
From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Wednesday, 6 May 2026 2:52 PM
To: TPC Enquiry
Cc: Tamara Burt
Subject: Section 40T - Combined LPS Amendment and Development - AMD 2026-01

To the Tasmanian Planning Commission,

George Town Council has received and determined to certify a draft amendment for rezoning of land at 1 Stonehouse Street, George Town. The decision was made on the 28 April 2026.

The documents required as per Practice Note 13 are contained within the link below.

 [Section 40T Amendment - AMD 2026-01](#)

Please feel free to call or email if you are having difficulty accessing the link, if there are questions or if there is further information required.

Kind Regards,

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My working days are Monday to Thursday





George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

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7.2 AMD 2026/01 - TASMANIAN PLANNING SCHEME-GEORGE TOWN - COMBINED 40T SCHEME AMENDMENT

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons
REPORT DATE:	17/02/2026
FILE NO:	AMD 2026/01 & DA 2026/4
ATTACHMENTS:	1. AMD 2026/01 - Draft Instrument of Certification [7.2.1 - 2 pages] 2. AMD 2026/01 - Development Application Form [7.2.2 - 1 page] 3. AMD 2026/01 - Planning Scheme amendment and development - Supporting Report [7.2.3 - 56 pages] 4. AMD 2026/01 - Proposal Plan [7.2.4 - 2 pages] 5. AMD 2026/01 -Natural Values Assessment Report [7.2.5 - 23 pages] 6. AMD 2026/01 -Natural Values - Appendix- NVR [7.2.6 - 47 pages] 7. AMD 2026/01 - Natural Values- Appendix- PMR [7.2.7 - 28 pages] 8. AMD 2026/01 - Natural Values -Appendix- BVR [7.2.8 - 11 pages] 9. AMD 2026/01 - Infrastructure Services Report [7.2.9 - 8 pages] 10. AMD 2026/01 - Servicing Plan [7.2.10 - 4 pages] 11. AMD 2026/01 - Bushfire Hazard Report [7.2.11 - 37 pages] 12. AMD 2026/01 - Referral Tasmanian Gas Pipeline [7.2.12 - 1 page] 13. AMD 2026/01 - Referral Tas Networks [7.2.13 - 5 pages] 14. AMD 2026/01 - Referral TasWater - SPAN [7.2.14 - 6 pages] 15. AMD 2026/01 -Folio Text-143259-2 [7.2.15 - 1 page] 16. AMD 2026/01 - Folio Plan-143259-2 [7.2.16 - 1 page] 17. AMD 2026/01 - Schedule Of Easements-143259-2 [7.2.17 - 2 pages] 18. AMD 2026/01 - Links to External Documents and Strategies [7.2.18 - 1 page] 19. AMD 2026/01 - DA 2026/04 - Checklist Assessment of Compliance with Acceptable Solutions [7.2.19 - 53 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	Woolcott Land Services
Site Address:	1 Stonehouse Street, George Town
Titles Details:	143259/2

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Property ID:	2601109
Zone:	Future Urban
Scheme Amendment:	Rezone from Future Urban to General Residential and Low Density Residential
Proposed Development:	Subdivision (20 Lots & Balance)
Application Received:	5/02/2026

1. SUMMARY

An application under Section 40T of *The Land Use Planning and Approvals Act 1993* has been received by Council to amend the George Town Local Provision Schedule. The application includes the rezoning of land at 1 Stonehouse Street, George Town (CT 143259/2), from Future Urban to General Residential and Low Density Residential, combined with an application for a Subdivision - 20 Lots & Balance: DA 2026/4.

Subdivision of land in the Future Urban Zone is currently prohibited with some limited exemptions. The purpose of the amendment is to facilitate further subdivision of the land and to apply appropriate residential zoning.

Council is required to decide whether to reject or initiate and exhibit the combined scheme amendment to the George Town Local Provisions Schedule of the Tasmanian Planning Scheme.

2. STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

The Community Strategic Plan is further discussed with respect to the scheme amendment below.

3. AMENDMENT PROCESS & CONSULTATION

An application to amend the Planning Scheme is essentially an application to amend the rules which apply to the use and development of a particular parcel of land. An amendment is generally proposed where the current rules prohibit the particular development proposed.

While day-to-day planning decisions are an assessment of compliance with the current planning scheme, an amendment is a strategic decision made by the Planning Authority to change the applicable rules to facilitate a particular proposal.

An amendment can only be approved where it is consistent with the LPS Criteria outlined in Section 34 of the *Land Use Planning and Approvals Act 1993*.

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If Council considers the amendment does not meet the criteria, Council may alter it prior to initiation, or it may refuse to initiate it.

If the proposed amendment is initiated by Council, the amendment process is generally as follows:

- The application will proceed to public consultation and will be exhibited for 28 days.
- If representations are received, the amendment will be brought back to a Council meeting for further consideration. Council may determine if any changes are required or withdraw support. If no representations are received, then there is no requirement for it to come back to Council.
- The application is then referred to the Tasmanian Planning Commission (TPC) along with any representations.
- The TPC will assess and determine the amendment. This process may include public hearings where the representors may be heard.
- The Planning Commission may reject the application, approve the application without changes, direct the Planning Authority to modify the amendment, or direct the Planning Authority to substantially modify and re-exhibit the amendment.

The Commissions role is to determine if the amendment is consistent with the LPS Criteria before issuing final approval.

If the amendment is refused by the Commission, a person may not make an application that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

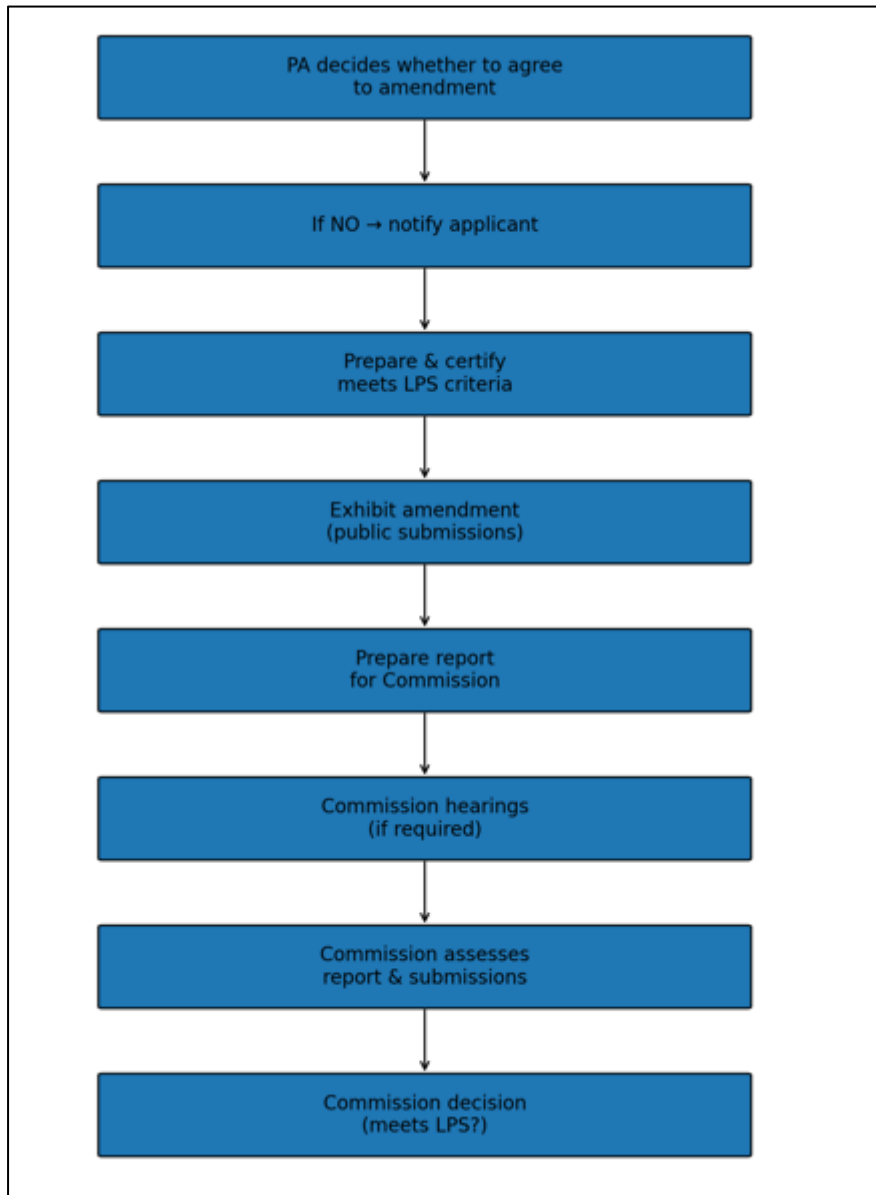


Figure 1: Amendment Flow-chart

4. RISK IMPLICATIONS

George Town Council, as Planning Authority, is obliged to assess LPS amendments under the provisions of the *Land Use Planning and Approvals Act 1993*.

Risk is managed through the decision and conditioning of any permit issued.

