
From: Teena Guest <Teena.Guest@tasports.com.au>
Sent: Thursday, 1 September 2022 2:41 PM
To: Planning
Cc: Jarred Moore
Subject: Representation - George Town Draft Local Provisions Schedule - Bell Bay Port
Attachments: Ltrr - TasPorts - GTC - Ltrr of Representation George Town Council Proposed LPS - 20220901a.docx

Afternoon,

Re: Representation George Town Draft Local Provisions Schedule – Bell Bay Port

Please find attached a letter of representation from TasPorts - when suitable, TasPorts would like the opportunity to meet to discuss these concerns with you further.

Regards,

Teena Guest | Manager Property Development

Tasmanian Ports Corporation

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1 September 2022

General Manager
George Town Council
PO Box 161
GEORGE TOWN 7253

Via email: Planning@georgetown.tas.gov.au

Dear Sir,

Re: Representation George Town Draft Local Provisions Schedule – Port of Bell Bay

Please accept the following as a representation in relation to the draft George Town Local Provisions Schedule of the Tasmanian Planning Scheme.

TasPorts owns and operates the Port of Bell Bay and has a key interest to ensure that both the port and land adjacent is suitably zoned to carry out port related works and collocated industrial activities.

TasPorts generally supports the zoning as proposed in the draft LPS including the extension of the Port and Marine zoning, to the water adjacent to the Port of Bell Bay wharf areas. However, the proposed Agriculture zoning of the land adjacent to the west of the port is not supported. This adjacent land is owned by RioTinto and shown in Figure 1 below.

We would appreciate the opportunity to discuss these concerns further with Council prior to progression of the draft LPS.

The site

TasPorts owns and operates the Port of Bell Bay including the wharf and cargo handling areas and a number of industrial sites as highlighted in blue in Figure 1 below.

The existing wharf areas and industrial uses within the estate include Temco, Sims Metal, BP, One Steel and Bell Bay Aluminum.

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Port of Burnie
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PO Box 216
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Tasmania 7320

Port of Hobart
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1 Franklin Wharf, Hobart
GPO Box 202 Hobart
Tasmania 7001

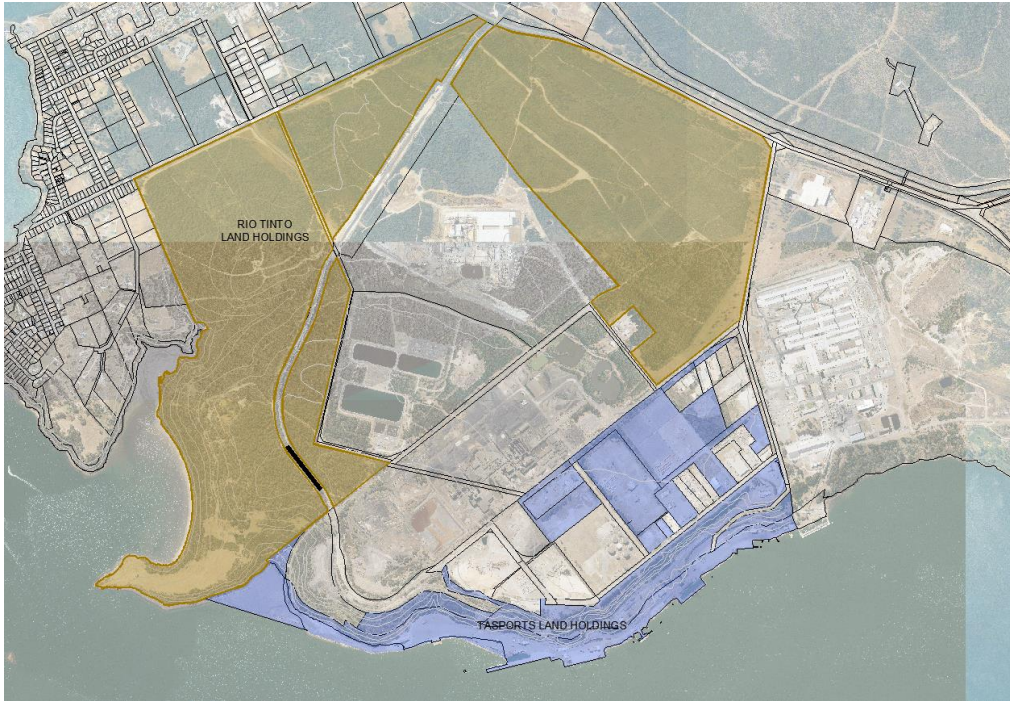


Figure 1 – TasPorts owned land shown in blue includes the Bell Bay wharf area as well as a number of adjacent industrial sites.

