

Attachment A – Directions Schedule for Kentish Draft LPS hearing

The Tasmanian Planning Commission (the Commission) directs that the parties listed below be prepared to address the identified matters by the date specified.

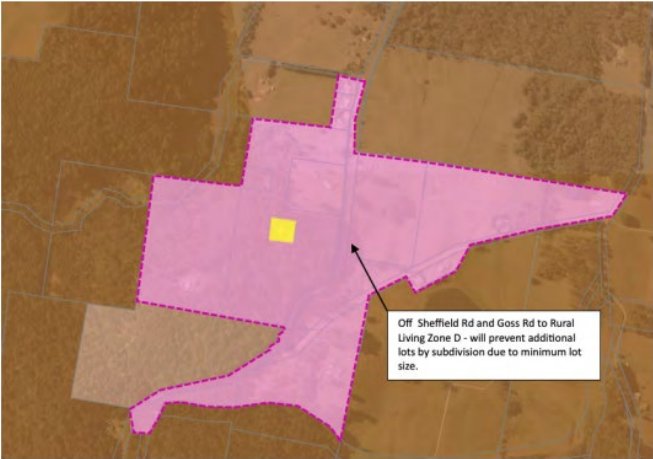
Submissions to the Commission are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance with alternative arrangements.

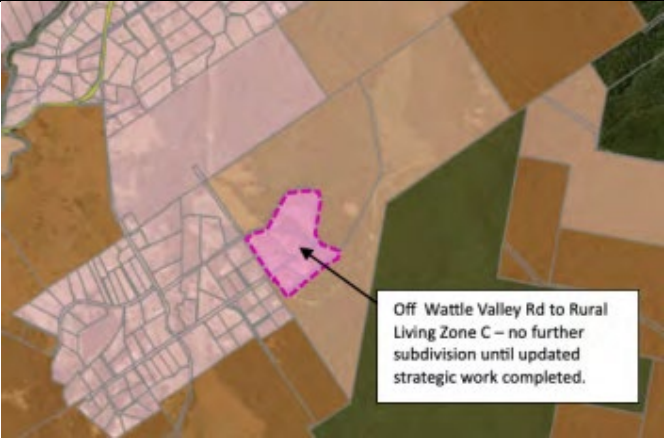
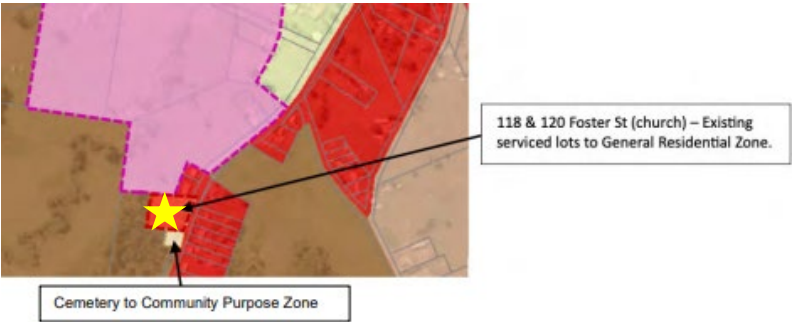
The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the Commission's website at www.planning.tas.gov.au. Please note that submissions will be published in full, without redaction.

Name	Direction
Planning Authority Direction 1	<p>The Planning Authority is requested to provide the following information in relation to the proposed revision of zoning of land in Railton to the Rural Living Zone, as recommended in the section 35F report response to Representations 1, 11, 37, 53 and 55:</p> <ul style="list-style-type: none">• further details as to how the proposed revised zone is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies, including any open space strategies supporting use of the Open Space Zone;• any supply and demand analyses which support inclusion of additional land within the Rural Living Zone in the area;• advice in relation to the inclusion of 64 Sykes Lane, Railton (FR 238727/1) within the Rural Living Zone given the RMCG report, forming part of the section 35 response, suggests the land may have agricultural potential;• further details as to how the proposed site-specific qualification meets section 32(4);• mapping of the area proposed for inclusion in the Rural Living Zone; and• evidence of landowner support for the recommended zone revision to the Rural Living Zone (if the landowner has not otherwise indicated support through a representation). <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 2	<p>The Planning Authority is requested to provide the following information in relation to the proposed revision of zoning of land in Lorinna to the Rural Living Zone, as recommended in the section 35F report response to Representation 5:</p> <ul style="list-style-type: none">• further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies, including any open space strategies supporting use of the Open Space Zone;