Risk associated with rezoning is further discussed in the assessment below.

5. FINANCIAL IMPLICATIONS

In the event Council does not certify the amendment, Council may be directed by the Minister to reconsider certain matters, however, Council cannot be compelled to certify an amendment.

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There are no appeal opportunities associated with the amendment process. Generally, the burden is on the property owner to provide any complex information required by the Commission.

Potential financial implications for Council are difficult to quantify. Rates revenue has the potential to increase with additional development. As a significant portion of the infrastructure is already in place, it is unlikely the proposal will result in a substantial increase in infrastructure maintenance costs but will improve the utility of existing infrastructure. Additional residential land also supports population growth and contributes to the economic vitality of George Town.

Opportunity costs are discussed in the assessment below.

6. SITE AND LOCATION

The subject site is located at 1 Stonehouse Street, George Town (CT 143259/2). It has an area of 6.515ha and comprises cleared pasture with no building improvements.

The site is an irregular, triangular shaped lot bordering Stonehouse Street to the south-east and Arnold Street to the north-west. There is a vacant road reserve to the east and an additional road reserve crossing the title.

The land is in the Future Urban Zone. The General Residential Zone is to the south, a mix of General Residential, Low Density Residential and Future Urban to the west, and Agriculture to the east.

The land is serviced by road frontage, reticulated water, sewerage and stormwater. The title is subject to the Bushfire Prone Areas Overlay, Flood Prone Areas Overlay, Airport Obstacle Limitation Area Overlay and Priority Vegetation Overlay.



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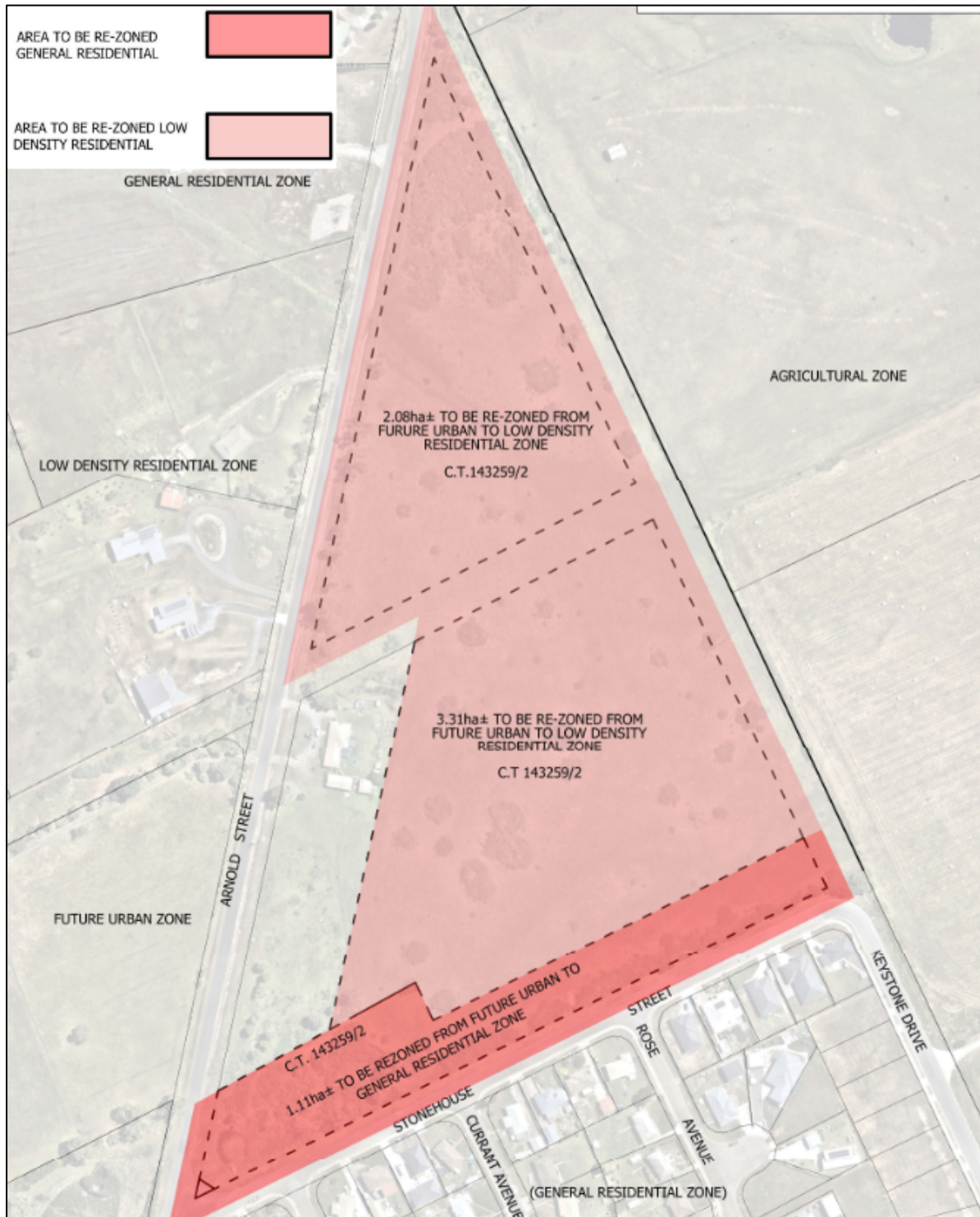


Figure 4: Proposed Zoning

The amendment is accompanied by an application to develop a 20 lot & balance subdivision in that part of the land to be zoned General Residential.

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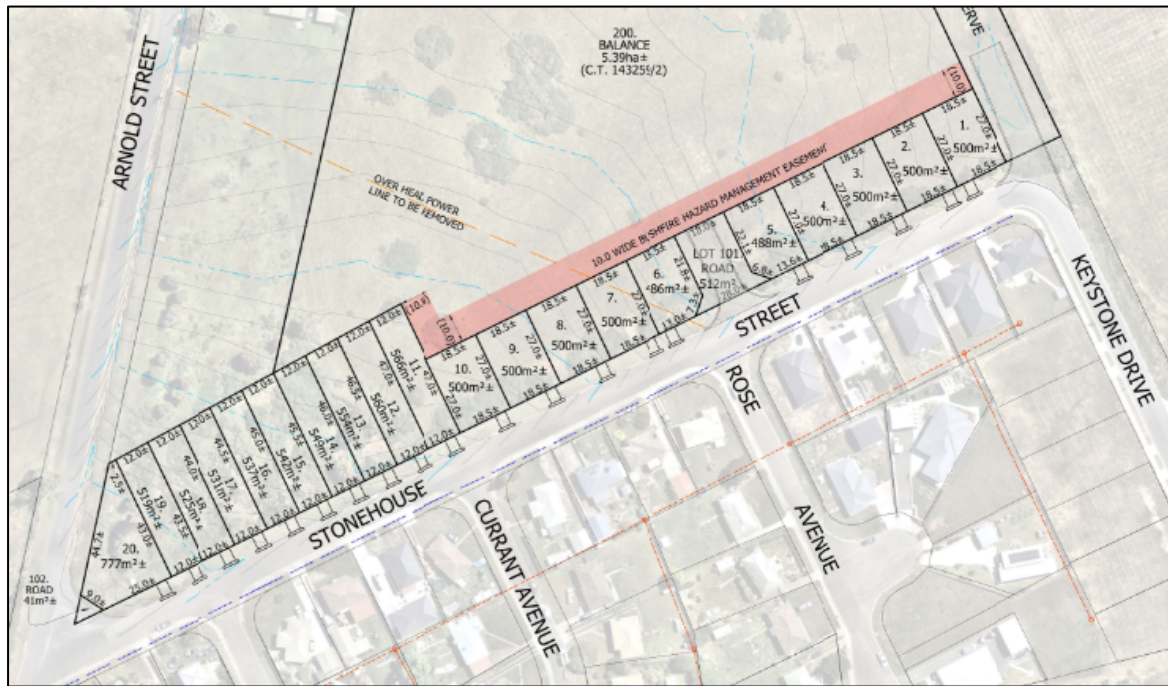


Figure 5: Proposed Plan of Subdivision

The full plans submitted are included in the attachments.

9. STATUTORY REQUIREMENTS

In accordance with Section 38 of the *Land Use Planning and Approvals Act 1993*, Council is required to consider whether the draft amendment will meet the LPS Criteria outlined in Section 34 of the Act.

34. LPS criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –
- a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - b) is in accordance with section 32; and
 - c) furthers the objectives set out in Schedule 1; and
 - d) is consistent with each State policy; and
 - da) satisfies the relevant criteria in relation to the TPPs; and
 - e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and
 - g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

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- h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

An assessment of the criteria follows:

LPS Criteria:

- a) contains all the provisions that the SPPs specify must be contained in an LPS; and

Planners Comments:

The amendment seeks to apply the General Residential Zone and the Low Density Residential Zone provisions to the land as they currently exist within the State Planning Provisions (SPPs) and as currently applied in the George Town LPS. No variations to the applicable zone or code provisions are proposed. No unique standards are proposed that are inconsistent with or override the SPPs.