Zoning and allowable Uses

The existing zoning of Bell Bay under the George Town Interim Planning Scheme 2013 (IPS) is shown in Figure 3 below and includes Port and Marine for the wharf areas, General Industrial for land within the industrial estate. TasWater’s sewage treatment plant and the Bell Bay Road and Bell Bay rail line casements are zoned Utilities. Land to the west of the industrial estate between the port and the town of George Town is zoned Rural Resource.

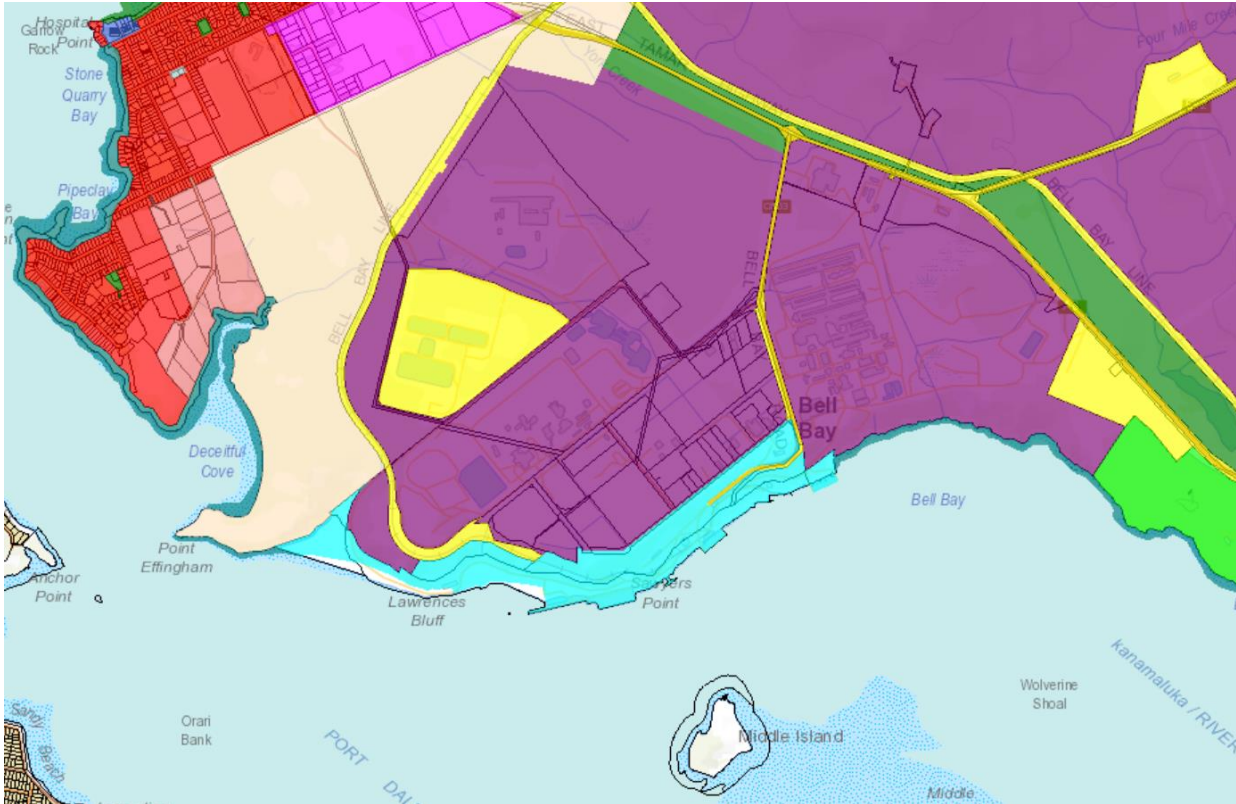


Figure 2 – Existing Zoning under the George Town Interim Planning Scheme 2013

The draft LPS (Figure 4 below) largely translates the existing zoning with the wharf areas zoned Port and Marine, Industrial Estate, General Industrial, sewage treatment plant and Bell Bay road and Bell Bay rail line casement zoned utilities.