	<ul style="list-style-type: none"> • any supply and demand analyses which support inclusion of additional land within the Rural Living Zone; • further details as to how the proposed site-specific qualification meets section 32(4); • mapping of the areas proposed for inclusion in the Rural Living Zone; and • evidence of landowner support for the recommended zone revision to the Rural Living Zone (if the landowner has not otherwise indicated support through a representation). <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 3	<p>The Planning Authority is requested to provide the following information in relation to the proposed revision of zoning of land in Acacia Hills/South Spreyton to the Rural Living Zone, as recommended in the section 35F report response to Representations 23, 29, 33, 35, 39, 40 and 41:</p> <ul style="list-style-type: none"> • further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies; • any supply and demand analyses which support inclusion of additional land within the Rural Living Zone; • advice in relation to the inclusion of 496 Sheffield Road, Acacia Hills (FR 26641/1) within the Rural Living Zone given the RMCG report, forming part of the section 35 response, suggests the land may have agricultural potential; • further details as to how the proposed site-specific qualification meets section 32(4); • mapping of the areas proposed for inclusion in the Rural Living Zone; and • evidence of landowner support for the recommended zone change to the Rural Living Zone (if the landowner has not otherwise indicated support through a representation). <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 4	<p>The Planning Authority is requested to provide the following information in relation to the proposed revision of zoning of land in Nook to the Rural Living Zone, as recommended in the section 35F report response to Representation 36:</p> <ul style="list-style-type: none"> • further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies;

	<ul style="list-style-type: none"> • any supply and demand analyses which support inclusion of additional land within the Rural Living Zone; • mapping of the areas proposed for inclusion in the Rural Living Zone, including advice on whether 135 Marshall Road, Nook (FR 122715/11) ought to be included within the Rural Living Zone; and • evidence of landowner support for the recommended zone change to Rural Living Zone (if the landowner has not otherwise indicated support through a representation). <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 5	<p>The Planning Authority is requested to provide the following information in relation to land south-west of Railton as shown in Figure 1 below and as referenced in Appendix 1 of the section 35F report:</p> <ul style="list-style-type: none"> • advice as to whether the Planning Authority is proposing to revise the zoning of land in Figure 1 from the Rural Zone to the Rural Living Zone D; • if the land is recommended to be revised to the Rural Living Zone, provision of the following: <ul style="list-style-type: none"> ○ further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies; ○ any supply and demand analyses which support inclusion of additional land within the Rural Living Zone; ○ mapping of the area proposed for inclusion in the Rural Living Zone; ○ evidence of landowner support for the recommended zone change to Rural Living Zone; and ○ clarification as to what section of LUPAA this recommendation is made, if not directly relating to a representation. <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p>

	 <p><i>Figure 1 – Image taken from Appendix 1 of the section 35F report showing an area to the south-west of Railton and labelled as “Inset Map 3 – Sheffield Rd and Goss Rd” on page 311 of 963.</i></p> <p>Response due Friday, 5 April 2024</p>
<p>Planning Authority Direction 6</p>	<p>The Planning Authority is requested to provide the following information in relation to land in south Acacia Hills as shown in Figure 2 below and as referenced in Appendix 1 of the section 35F report:</p> <ul style="list-style-type: none"> • advice as to whether the Planning Authority is proposing to revise the zoning of land in Figure 2 from the Rural Zone to the Rural Living Zone C; • if the land is recommended to be revised to the Rural Living Zone, provision of the following: <ul style="list-style-type: none"> ○ further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies; ○ any supply and demand analyses which support inclusion of additional land within the Rural Living Zone; ○ mapping of the area proposed for inclusion in the Rural Living Zone; ○ evidence of landowner support for the recommended zone change to Rural Living Zone; and ○ clarification as to what section of LUPAA this recommendation is made, if not directly relating to a representation. <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p>