LPS Criteria:

- b) is in accordance with section 32; and

Section 32:

(2) An LPS –

- (a) must specify the municipal area to which its provisions apply; and
- (b) must contain a provision that the SPPs require to be included in an LPS; and
- (c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and
- (d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and
- (e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and
- (f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and
- (g) may designate land as being reserved for public purposes; and
- (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and
- (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and
- (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and
- (k) may, subject to this Act, include any other provision that –
 - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and
 - (ii) is permitted by the SPPs to be included in an LPS; and
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.

(3) Without limiting subsection (2) but subject to subsection (4) , an LPS may, if permitted to do so by the SPPs, include –

- (a) a particular purpose zone, being a group of provisions consisting of –
 - (i) a zone that is particular to an area of land; and
 - (ii) the provisions that are to apply in relation to that zone; or
- (b) a specific area plan, being a plan consisting of –
 - (i) a map or overlay that delineates a particular area of land; and

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- (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or
- (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
 - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
- (5) An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.
- (6) A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.
- (7) A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.

Planners Comments:

The provisions of Section 32 articulate the prescribed and allowable content of an LPS and the circumstances where an LPS may override the SPPs.

In this instance the draft amendment seeks to apply all of the prescribed SPP provisions applicable to the General Residential Zone and Low Density Residential Zone without alteration. The amendment is considered to comply with the section 32 of the Act.

LPS Criteria:

- c) furthers the objectives set out in Schedule 1; and

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
- (c) to encourage public involvement in resource management and planning; and
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

2. In clause 1 (a) , ***sustainable development*** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

PART 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

- (a) to require sound strategic planning and co-ordinated action by State and local government; and
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

Planners Comments:

Part 1.

- a) The subject site comprises cleared vacant land on the peripheries of the existing urban settlement. The property is suited to residential use and development, will maximise the use of existing infrastructure and will consolidate the existing urban form.

While the land is subject to the priority habitat overlay, the application has demonstrated that the land does not have significant natural value and is largely cleared of native vegetation.

- b) The proposal is considered to provide for the fair, orderly and sustainable use and development of land. The subject land is identified for future residential use under the Future Urban Zone. The application of the General

Residential Zone and Low Density Residential Zone is consistent with the intended long-term use of the land and represents the logical progression of the planning framework from a future designation to an operative residential zoning.

The amendment will facilitate the development of land that is contiguous with existing residential areas to the south and west, is serviced by established infrastructure networks, and forms part of the planned urban footprint of George Town. In this respect, the proposal supports an orderly pattern of development by consolidating the existing settlement rather than extending it into undeveloped or unconstrained areas.

While it is acknowledged that there is an existing supply of residential land sufficient to meet projected demand, the amendment does not materially increase the overall supply in a strategic sense. Instead, it enables the timely and efficient utilisation of land that is already identified for residential purposes but is currently underutilised. The scale of the proposal is modest and will have a negligible impact on the broader land supply position.

The proposal also improves the diversity and deliverability of residential land by providing smaller-scale, infrastructure-ready opportunities, in contrast to larger subdivisions that have not progressed due to market constraints. This supports a more responsive and functional land supply, which is an important component of sustainable settlement outcomes.

The land is not identified as having significant agricultural, environmental or resource values, and its development for residential purposes will not compromise the availability of land for other uses. Potential impacts on air and water can be appropriately managed through existing planning scheme provisions and development assessment processes.

Accordingly, the amendment is considered to achieve a fair, orderly and sustainable outcome.

With respect to the balance of zoning, the applicant has proposed the application of the Low Density Residential Zone to part of the site. This approach seeks to provide additional development opportunities while limiting the immediate impact on the overall residential land supply.

The provision of Low Density Residential land responds to an identified gap in the market, where demand for lifestyle-style lots is currently being accommodated within the General Residential Zone. This has the effect of reducing the efficiency of land use within existing serviced urban areas. The proposed Low Density Residential Zone will provide a more appropriate location for this form of development on the periphery of the settlement and will function as a transitional interface between the urban area and surrounding rural land.

Notwithstanding this, consideration must be given to the long-term use of the land. The site is located within the planned urban area and may be capable of being serviced to a standard consistent with General Residential development. The application of a Low Density Residential Zone may therefore represent a lower intensity outcome than could be achieved over

time. However, there is insufficient evidence at this stage to definitively resolve the servicing capacity and appropriate density across the entirety of the site.

In this context, the proposed zoning represents a reasonable and staged approach. It enables development to occur in the short to medium term, while not precluding the future rezoning of the land to General Residential where further investigation supports a higher density outcome. Alternatively, areas not immediately suited to development may continue to be held within the Future Urban Zone pending further strategic consideration.

Given the peripheral location of the site, and the extent of Future Urban Zoned land located closer to the existing urban centre, the application of the Low Density Residential Zone at the scale proposed is unlikely to have a material impact on the long-term growth or structure of the settlement.

- c) The planning application process under section 40G of LUPAA provides a public consultation period of 28 days. During this period, the public can make comment on the proposed application. Submissions will be considered by the Council and stakeholders will generally be heard by the Tasmanian Planning Commission, via public hearings.

The proposal also acknowledges public strategies, including the George Town Structure Plan and the Northern regional Land Use Strategy, which have also been subject to previous consultation processes.

- d) The development will facilitate economic development associated with land development and subsequent increase in local population, in close proximity to the George Town Activity Centre, largely using existing infrastructure.
- e) Each level of government and the private sector have their distinct roles to play in the development process. The amendment process prescribed by the Act ensures participation of different spheres of government, the community and industry.

Part 2.

- a) The rezone application is located in a property identified as an Urban Growth Area in the Northern Regional Land Use Strategy (23 June 2021), a State owned document developed in conjunction with George Town Council.
- b) The proposed amendment seeks to rezone the subject land from Future Urban Zone to the General Residential and Low Density Residential and will be subject to the established zone and code criteria within the existing Tasmanian Planning Scheme.
- c) The subject land has been identified as Future Urban, earmarking it for residential use and development and prioritising this outcome over natural or productive values. Environmental, Economic and Social Considerations are detailed further below and are considered as part of any planning assessment under the planning scheme.
- d) The proposed amendment is considered consistent with the State, regional and municipal levels, which broadly seek to achieve sustainable development with environmental, social, economic, conservation and resource management.

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- e) The application is for a combined amendment and development permit, consolidating the applicable planning processes and providing certainty of an outcome.
- f) The proposal promotes the health and wellbeing by enabling a well planned residential community in a safe, accessible and attractive setting, in proximity to existing residential areas and recreational facilities. Support for development in established areas, close to existing infrastructure and facilities minimises travel between residences and amenities, supporting walking and active lifestyles.

Proximity to existing water, sewer, stormwater and water services also ensures that the land is adequately serviced and that waste can be appropriately and efficiently managed.
- g) The land does not contain any buildings and has not been identified as having any scientific, aesthetic, architectural or historical significance.
- h) The proposed development makes use of existing road, water, sewage and stormwater systems does not compromise existing infrastructure. Generally, the proposal will maximise the utility of existing infrastructure and result in a greater distribution of costs.
- i) The potential for agricultural use has been considered previously as part of the decision to zone the land as Future Urban. The land is identified on the LIST as having a land capability of Class 5, making it unsuitable for cropping and with limited pastoral use. In addition, the land is surrounded by residential uses to the south and north-west and is fragmented by existing road reserves, which dissect and surround the title. The strategic intent to use the land for residential purposes, reflects the low assessed land capability, combined with constraints imposed by proximity to exiting urban developments.

LPS Criteria:

- d) is consistent with each State policy; and

State Policy on the Protection of Agricultural Land 2009

Planners Comments:

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

“Agricultural land” is defined in the State Policy on the Protection of Agricultural Land as meaning: all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

In this instance the land is in the Future Urban Zone. The purpose of the Future Urban Zone is:

30.1.1 To identify land intended for future urban use and development.

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30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

As the land has been zoned for a use other than agriculture, it is not considered agricultural land as defined by the policy.

State Coastal Policy 1996

Planners Comments:

The Coastal Policy identifies the Coastal Zone as being State Waters and all land within 1km inland of the high water mark. The guiding principles of the State Coastal Policy are as follows:

- natural and cultural values of the coast shall be protected;
- The coast shall be used and developed in a sustainable manner;
- Integrated management and protection of the coastal zone is a shared responsibility.

The proposed development is not located on the coast and is more than 1km from the high water mark. As such, the use and development is not located in the Coastal Zone and is unlikely to directly result in emissions which will directly and adversely impact the natural and cultural values of the coast.

State Policy on Water Quality Management 1997

Planners Comments:

The objectives of this policy are to manage Tasmania's surface and groundwater resources sustainably. The proposed amendment is consistent with the policy and will apply the State Planning Provisions to the site, including all applicable standards relating to water quality and stormwater management. The amendment and subsequent development will not inherently increase sediment runoff to surface waters; the proposed subdivision and future subdivisions will be required to demonstrate appropriate stormwater management as part of the approval process.

