

Enquiries: Planning Services
Telephone: (03) 6261 8530

Ref. PSA 2021/6

16 March 2023

Claire Hynes
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Via email: tpc@planning.tas.gov.au

Dear Ms Hynes

RE: PSA 2021/6 DRAFT AMENDMENT – LOTS 5 & 6 POULTERS ROAD, NEW NORFOLK

In response to your request for further information relating to the Planning Scheme Amendments at Lots 5 & 6 Poulter's Rd, I can provide the following information:

1. A revised Section 39 report was considered at Council's 15 December meeting. Council resolved that under [former provision] Section 39(2) of the Land Use Planning and Approvals Act 1993, to advise the Tasmanian Planning Commission that it considers the merits of the submissions do not warrant any modification to the amendment and request that the Commission proceed with draft Planning Scheme Amendment.

A copy of the relevant meeting agenda and minutes are attached to this response.

2. A copy of the TasWater referral email is attached to this response.
3. Council is working with the applicant's engineer to provide a detailed response to TasWater. A copy of Council's response will be forwarded to the Commission as soon as it is available.

As outlined in the Section 39 report Council's opinion that TasWater's request can be dealt with at subdivision application stage. It is noted that there is an existing approval for subdivision for the same number of lots, and the permit requires that the developer engage with TasWater to demonstrate that each lot can be adequately serviced.

4. At the request of the Commission the draft amendment has been referred to the Department of State Growth, Tasmania Fire Service and Mineral Resource Tasmania. Evidence of these referrals is attached to this response. Submissions were received from the Tasmania Fire Service and Department of State Growth in relation to the road network and also landslide hazard on behalf of MRT.

Council is working with the applicant to respond to these agencies and a copy of Council's response will be forwarded to the Commission as soon as it is available.

5. A copy of Appendix B, C, D and E are attached to this response.
6. A copy of ECOtas (2020) *Ecological Assessment of The Mills Project Area, New Norfolk, Tasmania* for Omega Investment Holdings Pty Ltd, 13 April 2020 is attached to this

response.

7. A Word version of the draft amendment is attached to this response.

8. GIS mapping for the proposed rezoning is attached to this response.

Please do not hesitate to contact Laura Ashelford on 03 6261 8530 should you have any additional questions.

Yours sincerely

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

LAURA ASHELFORD

SENIOR PLANNER