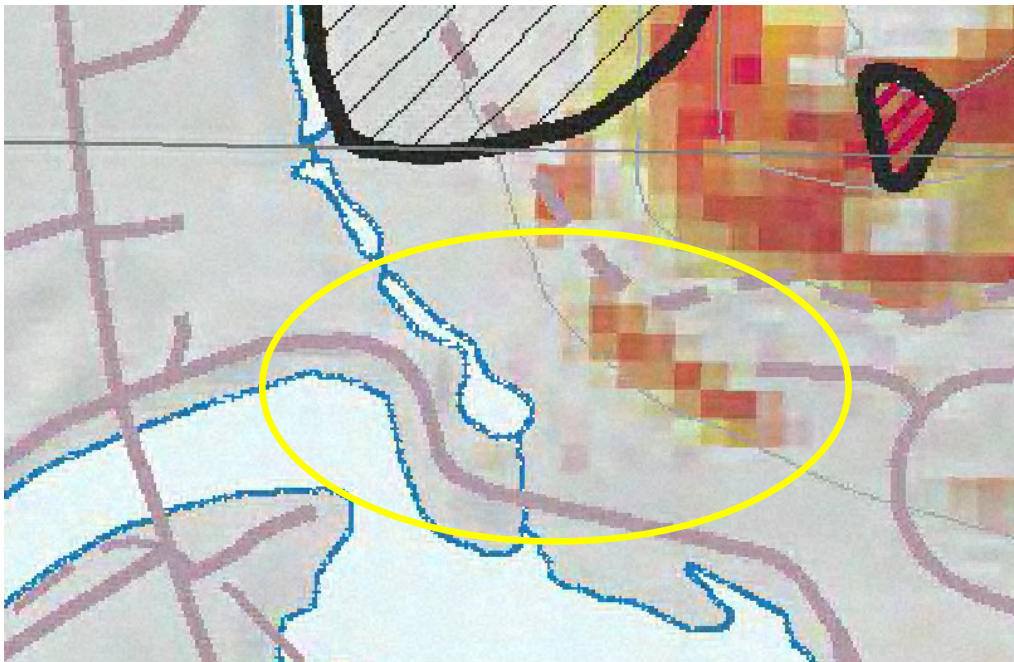


Figure 11 Deep seated slide susceptibility of Lot 2 Golf Links Road, from LISTMap. Focus area is in yellow circle area.

How does the Council ensure that any development that is applied for in this area will adhere to the engineering recommendations considering recent dwellings in the surrounding areas have not been constructed to suit the ground conditions, specifically Table Cape Road and upper levels of Fossil Bluff?

We request to receive some further information on how Council will ensure the “good hillside practices” are adopted and adhered to for this area.

We appreciate you taking the time to read and consider our response in relation to the proposed subdivision of Lot 2 Golf Links Road.

We would appreciate feedback and answers to our queries / concerns raised and provide adequate time to reply to further processes / matters concerning this area.

Yours faithfully,

Andrew and Rachel Arnold

, Wynyard