Natural Environment Protection Measures

Planners Comments:

The Natural Environment Protection Measures (NEPMs) apply to factors such as air quality, land contamination and waste control and other pollutant matters between states and territories in Australia. There are no known contamination issues associated with the land. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. The provisions of the applicable zone, the Natural Assets Code, the Attenuation Code, the *Urban Drainage Act 2013*, and the *Environmental Management and Pollution Control* deal with issues related to environmental protection measures.

LPS Criteria:

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da) satisfies the relevant criteria in relation to the TPPs; and

Planners Comments:

While the Tasmanian Planning Policies have been made, they do not come into effect until July 1st 2026. It is however noted that the applicant has addressed the Planning Policies, noting that they may be in effect before the amendment is fully resolved. The TPPs are considered below.

Tasmanian Planning Policy - Settlement

Directs growth to appropriate locations, supports efficient use of serviced land, and promotes consolidation within existing settlements.

Planners Comments:

The amendment facilitates development within an established settlement area with access to services and infrastructure. It supports orderly and efficient land use and is consistent with the settlement pattern intended by the TPPs.

The proposal is considered to provide for the fair, orderly and sustainable use and development of land. The subject land is identified for future residential use under the Future Urban Zone, and the application of the General Residential and Low Density Residential Zones represents a logical progression to operative zoning. The land is contiguous with existing residential areas, is partially serviced, and forms part of the planned urban footprint of George Town. The amendment will consolidate the existing settlement pattern rather than extend it.

The proposal will have a negligible impact on overall residential land supply but will improve the availability and deliverability of development-ready land. It supports a more responsive housing supply by facilitating smaller-scale opportunities in a serviced location, where larger subdivisions have not progressed.

The land is not identified as having significant agricultural or environmental value, and potential impacts can be managed through the planning scheme. The inclusion of Low Density Residential zoning to part of the site provides an appropriate transitional interface at the settlement edge and responds to demand for lifestyle lots, reducing pressure on General Residential land.

Tasmanian Planning Policy – Environmental Values

Protects biodiversity, natural assets, and environmental values from inappropriate development.

Planners Comments:

The subject site has not been identified as containing any natural values of significance. The land has been cleared of native vegetation. The Watercourse Protection Area Overlay will remain applicable to the land within the Low Density Residential Zone and provides for the ongoing protection of the watercourse.

Tasmanian Planning Policy – Environmental Hazards

Avoids or mitigates exposure to natural hazards including flooding, bushfire, and coastal risks.

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Planners Comments:

The land has been identified as being in a bushfire prone area. A reasonable degree of protection from bushfire can be achieved through the application of the Bushfire Prone Areas Code through an assessment against the planning scheme. The subject land has not been identified as being subject to any other natural hazards.

Tasmanian Planning Policy – Sustainable Economic Development
Supports economic activity, including agriculture and industry, in appropriate locations while minimizing land use conflict.

Planners Comments:

The amendment supports appropriate residential development, on land earmarked for that purpose, while maintaining compatibility with surrounding land uses. It does not compromise productive land or established economic activities.

The land to the north-east is in the Agriculture Zone – the land is class 5 land unsuited to cropping and with slight to moderate limitations to pastoral use. The land is predominantly used for grazing.

There are no other zones conducive to economic development or other economic activities in the vicinity.

Tasmanian Planning Policy – Physical Infrastructure
Aligns land use with infrastructure capacity and promotes efficient provision of services.

Planners Comments:

The amendment facilitates development within an established settlement area with access to existing urban road, sewage, water and stormwater infrastructure. It does not impose unreasonable demands on existing infrastructure.

Tasmanian Planning Policy – Cultural Heritage
Protects Aboriginal and historic cultural heritage values.

Planners Comments:

The subject site has not been identified as containing any historic cultural heritage values. Existing statutory protections remain in place and will continue to apply where relevant.

Tasmanian Planning Policy – Planning Process
Promotes a clear, efficient, and consistent planning system.

Planners Comments:

The amendment facilitates development within an established settlement area with access to services and infrastructure. It supports orderly and efficient land use and is consistent with the settlement pattern intended by the TPPs.

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- e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and

Planners Comments:

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is considered in Section 10 below.

- f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and

Planners Comments:

The proposal to rezone land for residential purposes is consistent with the strategic directions of the George Town Strategic Plan 2020–2030. While the Strategic Plan does not explicitly address residential land supply, it supports population growth, economic development and the creation of vibrant, connected communities. The provision of additional residential land will assist in accommodating future population growth associated with these objectives and will contribute to the ongoing development of a sustainable and liveable municipality.

The plan also emphasises the opportunities for economic growth in Bell Bay and the need to support investment by being prepared for growth associated with an increased workforce.

Accordingly, the proposal is considered to have regard to, and be consistent with, the intent of the Strategic Plan.

- g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

Planners Comments:

The land is not adjacent to a municipal boundary.

- h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

Planners Comments:

There is no localised reticulation of gas within George Town or in the vicinity of the proposed development. The proposed zoning and likely land use does not suggest a need for gas or associated infrastructure.

The land is located within the Tasmanian Gas Pipeline Planning Corridor and a referral has been undertaken to Tasmanian Gas Pipeline Pty Ltd in accordance with the *Gas Industry Act 2019*. No objections have been raised.

The proposal is unlikely to compromise gas safety.

Guideline No. 1

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

The following application Guidelines are relevant to the application of the **General Residential Zone**.

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

- (a) are not targeted for higher densities (see Inner Residential Zone); and
- (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

- (a) within the General Residential Zone in an interim planning scheme;
- (b) within an equivalent zone under a section 29 planning scheme; or
- (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and
- (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Planners Comments:

The land identified for inclusion in the General Residential Zone is generally consistent with the Guidelines. The General Residential land fronts an existing urban road and can be fully serviced, making significant use of existing infrastructure. The land is not earmarked for higher densities.

The land is a greenfield site in an existing Future Urban Zone. While further detailed structure planning or precinct planning has not occurred, the extent of the new General Residential Zone and limitations created by existing road layouts and infrastructure largely render this unnecessary. Further commentary regarding future road layouts is provided in the assessment of the proposed 20 lot & balance subdivision below. The proposed development offers a logical approach to the

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development of the General Residential strip, without compromising the development potential of the balance land.

The General Residential Land is not unreasonably constrained by hazards or other impediments which cannot be appropriately mitigated as part of a general development assessment under the planning scheme.

The following application Guidelines are relevant to the application of the **Low Density Residential Zone**.

LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:

(a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:

(i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and

(ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or

(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or

(c) existing Low Density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.

LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.

LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.

LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.

Planners Comments:

The application of the Low Density Residential Zone is consistent with LDRZ 1(c). The George Town Structure Plan (pp. 40–41) identifies the land for minimal intensification and supports lower density development to provide separation from adjoining non-residential uses to the east. The proposed zoning implements this strategic intent by facilitating a low density residential outcome and not supporting higher density development in this location.

The current zoning of the land, Future Urban, is relatively unique in that its intent is not to facilitate specific development outcomes in the immediate term, but to

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preserve land and create certainty around future development outcomes. Essentially, it is a holding zone.

The purpose of the Future Urban Zone and the Application Guidelines as they were applied during the LPS process are considered to be relevant.

The purpose of the Future Urban Zone is: 30.1.1 To identify land intended for future urban use and development. 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.

FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land. FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.

Planners Comments:

The application of the Low Density Residential Zone to the balance of the site is not consistent with the purpose of the Future Urban Zone. While there may be servicing restrictions on the subject land there is insufficient information to determine the full extent of such restrictions. As such, there is currently limited understanding of whether the Low Density Residential Zone is compromising the future potential of the land for urban expansion.

The site has not been identified as having constraints that would prohibit higher densities or make them economically unviable into the future.

While infrastructure upgrades to sewer, water and stormwater would be required, the site is on the periphery of a fully serviced settlement and further expansion of the infrastructure is logical.

The site is not identified as having any environmental constraints that limit development.

The subject site has not been explicitly planned for Low Density Development, however it is noted that there is existing Low density Residential land to the north-west of the site and the proposal would complement and extend the character of this area.

10. NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

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Pursuant to section 34(2)(e), an amendment may only be made to a local provision if the amendment is, as far as is practicable, consistent with the regional land use strategy.

Relevant to this amendment is the Regional Land Use Strategy of Northern Tasmania (RLUS).

The RLUS sets out policy basis and strategies to manage change, growth and development to 2032 including land use, development and infrastructure decisions made by local government. The version used for this assessment is dated 23 June 2021.

An assessment against the goals of the strategic planning framework is below:

C4.1 Goal 1: Economic Development
To facilitate economic development and productivity through integrated land use and infrastructure planning.
Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.
Planners Response: Bell Bay is the premier heavy industrial and advanced manufacturing zone in Tasmania and the only industrial zone with significant capacity for portside growth. There is significant interest in investment with major projects such as Abel Energy's Bell Bay Power Fuels project, the proposed amendment will assist to provide development ready opportunities to provide for additional housing demand required to support such projects.
Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.
Planners Response: The proposed development minimizes the need for additional infrastructure and does not undermine existing infrastructure programs.
Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements.
Planners Response: As above, additional housing supply in the region is required in order to rapidly respond to industrial growth. Ensuring adequate supply of residential land, with minimal infrastructure investment required, supports economic development in Bell Bay.

