

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/127879
Officer: Lauren O'Brien
Phone: 6165 6813
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9 November 2023

Ms Kristen Desmond
General Manager
West Tamar Council

Attention: Ms Michelle Riley, Municipal Planner

By email: wtc@wtc.tas.gov.au

Dear Ms Desmond

**Tasmanian Planning Scheme – West Tamar
Draft amendment 02-22
Rezone various lots from Environmental Management**

I refer to the above draft amendment and to the hearing held at the Riverside Olympic Football Club on 16-18 October 2023, which was adjourned.

As discussed at the hearing, there are a range of matters that require clarification. It would assist the Commission's assessment of the draft amendment if the planning authority could provide a submission on the following matters:

Draft amendment 13 of 02/22

Clarification on the operation and the purpose of the WTA-S3.0 Residential Supply and Density Specific Area Plan (SAP) and specifically what the particular qualities of the land to the east of Gravelly Beach Road are. It is noted the SAP as proposed would allow for Visitor Accommodation and various other discretionary uses, which appear contrary to the qualities of the land to be conserved.

Please provide a submission on how the SAP could be modified to respond to the existing site constraints, and how the proposed modifications would meet the test under section 32(4)(b) of the *Land Use Planning and Approvals Act 1993*.

Please note the section 34(2) rationale for a modified part of the SAP should be clearly linked to the purpose statements included within the Plan Purpose and then continue to link through the standards of the SAP.

An explanation relating to section 32(4)(b) could detail:

- the area of land the proposed provisions would relate to;
- the particular environmental, social, economic or spatial qualities of the land, that require provisions other than the State Planning Provisions (SPPs); and
- how these unique provisions relate to the SPPs in terms of whether they substitute, add to, or modify parts of the SPPs.

Draft amendment 17 of 02/22

Clarification on the potential to provide a suitable vehicle access to 93 Reatta Road, Trevallyn and whether it would be more appropriate for the site to be included in the General Residential Zone.

Please provide a statement from a suitably qualified person, for instance from the Council's engineer, on whether a vehicle access to 93 Reatta Road, Trevallyn, could meet the relevant provisions of the C2.0 Parking and Sustainable Transport Code.

Rural Living Zone

A submission from the planning authority which provides an opinion on the merit of zoning the following properties Rural Living. If the planning authority deems these properties may be appropriate for inclusion in the Rural Living Zone, an indication of which sub-zone of Rural Living (A, B, C or D) should apply would be appreciated.

The properties with the folio of the Register number are below.

- Greens Beach Road, York Town (FR 108420/1)
- Greens Beach Road, York Town (FR 238403/1)
- 586 Greens Beach Road, York Town (FR 95989/10)
- 600 Greens Beach Road, York Town (FR 239427/1)
- 604 Greens Beach Road, York Town (FR 240277/1)
- Greens Beach Road, York Town (FR 238402/1)
- 614 Greens Beach Road, York Town (FR 37493/1)
- 616 Greens Beach Road, York Town (FR 38736/5)
- 630 Greens Beach Road, York Town (FR 38736/4)
- 638 Greens Beach Road, York Town (FR 51252/1)
- 652 Greens Beach Road, York Town (FR 38737/1)
- 652 Greens Beach Road, York Town (FR 38737/2)
- 60 Bowens Road, York Town (110797/1)
- Bowens Road, York Town (FR 15059/1)
- Bowens Road, York Town (FR 39763/1)
- Bowens Road, York Town (FR 39763/3)
- Bowens Road, York Town (FR 208911/1)
- Lot 2 Bowens Road, York Town (FR 39763/2)

Conclusion

The planning authority is to provide the information requested to the Commission by close of business on **22 November 2023**.

Other respondent submissions must be provided to the Commission by close of business on **29 November 2023**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment¹](#) on the Commission's website.

Please note all submissions received will be published in full, without redaction.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-wta-amd-02-22>

If you require further information please contact Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MH', with a horizontal line extending to the right and a vertical line crossing it.

Michael Hogan
Delegate (Chair)

Cc all parties