

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/141229  
Officer: Louise Blyth  
Phone: 03 6165 6818  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

1 December 2023

Mr Greg Ingham  
General Manager  
Glamorgan Spring Bay Council  
9 Melbourne Street  
TRIABUNNA TAS 7190

Attention: Mr Mick Purves

By email: [admin@freycinet.tas.gov.au](mailto:admin@freycinet.tas.gov.au)  
[mick.purves@freycinet.tas.gov.au](mailto:mick.purves@freycinet.tas.gov.au)

Dear Mr Ingram,

**Glamorgan Spring Bay Local Provisions Schedule  
Draft amendment AM2023-01 and permit SA 2022-046  
155 Rheban Road, Orford**

I am writing to confirm that draft amendment AM2023-01 and permit SA 2022-046 has been received by the Commission. A hearing into the draft amendment and permit will be scheduled once the Commission has received the information outlined in this letter.

Information on the hearing will be provided by separate letter.

A preliminary review of the information provided has identified issues that require clarification as follows:

- A. The planning authority is directed to provide a written submission addressing the following:
1. In accordance with Section 40T(6) of the Act, is the consent of Council (as land owner) required for the application to be lodged and has this been provided. Additionally, is the planning authority satisfied that all necessary owner's consents have been provided.
  2. A report in accordance with section 40K of the Act particularly addressing sub sections (2) and (3).
  3. Whether the attenuation distances for the Orford Sewage Treatment Plant referred to in the:
    - Odour Assessment by Environmental Dynamics (Project ED5190, reissued 15 July 2018); and
    - Review of Environmental Impacts at Orford Sewage Treatment Plant by SEAM Environmental (August 2022);are in accordance with the requirements of the Attenuation Code.
  4. Clarification of matters raised in item number 2 of Decision 200/23 of Council's meeting minutes of 26 September 2023 (page 26) in the context of relevant planning scheme provisions and clarification as to whether the planning authority

has considered flooding risk and assessment against the Flood-Prone Areas Hazard Code.

5. Clarification of matters raised in item number 3 of Decision 200/23 of Council's meeting minutes of 26 September 2023 (page 26), which includes the following statement "(with discrepancies existing between the proposal and TasWater's published data) and water supply capacity".
- B. Additionally copies of the following are required to be provided:
1. A copy of the Council planning officer report (40T) which was the basis for the decision to certify the draft amendment at the Council meeting on 28 April 2023 and the Minutes of the meeting.
  2. A copy of the approved permit in word and PDF versions and clarification of the correct permit number associated with the draft amendment.
  3. A copy of the planning authority's assessment of the proposal against clause C9.5.2 P1 - Sensitive use within an attenuation area of the Attenuation Code.
  4. A copy of the planning authority's assessment of the proposal against clause C9.6.1 A1/P1 - Lot design of the Attenuation Code.
  5. A copy of the referral of the proposal, including the North Barker Bushfire Report and Hazard Management Plan dated 3/11/2022, to the Tasmania Fire Service (TFS) and a copy of the TFS response to the planning authority. If no such referral has been made, the planning authority is directed to refer the report to TFS and to provide TFS's response to the Commission.
  6. A copy of the latest version of the Triabunna/Orford Structure Plan including any addendums.
  7. A copy of the latest version of the licence for the sewage treatment plant at 108 Rheban Road, Orford.

The Commission requires all the above to be provided by **31 January 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.

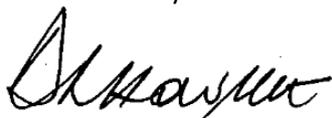
Submissions must be made by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Once received, the submissions referred to above will be made available under the [relevant assessment](#)<sup>1</sup> on the Commission's website.

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 Louise Blyth, Planning Adviser, on 03 6165 6818.

Yours sincerely



Roger Howlett  
**Delegate (Chair)**

cc: representors  
applicant

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<sup>1</sup> <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-GSB-AM-2023-01>