C4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

Planners Response:

The proposed General Residential Zone is within a Supporting Consolidation Area in map G2 of the NTRLUS. The development the subject site would form a contained periphery to the existing urban form, and to the settlement area of George Town before graduating to rural land; an outcome consistent with its function as a growth area, combined for the strategic intent to limit intensification as per the George Town Structure Plan.



Figure 6: Extract from Map G2 of the NTRLUS, subject title outlined in red and Urban Growth Area shaded orange.

The existing zoning, Future Urban, also reflects the intent to facilitate residential growth within the title.

Strategic Direction G2.2

Plan for socio-demographic changes.

Planners Response:

The rezoning responds to changing socio-demographic changes by providing for housing at an appropriate density on the peripheries of the settlement, meeting the immediate demand for new housing and lifestyle opportunities, while minimising infrastructure expansion. Additional Low

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Density Residential land allows for demand for lifestyle lots to be directed away from existing General Residential Land close to the activity centre and away from rural localities.

Strategic Direction G2.3 Promote local character values.

Planners Response:

The potential for infill development will assist in consolidating and reinforcing the defined urban boundary of the township, prior to the transition to surrounding agricultural and rural land. The land is currently vacant and not actively utilised, and under the existing zoning framework has limited capacity to contribute to the urban form or function of the settlement. As such, it does not make a meaningful contribution to local character values. The site has not been identified as having any heritage significance.

Strategic Direction G2.4 Enhance social inclusion.

Planners Response:

The provision of residential land does not directly relate to Social Inclusion, however, it is noted the proposal will provide for Low Density Residential Options with a high degree of pedestrian connectivity and in close proximity to social infrastructure such as the Port Dalrymple School and Sports Complex.

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

Planners Response:

The subject site does not compromise the regions environmental assets and values.

Strategic Direction G3.2

Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

Planners Response:

The proposal supports sustainable development through more efficient use of existing infrastructure assets.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.

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Strategic Direction G34.1 Advance regional leadership.

Planners Response:

The proposal is for the moderate provision of additional residential land and does not directly relate to the above direction.

Section E of the RLUS sets out the regional policies and key planning policies and actions. The following are considered to be particularly relevant.

REGIONAL SETTLEMENT NETWORK POLICY

Policy	Action
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 Provide an adequate supply of well located and serviced residential land to meet projected demand. Landowners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand. RSN-A2 Land supply will be provided in Urban Growth Areas identified as: Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor. RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life. RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial. RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided. RSN-A6

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	Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services. RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas. RSN-A8 Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.
RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	RSN-A9 Undertake a regional dwelling yield analysis.

Planners Response:

The proposed General Residential Zone is located on the peripheries of the existing urban settlement and maximises the utility of existing infrastructure in the vicinity. This portion of the site is within the Urban Growth Areas identified in the NTRLUS and does not constitute a new settlement.

George Town has a demonstrated need for additional housing with rates of development substantially increasing in recent years. However, economic constraints on larger greenfield subdivisions has resulted in a large number of subdivisions not progressing. The proposed development provides a cost effective means to address the immediate demand for housing while the barriers prohibiting other infill developments are resolved.

Further detailed planning is not considered warranted in this instance due to the relatively small scale of the proposal and established road reserve network. The planning scheme is considered sufficient to manage future development of the land.

The proposed development provides flexibility for the settlement, providing opportunities for lifestyle lots on the peripheries of the settlement and reducing pressures currently supporting the continuance of lifestyle allotments in more central areas of George Town, such as Edgar Street and Mary Street, which are closer to both primary and secondary activity centres.

The proposed development utilises existing infrastructure and does not require significant upgrades or network planning.

The Low Density Zone, suitable for lifestyle allotments is located outside of the Urban Growth Area consistent with RSN-A8 and provides for a development mix supporting graduation and transition to areas outside of the settlement.

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A regional dwelling yield analysis has been undertaken with reference to the Northern Tasmania Residential Demand and Supply Study prepared for the Northern Tasmania Development Corporation (Remplan, 2024). The study identifies that George Town has an adequate overall supply of residential land to meet projected demand, subject to the timely release of vacant land held in both private and public ownership. It also notes that government, through Homes Tasmania, plays a role in facilitating the delivery of affordable housing land.

Notwithstanding this, a significant proportion of land suitable for development remains in private ownership and has not progressed for extended periods. Accordingly, the actual availability of residential land is dependent on the timing of release by both private landowners and government.

The subject site is a privately held parcel, and its rezoning and subsequent subdivision would contribute to the release of additional residential land, assisting in responding to the recent increase in demand for affordable housing in George Town.

RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.
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Planners Response:

The proposed development is located on the peripheries of the settlement. The proposed densities are suitable considering the distance from the activity centre. While diversity of dwellings is supported by the proposal, in this instance the provision will meet the demand for lower densities in an appropriate location.

The proposed zoning will assist in defining and consolidating the urban edge of the township, reinforcing both the physical and perceived urban boundary. While areas of Future Urban Zone remain, the subject site occupies a position that will establish a clear and legible edge to the settlement, with remaining gaps able to be addressed over time through infill development.

This outcome will provide greater certainty regarding the extent and form of urban growth in George Town.

RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	Encourage well-designed new urban communities through detailed planning provisions. RSN-A13 Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.
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Planners Response:

The proposed rezoning provides for a diversity in housing types and is directly linked to the existing pedestrian network and a collector road.

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RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character. RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors
Planners Response: RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character. RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	
RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility. RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.	RSN-A16 Promote the region's Activity Centre Network and multi functional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.
Planners Response: The subject land is located on the peripheries of the settlement. The proposed density is suitable for the locality and has an appropriate level of access to the existing road and pedestrian network, with high connectivity with local destinations including Port Dalrymple School and the nearby Sports Complex. The site is also in close proximity to a collector road, providing relatively direct access to the activity centre.	
RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.	RSN-A19 Review the community needs for housing provision and affordability.

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Planners Response:

The proposal provides for a variety of housing options, including lower density lots in an appropriate location. Additional low density lots reduces pressures placed on existing and better located General Residential Zone land to provide for larger lots.

Recent work undertaken by Remplan as part of a commissioned Housing Strategy, indicates that affordability in George Town has fallen significantly in the past 5 years. Additional supply and appropriate densities in appropriate locations supports higher density developments closer to the activity centre.

REGIONAL ACTIVITY CENTRE NETWORK POLICY

Specific Policies and Actions	
Policy	Action
RAC-P1 Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.	RAC-A1 Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs). RAC-A2 Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.
Planners Response: George Town is identified in the NTRLUS as a District Service Centre. The proposed amendment supports this role and does not compromise the settlement hierarchy. The proposal does not contribute to decentralization.	
RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.	RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.
Planners Response: The proposed rezoning and subdivision will facilitate additional residential development, supporting population growth and contributing to the ongoing viability of the community. This outcome is consistent with the objectives of the George Town Community Strategic Plan and Annual Plan, both of which identify population growth as a key priority.	

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REGIONAL INFRASTRUCTURE NETWORK POLICY

Specific Policies and Actions	
Policy	Action
RIN-P6 Facilitate and encourage active modes of transport through land use planning.	RIN-A17 Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.
Planners Response: The proposal does not compromise active transport networks, which are guided by the existing network of road reserves. The proposed road stub maintains permeability to the balanced land.	

REGIONAL ENVIRONMENT POLICY

Specific Policies and Actions	
Policy	Action
BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.
BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy	BNV-A02 Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.
	BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.
	BNV-A04 Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.
	BNV-A05 Further investigate regional biodiversity: • To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats; • priority vegetation communities; and the number and status of vulnerable and threatened species; • Provide for use and development to be carried out in a manner that assists the protection of biodiversity by - - Minimising native vegetation and habitat loss

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	or degradation. - Appropriately locating buildings and works. • - To develop a methodology that defines triggers and priorities for important habitat in assessing development.
Planners Response: The subject site is highly disturbed and largely cleared of native vegetation. The application is accompanied by a detailed Natural Values assessment demonstrating the site has minimal natural values.	

SOCIAL INFRASTRUCTURE AND COMMUNITY POLICY

Specific Policies and Actions	
Policy	Action
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites.
Planners Response: The subject site has not been identified as having any heritage significance.	

11. PLANNING PERMIT APPLICATION ASSESMENT – DA 2026/4

The assessment of the development is dealt with under the following sections of the *Tasmanian Planning Scheme – George Town*:

- 8.0 General Residential Zone
- 10.0 Low Density Residential Zone
- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C12.0 Flood Prone Areas Hazard Code
- C13.0 Bushfire Prone Areas Hazard Code
- C16.0 Safeguarding of Airports Code.

10.1 Use Class

The application is assessed against the standards of the General Residential and Low Density Residential. The application is for subdivision, a form of development which is not required to be classified into a use class as per Clause 6.2.6 of the Tasmanian Planning scheme-George Town.