	 <p><i>Figure 2 – Image taken from Appendix 1 of the section 35F report showing an area in south Acacia Hills on page 313 of 963.</i></p> <p>Response due Friday, 5 April 2024</p>
<p>Planning Authority Direction 7</p>	<p>The Planning Authority is requested to provide the following information in relation to land at 118 to 122 Foster Street, Railton, as shown in Figure 3 below and as referenced in Appendix 1 of the section 35F report:</p> <ul style="list-style-type: none"> • advice as to whether the Planning Authority is proposing to revise the zoning of land as shown in Figure 3; • evidence of landowner support for the recommended zone change to the General Residential Zone (folios of the Register 162012/2 and 162012/3) and the Community Purpose Zone (folio of the Register 162012/4); and • clarification as to what section of LUPAA this recommendation is made, if not directly relating to a representation. <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p>  <p><i>Figure 3 – Image taken from Appendix 1 of the section 35F report 118-122 Foster Street, Railton on page 310 of 963. The yellow star indicates the approximate location of the land referred to in this direction.</i></p> <p>Response due Friday, 5 April 2024</p>
<p>Planning Authority Direction 8</p>	<p>The Planning Authority is requested to provide the following information in relation to land in Railton as shown in Figure 4 below and as referenced in Appendix 1 of the section 35F report:</p>

- advice as to whether the Planning Authority is proposing to revise the zoning of land in Figure 4 from the Rural Zone to the Rural Living Zone, specifically folios of the Register 231438/1 (split with the Open Space Zone), 42538/1, 100717/1 (split with the General Residential Zone), 234523/1, 64115/1, 64115/2, 231453/1 and 100717/2 (split with the General Residential Zone);
- if the land is recommended to be revised to the Rural Living Zone, provision of the following:
 - advice on which sub-zone will apply (i.e. A, B, C or D);
 - further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies;
 - any supply and demand analyses which support inclusion of additional land within the Rural Living Zone;
 - mapping of the area proposed for inclusion in the Rural Living Zone;
 - evidence of landowner support for the recommended zone change to Rural Living Zone; and
 - clarification as to what section of LUPAA this recommendation is made, if not directly relating to a representation.

Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.

Inset Map 2 - Railton Rd and Southern Area

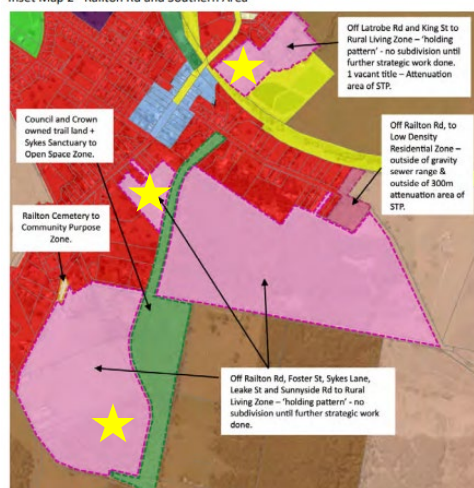


Figure 4 – Image taken from Appendix 1 of the section 35F report and labelled “Inset Map 2 – Railton Rd and Southern Area” on page 309 of 963. The yellow stars indicate the approximate location of the land referred to in this direction.

Response due Friday, 5 April 2024

Planning Authority
Direction 9

The Planning Authority is requested to provide the following information in relation to land in north Railton as shown in Figure 5 below and as referenced in Appendix 1 of the section 35F report:

- advice as to whether the Planning Authority is proposing to revise the zoning of land in Figure 5 from the Rural Zone to the Rural Living Zone, specifically folios of the Register 228638/1, 215740/1 (split with General Residential Zone), 215741/1 (split with the General Residential Zone), 215739/1 (split with the General Residential Zone) and 221707/1 (split with the General Residential Zone);
- if the land is recommended to be revised to the Rural Living Zone, provision of the following:
 - advice on which sub-zone will apply (i.e. A, B, C or D);
 - further details as to how the proposed zone revision is consistent with the regional land use strategy, Guideline No. 1 and any endorsed local strategies;
 - any supply and demand analyses which support inclusion of additional land within the Rural Living Zone;
 - mapping of the area proposed for inclusion in the Rural Living Zone;
 - evidence of landowner support for the recommended zone change to Rural Living Zone; and
 - clarification as to what section of LUPAA this recommendation is made, if not directly relating to a representation.

Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.