In this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

10.2 Planning Scheme Assessment

Please see Attachment 1 for a full planning assessment against all of the relevant Acceptable Solutions of the Planning Scheme.

The Zone Purpose and those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in exercising its discretion and determining whether to approve or refuse an application.

In cases where Council considers an application does not comply with the relevant Performance Criteria the use of conditions to achieve compliance should always be considered prior to refusal of the application.

Zone Purpose Assessment

8.0 General Residential Zone
8.1 Zone Purpose The purpose of the General Residential Zone is: 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure. 8.1.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.
Planners Comments: The proposed subdivision is consistent with the purpose of the General Residential Zone. The subdivision provides for 20 lots & balance within the General Residential Zone, of a residential scale, with provision of road access, water, sewage and stormwater services. The lots are located on the periphery of the existing urban area, in close proximity to the Blue Gum Park recreation grounds and with nearby access to a minor collector road linking to the Macquarie Street Activity Centre.

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The proposal does not specifically provide for non-residential uses or visitor accommodation.

The proposed subdivision is consistent with the purpose of the General Residential Zone.

10.0 Low Density Residential Zone

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Planners Comments:

The proposed subdivision is consistent with the purpose of the Low Density Residential Zone. The subdivision provides for a single large balance lot in the Low Density Residential Zone which is not currently serviced with reticulated sewer.

The application does not include any non-residential uses or visitor accommodation.

The proposed development is consistent with the intent of the Low Density Residential Zone.

Performance Criteria assessment.

8.0 General Residential Zone

8.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.	
Acceptable Solutions		Performance Criteria
A1		P1

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Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
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Planners Response:

The development relies on Performance Criteria as lots 18 and 11 are both burdened by 3m wide easements and have a frontage of 12m, confirming the 3m wide easement encroaches on the 10mx15m building envelope. Both lots are relatively deep and have a building area 9m x36m capable of achieving the Acceptable Solutions for setbacks and free of encumbrances. This area is still considered to provide reasonable opportunity for the development of a single dwelling. The varied lot size contributes to housing diversity by providing a smaller lot capable of being developed with a smaller dwelling to accommodate a smaller household.

The topography of the site is relatively flat and does not further limit development potential. The identified building area has also been assessed as being capable of achieving BAL 19 within the boundaries of the site. There are no other natural hazards identified that would further hinder development.

The significant depth of the lot provides reasonable opportunity for open space and areas of the title encumbered by easements will not limit the size or location of open space.

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The narrower building envelope will favour development down the lot away from the frontage. This pattern of development varies from other dwellings in the vicinity, which are generally constructed across the lot with large forward and rear yards. The traditional pattern of development has delivered an oversupply of 3 and 4 bedroom dwellings on large lots. Although the built form will be different, the proposed lots represent an opportunity to support the diversification of housing, creating a lot that is suitable for a smaller scale of development.

It is noted that the area of the land occupied by easements is still capable of functioning as parking and private open space and can meaningfully contribute to residential use and development.

Proposed Lots 18 and 11 have an appropriate area and dimensions available for residential development, free from hazards and orientated to maximise solar access consistent with the objective.

All other lots comply with the Acceptable Solutions.

The proposed development complies with the Performance Criteria and is consistent with the objective.

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common

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	boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
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Planners Response:

While the proposed development does not include a road, lot 101 is intended to accommodate a future road, allowing for greater permeability to the balance to allow for future subdivision potential to be realised. It is prudent to consider the location of this access for the future development of a road in the future.

Council has adopted the George Town & Low Head Road Network Plan 2025. While this plan identifies the road reserve extending from Keystone Drive as a potential future minor collector road, the plan does not identify the road lot as serving any integral function for the road network and the efficient movement of vehicles through the urban area. However, as a local road, the proposed road lot will provide reasonable opportunity to access the interior of the land. As most destinations in George Town are to the south of the site, the access serves to facilitate the southward movement of traffic towards Arnold Street (collector road) or towards Keystone Drive (future minor collector).

With respect to pedestrian movements, Lot 101, provides for the southward, and northward, movement of pedestrians towards key destinations, including the Sports Complex, Port Dalrymple School, the IGA local business hub via Davies Street and active transport routes to the town centre. With respect to the southward movement of pedestrians, the proposed road lot is sufficient. Future development of the balance will require further consideration of east/west movements, providing direct access to Arnold Street and to future open space indicated to the west of Arnold Street in Council's George Town Open Space Network Plan 2025.

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The location of the proposed road lot is considered to facilitate appropriate access to the balance land to the north, contributing positively to pedestrian connectivity and the permeability of the network. The road contributes to the safe, convenient and efficient movement of pedestrians and vehicles.

12. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure Department.

The following advice has been provided.

It is advised that the proposed development is acceptable from an engineering perspective, subject to the inclusion of appropriate conditions on any Planning Permit.

In summary, the development will require:

- *Submission of detailed engineering design drawings for all associated civil works (including stormwater, access, and services) for Council approval prior to commencement of works.*
- *Preparation of a Stormwater Management Plan demonstrating no adverse impact on downstream properties or infrastructure, including appropriate mitigation measures where required.*
- *Provision of compliant vehicle crossovers for each lot, including upgrades of the existing access to the balance lot.*
- *Provision of street trees within the road reserve, appropriately coordinated with services.*
- *Provision for a suitably located and sized services easement be provided to service all proposed lots, including provision for stormwater and other utilities.*
- *The submitted Traffic Impact Assessment (TIA) is considered satisfactory. It indicates that the development will generate a low volume of additional traffic, which is not expected to adversely impact the operation or safety of Stonehouse Street or the surrounding road network. The minor increase in traffic can be accommodated within the existing road infrastructure, and no upgrades to the frontage or connecting roads are required.*

Planners Response: Conditions relating to the above matters have been developed in conjunction with Council's Infrastructure Officers and are included in the recommendation.

External Referrals

TasWater

A referral was issued to TasWater in accordance with Section 56S - *Water and Sewerage Industry Act 2008*.

TasWater provided a Submission to Planning Authority Notice (TWDA 2026 00127-GTC) with conditions and advice.

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Planners Response: The SPAN has been referenced in the recommended conditions should Council approve the Development Application.

TasNetworks

A referral was issued to TasNetworks.

A response was received by Council's Planning Department on 24/02/2024.

The following advice was provided –

Based on the information provided, the proposed development is not anticipated to impact the operations of TasNetworks.

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry

Planners Response: TasNetwork's advice is reiterated in the permit Notes within the recommendation.

Tasmanian Gas Pipeline

A referral was issued to the Tasmanian Gas Pipeline Pty Ltd.

A response was received by Council's Planning Department on 24/02/2026.

The following advice was provided –

In accordance with the Gas Industry Act (2019) section 50(1b), Tasmanian Gas

Pipeline Pty Ltd (TGPPL) has reviewed and has no objection with the above application.

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the

pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities

If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

Planners Response: The Tasmanian Gas Pipeline Pty. Ltd.'s advice is reiterated in the permit Notes within the recommendation.

11. SERVICES

Road

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The property has frontage on Arnold Street and Stonehouse Street. All of the proposed lots have direct frontage to a public road.

Sewer

The proposed residential lots have access to sewer.

Water

The land is serviced by reticulated water. All lots in the General Residential Zone will be connected to water.

Stormwater

All lots within the General Residential Zone will be connected to reticulated stormwater. The balance has capacity within the property for onsite management.

12. PART V'S, COVENANTS, HERITAGE & LEVEL 2 ACTIVITIES

Easements:

The subject property does not contain any registered burdening or benefitting easements on the title (with the exception of a deemed easement as per the advice of TasNewtworks).

Part V Agreements:

No Part V's are registered against the subject property's title.

Covenants:

The Schedule of Easements contains a covenant relating to drainage:

- 1. Not to erect, install or amend any drainage pipes or drainage dissipaters on such lot or any part thereof which cause or may cause any stormwater to enter or cause damage to any adjoining lot, without the consent of the adjoining owner.*

Private covenants have limited relevance to an assessment against the planning scheme. However, it is noted that the development proposes connections to the reticulated stormwater system and does not conflict with the covenant. It is also noted that the scheme amendment proposal does not inherently conflict with the covenant.

Heritage Register:

The subject property is not registered within the Tasmanian Heritage Register administered under Part 4 of the *Historic Cultural Heritage Act 1995*.

Level 2 Activities:

The subject property does not contain a use that could be considered a Level 2 activity as classified within Schedule 2 of the *Environmental Management and Pollution Control Act 1994*.

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is required for this proposal.

The development will result in 20 new residential lots and the rezone will generate potential for up to 44 lots in the Low Density Residential Zone. The proposal will support an increase in housing and an increase in population likely to result in a significant increase in demand for open space.

Council's George Town Open Space Network Plan (2025) indicates that there is an undersupply of social family recreation space accessible to the subject land and indicates a potential location for open space to the west of the subject site.