Inset Map 1 - Native Rock Rd and Shepherds Rd

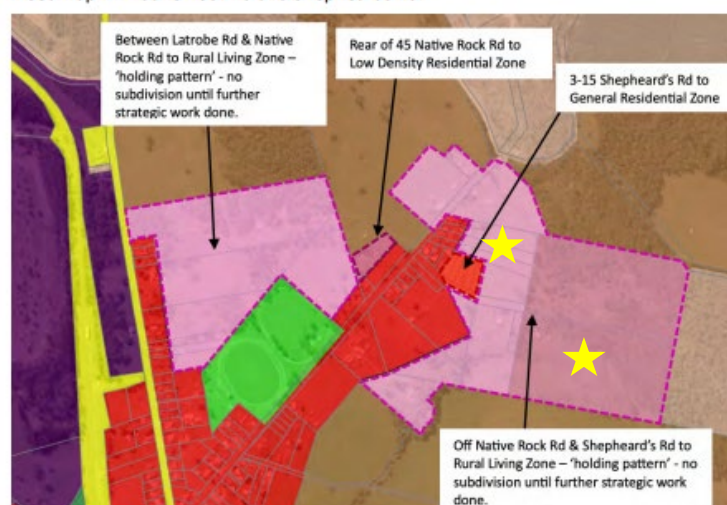


Figure 5 – Image taken from Appendix 1 of the section 35F report and labelled "Inset Map 1 – Native Rock Rd and Shepherds Rd" on page 309

	<p>of 963. The yellow stars indicate the approximate location of the land referred to in this direction.</p> <p>Response due Friday, 5 April 2024</p>
Planning Authority Direction 10	<p>The Planning Authority is requested to provide a copy of the concept plan referred to in Representation 12 made by the Treloar Group.</p> <p>Response due Friday, 5 April 2024</p>
Planning Authority Direction 11	<p>In relation to Representations 21, 30, 31, 32 and 34, the Planning Authority is to provide a copy of the TasNetworks easement advice referred to in the section 35F report.</p> <p>Response due Friday, 5 April 2024</p>
Planning Authority Direction 12	<p>In relation to Representation 26, made by Jiri Lev, and the section 35F response, the Planning Authority is requested to provide the following information:</p> <ul style="list-style-type: none"> • a copy of the agricultural assessment referred to in the representation; • confirmation as to whether the section 35F recommendation to apply the Rural Zone, refers only to 171 Williams Road, Wilmot (FR 50846/1) or extends to those other properties referred to in the representation (i.e. PIDs 9706530, 7832862, 7146694, 7130588 and 7446830); • if the section 35F recommendation refers to multiple properties in addition to 171 Williams Road, Wilmot, the planning authority is to: <ul style="list-style-type: none"> ○ provide mapping of the area proposed for inclusion in the Rural Zone; and ○ evidence of landowner support for the recommended zone change (if the landowner has not otherwise indicated support through a representation); and • mapping showing application of the Priority Vegetation Area overlay to that land proposed to be revised from the Agriculture Zone to the Rural Zone. <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p>Response due Friday, 5 April 2024</p>
Planning Authority Direction 13	<p>The Planning Authority is requested to provide the following information in relation to the proposed revision of land in folio of the Registers 75122/1, 85177/1 and 51365/4 to the Rural Zone, as recommended in the section 35F report:</p> <ul style="list-style-type: none"> • evidence of landowner support for the recommended zone change (if the landowner has not otherwise indicated support through a representation); and

	<ul style="list-style-type: none"> mapping showing application of the Priority Vegetation Area overlay. <p>Note: this direction may necessitate carrying out notification to affected landowners if consultation has not occurred.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 14	<p>The Planning Authority is requested to provide a section 35F response for Representations 2 and 65.</p> <p><i>Response due Friday, 5 April 2024</i></p>
Planning Authority Direction 15	<p>In relation to the section 35F response to Representation 6 made by Mr Anthony Murphy, the Planning Authority is requested to either submit the modified flood overlay map, as recommended, or provide advice as to how the recommendation is to be actioned.</p> <p><i>Response due Friday, 5 April 2024</i></p>
TasNetworks, Odin Kelly Direction 16	<p>TasNetworks is requested to submit a position in relation to concerns raised in Representations 21, 30, 31, 32 and 34 and the Electricity Transmission Infrastructure Protection Code.</p> <p><i>Response due Friday, 5 April 2024</i></p>