As there is a significant increase in demand and a deficiency in open space in the vicinity, but no immediate need for open space on the subject land, it is recommended that a cash contribution be made in lieu of open space equivalent to 5% of the value of lots 1-20. Lot 200 has sufficient space within the title to provide for the recreational needs of the residents and further opportunity to require a contribution will generally be available if/when an application for further subdivision is received.

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13. STATE POLICIES

The State Policies are inculcated in the standards of the planning scheme. Compliance with the planning scheme ensures compliance with the State Policies.

The State Policies have previously been discussed relative to the proposed scheme amendment.

14. ALTERNATIVE OPTIONS

AMD 2026/01

Council can agree to:

- initiate the amendment to the George Town LPS as proposed;
- refuse initiate the amendment; or
- refuse to initiate the amendment but replace it with an alternative amendment more consistent with the LPS Criteria.

DA 2026/4

Council can approve:

- approve the application subject to the recommendations;
- approve the application with alternative conditions; or
- refuse the application with appropriate grounds.

It is also noted that the proposed scheme amendment is required to facilitate the development. A decision not to initiate the amendment will effectively prohibit the development.

15. CONCLUSION

The proposed amendment is generally supported. The application of the General Residential Zone is consistent with the urban growth boundaries identified in the Northern Regional Land Use Strategy (NRLUS). While the land is currently zoned Rural, it is located within the logical settlement boundary, is partially serviced to an urban standard, and adjoins existing residential development. The proposal therefore represents a logical consolidation and rounding off of the existing settlement pattern, rather than an outward expansion.

The scale of the proposal is modest and is unlikely to have any material impact on broader residential land supply. However, it will provide an opportunity to meet short to medium term housing demand within a serviced and accessible location.

While there is potential for a greater portion of the land to be serviced and transitioned to the General Residential Zone, this is not considered necessary at this stage, having regard to the extent of land identified within the Future Urban Zone and the peripheral location of the site. The application of the Low Density Residential Zone to part of the land represents an appropriate long-term outcome, providing a transition between the urban area and surrounding rural land. It is reasonable for Council to consider refinement of the boundary between the General Residential and Low Density Residential Zones, or for a portion of the land to remain within the Future Urban Zone pending further strategic justification.

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Overall, the proposal is considered to satisfy the relevant criteria under section 34 of the Land Use Planning and Approvals Act 1993, and initiation of the amendment is recommended to enable further assessment and consideration by the community and the Tasmanian Planning Commission.

Pending approval to rezone the Stonehouse Street frontage to the General Residential Zone, the application for development for Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

Motion 1

That Council, pursuant to Section 37 and 38 of *The Land Use Planning and Approvals Act 1993*, agrees to and initiates scheme amendment AMD 2026/01 to the George Town Local Provision Schedule to:

1. Rezone the southern portion of 1 Stonehouse Street, George Town (CT 143259/2) from Future Urban Zone to General Residential Zone;
2. Rezone the northern portion/balance of 1 Stonehouse Street George Town (CT 143259/2) from Future Urban Zone to Low Density Residential Zone; and
3. Remove the Priority Vegetation Area Overlay from 1 Stonehouse Street, George Town (CT 143259/2)

As illustrated in the attached draft Instrument of Certification.

Motion 2

That the application for use and development, Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a) Woolcott Land Services, job no. L240128, Sheets 1 & 2, dated 23 February 2026;
- b) Woolcott Land Services, job no. L240128, S.40T Planning Scheme Amendment-Supporting Report, dated December 2025;
- c) Woolcott Land Services, Bushfire Hazard Report, January 2026;
- d) Collective Consulting, Infrastructure Report, dated December 2025;
- e) Collective Consulting, project no. 256025, Drawing No. COV-C, C011, C101, C501, dated 11 December 2025;

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- f) Midson Traffic Pty Ltd, Stonehouse Street Rezoning and Subdivision, George Town Traffic Impact Assessment, dated August 2025;

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure & Operations. Such drawings and specifications must include the following:

- a) All infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:
 - i. Roads, crossovers and reticulated drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. Reticulated water and sewage;
 - iv. Electricity infrastructure including street lighting;
 - v. Communications infrastructure.
- b) All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development.
- c) The Stormwater Management Plan must demonstrate that:
 - i. Post-development peak flows do not exceed pre-development flows for the 10% AEP event, based on a minimum 60% impervious area.
 - ii. Should modelling demonstrate insufficient capacity of the existing stormwater system on Stonehouse Street, or downstream to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue. Acceptable solutions may include:
 - a. Onsite detention to reduce the peak runoff discharge to the Stonehouse Street system; or
 - b. Upgrading the downstream stormwater network to an appropriate extent to ensure adequate capacity. The cost of upgrading the existing drainage system is to be borne by the developer.
 - iii. Hydrologic and hydraulic modelling, including supporting calculations and assumptions, covering the entire development site and downstream drainage network to an appropriate extent, in accordance with Australian Rainfall and Runoff (ARR 2019).
 - iv. Details of the minor stormwater drainage system, including pipe layout, pits, inlet structures, and outfalls.
 - v. Mapping of overland flow paths, that the major drainage system safely conveys the 1% AEP event plus climate change allowance without adverse impacts to downstream properties

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- vi. Details of the detention system (if required), including sizing & capacity, inlet and outlet control, and geometry (depth, area, and batter slopes).
 - vii. All stormwater discharge points must be designed to prevent erosion, scour and nuisance to adjoining properties, and must be to the satisfaction of Council.
- d) Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
- e) A landscape plan must be submitted showing a minimum of one street tree per lot, with spacing between tree centres not exceeding 20m. Where practicable, a minimum 1.5 m clearance from the tree trunk must be maintained free of services, crossovers, footpaths and electrical infrastructure. Street trees are to be located to avoid conflicts with existing and future infrastructure, with provision made during service installation (e.g. sewer, water and telecommunications) to ensure adequate space for planting. Tree species must be approved by Council's Director Infrastructure & Operations.
- f) All public infrastructures are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure & Operations. The Guidelines are available at www.lgat.tas.gov.au
- g) The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- h) The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.
- i) All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure & Operations.

Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure & Operations, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. CONSTRUCTION OF WORKS

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Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure & Operations in accordance with Condition 2.

All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure & Operations.

Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

4. WORKS REQUIRED FOR EACH LOT IN A STAGE

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure & Operations.

Prior to the sealing of the Final Plan, each lot in a stage must be provided with the following infrastructure and/or services:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot;
- b) A sealed vehicular crossing and driveway from the public road to the property boundary;
- c) A stormwater connection to the public drainage system where required;
- d) Access to electricity and communications infrastructure.

All works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure & Operations.

5. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure & Operations. The plan is to include plans and procedures for the management of:

- a) dust;
- b) erosion, including stabilisation of exposed soils within reshaped drains;
- c) soil and water management to minimise discharge of polluted or sediment laden runoff directly or indirectly into Council's drains and watercourses; and
- d) noise,

during construction. The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding landowners. All works are to be undertaken in accordance with the approved soil and water management plan.

6. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has

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been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the **Contribution**) in lieu of public open space is appropriate.

The Contribution must be in an amount equal to five percent (5%) of the value of the area of land (relative to each stage) in the approved plan of subdivision, excluding the balance lot (lot 200).

The amount of the Contribution is to be determined by a valuation (the **Valuation**) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgment with Council of the Final Plan of subdivision for sealing (the **Final Plan**), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

References in this permit condition to payment of a Contribution includes the provision of security for the same in the form of a bond by the landowner to pay the Contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. Each of the bond and the guarantee must be in a form acceptable to Council.

7. TRANSFER OF ROAD LOT

The ROAD Lots (Lots 101 and 102) are to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

8. DEFECT LIABILITY PERIOD

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period for the amount of 5% of the construction value of the public works.

9. VEHICULAR CROSSTOVS

Prior to the sealing of the Final Plan, driveway crossovers for each lot must be constructed in accordance with the endorsed plans and Tasmanian Standard Drawing TSD-R09-v3, to Council's satisfaction. All crossings are to be sealed from the road edge to the property boundary with either minimum 35 mm asphalt or 150 mm concrete.

10. EASEMENTS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances.

A bushfire hazard management easement is to be provided on the Balance land in accordance with the Endorsed Bushfire Hazard Management Plan.

11. COVENANTS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

12. TASWATER

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2026/00127-GTC attached).

13. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

14. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Director Infrastructure & Operations.

Permit Notes

1. This permit was issued based on the proposal documents submitted for AMD 2026/1 / DA 2026/4. You should contact Council with any other use or development, as it may require separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. The following advice is provided by TasNetworks:

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? -](#)

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[TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select “connections” when making the enquiry

4. The following advice is provided by the Tasmanian Gas Pipeline Pty Ltd:

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities. If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

5. This permit takes effect after:

- i. The issuing of a decision by the Tasmanian Planning Commission
- ii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
- iii. any other required approvals under this or any other Act are granted

6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.

8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.

10. If any Aboriginal relics are uncovered during works:

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other relics from destruction,

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- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)
Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.
11. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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**7.2 AMD 2026/01 - TASMANIAN PLANNING SCHEME-GEORGE TOWN - COMBINED 40T
SCHEME AMENDMENT**

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons
REPORT DATE:	17/02/2026
FILE NO:	AMD 2026/01 & DA 2026/4
ATTACHMENTS:	1. AMD 2026/01 - Draft Instrument of Certification [7.2.1 - 2 pages] 2. AMD 2026/01 - Development Application Form [7.2.2 - 1 page] 3. AMD 2026/01 - Planning Scheme amendment and development - Supporting Report [7.2.3 - 56 pages] 4. AMD 2026/01 - Proposal Plan [7.2.4 - 2 pages] 5. AMD 2026/01 -Natural Values Assessment Report [7.2.5 - 23 pages] 6. AMD 2026/01 -Natural Values - Appendix- NVR [7.2.6 - 47 pages] 7. AMD 2026/01 - Natural Values- Appendix- PMR [7.2.7 - 28 pages] 8. AMD 2026/01 - Natural Values -Appendix- BVR [7.2.8 - 11 pages] 9. AMD 2026/01 - Infrastructure Services Report [7.2.9 - 8 pages] 10. AMD 2026/01 - Servicing Plan [7.2.10 - 4 pages] 11. AMD 2026/01 - Bushfire Hazard Report [7.2.11 - 37 pages] 12. AMD 2026/01 - Referral Tasmanian Gas Pipeline [7.2.12 - 1 page] 13. AMD 2026/01 - Referral Tas Networks [7.2.13 - 5 pages] 14. AMD 2026/01 - Referral TasWater - SPAN [7.2.14 - 6 pages] 15. AMD 2026/01 -Folio Text-143259-2 [7.2.15 - 1 page] 16. AMD 2026/01 - Folio Plan-143259-2 [7.2.16 - 1 page] 17. AMD 2026/01 - Schedule Of Easements-143259-2 [7.2.17 - 2 pages] 18. AMD 2026/01 - Links to External Documents and Strategies [7.2.18 - 1 page] 19. AMD 2026/01 - DA 2026/04 - Checklist Assessment of Compliance with Acceptable Solutions [7.2.19 - 53 pages]

Minute No. 038/26

DECISION

Moved: Cr Archer
Seconded: Cr Mason

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Motion 1

That Council, pursuant to Section 37 and 38 of *The Land Use Planning and Approvals Act 1993*, agrees to and initiates scheme amendment AMD 2026/01 to the George Town Local Provision Schedule to:

1. Rezone the southern portion of 1 Stonehouse Street, George Town (CT 143259/2) from Future Urban Zone to General Residential Zone;
2. Rezone the northern portion/balance of 1 Stonehouse Street George Town (CT 143259/2) from Future Urban Zone to Low Density Residential Zone; and
3. Remove the Priority Vegetation Area Overlay from 1 Stonehouse Street, George Town (CT 143259/2)

As illustrated in the attached draft Instrument of Certification.

VOTING

For: Cr Dawson, Cr Archer, Cr Ashley, Cr Lowe, Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 6 / 0

Minute No. 039/26

DECISION

Moved: Cr Orr
Seconded: Cr Lowe

Motion 2

That the application for use and development, Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a) Woolcott Land Services, job no. L240128, Sheets 1 & 2, dated 23 February 2026;
- b) Woolcott Land Services, job no. L240128, S.40T Planning Scheme Amendment-Supporting Report, dated December 2025;

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- c) Woolcott Land Services, Bushfire Hazard Report, January 2026;
- d) Collective Consulting, Infrastructure Report, dated December 2025;
- e) Collective Consulting, project no. 256025, Drawing No. COV-C, C011, C101, C501, dated 11 December 2025;
- f) Midson Traffic Pty Ltd, Stonehouse Street Rezoning and Subdivision, George Town Traffic Impact Assessment, dated August 2025;

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure & Operations. Such drawings and specifications must include the following:

- a) All infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:
 - i. Roads, crossovers and reticulated drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. Reticulated water and sewage;
 - iv. Electricity infrastructure including street lighting;
 - v. Communications infrastructure.
- b) All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development.
- c) The Stormwater Management Plan must demonstrate that:
 - i. Post-development peak flows do not exceed pre-development flows for the 10% AEP event, based on a minimum 60% impervious area.
 - ii. Should modelling demonstrate insufficient capacity of the existing stormwater system on Stonehouse Street, or downstream to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue. Acceptable solutions may include:
 - a. Onsite detention to reduce the peak runoff discharge to the Stonehouse Street system; or
 - b. Upgrading the downstream stormwater network to an appropriate extent to ensure adequate capacity. The cost of upgrading the existing drainage system is to be borne by the developer.
 - iii. Hydrologic and hydraulic modelling, including supporting calculations and assumptions, covering the entire development site and downstream drainage network to an appropriate extent, in accordance with Australian Rainfall and Runoff (ARR 2019).

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- iv. Details of the minor stormwater drainage system, including pipe layout, pits, inlet structures, and outfalls.
 - v. Mapping of overland flow paths, that the major drainage system safely conveys the 1% AEP event plus climate change allowance without adverse impacts to downstream properties
 - vi. Details of the detention system (if required), including sizing & capacity, inlet and outlet control, and geometry (depth, area, and batter slopes).
 - vii. All stormwater discharge points must be designed to prevent erosion, scour and nuisance to adjoining properties, and must be to the satisfaction of Council.
-
- a) Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
 - b) A landscape plan must be submitted showing a minimum of one street tree per lot, with spacing between tree centres not exceeding 20m. Where practicable, a minimum 1.5 m clearance from the tree trunk must be maintained free of services, crossovers, footpaths and electrical infrastructure. Street trees are to be located to avoid conflicts with existing and future infrastructure, with provision made during service installation (e.g. sewer, water and telecommunications) to ensure adequate space for planting. Tree species must be approved by Council's Director Infrastructure & Operations.
 - c) All public infrastructures are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure & Operations. The Guidelines are available at www.lgat.tas.gov.au
 - d) The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
 - e) The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.
 - f) All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure & Operations.

Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure & Operations, engineering design drawings are valid for a period of five (5) years from the date of such approval, following

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which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. CONSTRUCTION OF WORKS

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure & Operations in accordance with Condition 2.

All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure & Operations.

Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

4. WORKS REQUIRED FOR EACH LOT IN A STAGE

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure & Operations.

Prior to the sealing of the Final Plan, each lot in a stage must be provided with the following infrastructure and/or services:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot;
- b) A sealed vehicular crossing and driveway from the public road to the property boundary;
- c) A stormwater connection to the public drainage system where required;
- d) Access to electricity and communications infrastructure.

All works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure & Operations.

5. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure & Operations. The plan is to include plans and procedures for the management of:

- a) dust;
- b) erosion, including stabilisation of exposed soils within reshaped drains;

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- c) soil and water management to minimise discharge of polluted or sediment laden runoff directly or indirectly into Council's drains and watercourses; and
- d) noise,

during construction. The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding landowners. All works are to be undertaken in accordance with the approved soil and water management plan.

6. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the **Contribution**) in lieu of public open space is appropriate.

The Contribution must be in an amount equal to five percent (5%) of the value of the area of land (relative to each stage) in the approved plan of subdivision, excluding the balance lot (lot 200).

The amount of the Contribution is to be determined by a valuation (the **Valuation**) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgment with Council of the Final Plan of subdivision for sealing (the **Final Plan**), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

References in this permit condition to payment of a Contribution includes the provision of security for the same in the form of a bond by the landowner to pay the Contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. Each of the bond and the guarantee must be in a form acceptable to Council.

7. TRANSFER OF ROAD LOT

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The ROAD Lots (Lots 101 and 102) are to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

8. DEFECT LIABILITY PERIOD

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period for the amount of 5% of the construction value of the public works.

9. VEHICULAR CROSSOVERS

Prior to the sealing of the Final Plan, driveway crossovers for each lot must be constructed in accordance with the endorsed plans and Tasmanian Standard Drawing TSD-R09-v3, to Council's satisfaction. All crossings are to be sealed from the road edge to the property boundary with either minimum 35 mm asphalt or 150 mm concrete.

10. EASEMENTS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances.

A bushfire hazard management easement is to be provided on the Balance land in accordance with the Endorsed Bushfire Hazard Management Plan.

11. COVENANTS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

12. TASWATER

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2026/00127-GTC attached).

13. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

14. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Director Infrastructure & Operations.

Permit Notes

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1. This permit was issued based on the proposal documents submitted for AMD 2026/1 / DA 2026/4. You should contact Council with any other use or development, as it may require separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. The following advice is provided by TasNetworks:

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry

4. The following advice is provided by the Tasmanian Gas Pipeline Pty Ltd:

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities. If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

5. This permit takes effect after:
 - i. The issuing of a decision by the Tasmanian Planning Commission
 - ii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
 - iii. any other required approvals under this or any other Act are granted
6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more

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information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
10. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)
Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.
11. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

VOTING

For: Cr Dawson, Cr Ashley, Cr Lowe, Cr Mason and Cr Orr
Against: Cr Archer
Abstained: Nil

CARRIED 5 / 1

5 / 1 + 0