The draft LPS also extends the extent of the Port and Marine zoning of the wharf into the water as shown by zone boundary detail 6 in Figure 3.

The Rio Tinto land to the west is to be zoned Agriculture.

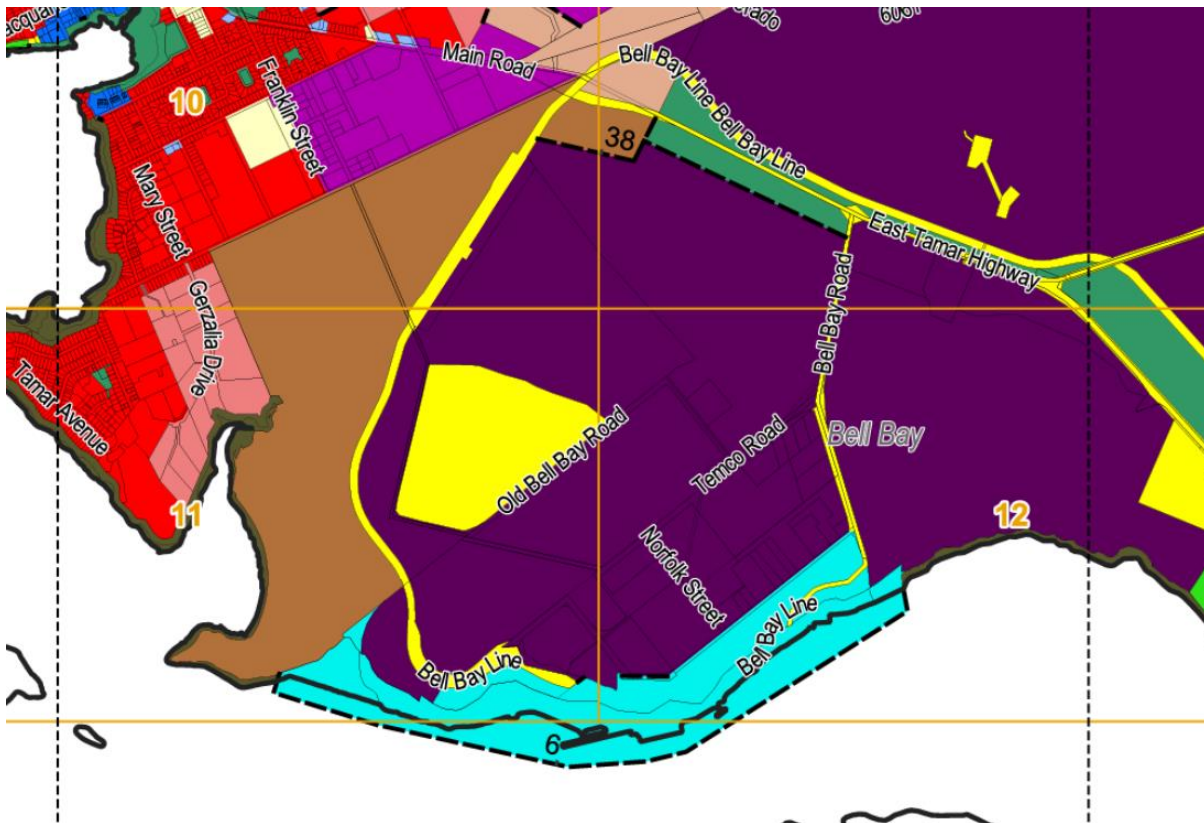


Figure 3 - Draft LPS Zoning

The proposed General Industrial zoning provides for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses. It also provides for use or development that supports and does not adversely impact on industrial activity.

Permitted Uses include Manufacturing and Processing, Port and Shipping, Resource Processing, Service Industries, Storage, Transport Depot and Distribution and Utilities.

The development standards are flexible and provide for a permitted height up to 20m with discretion to exceed if necessary for the operation, and will not cause an unreasonable impact on adjoining properties.

This zoning is supported.

The extended Port and Marine zoning is also supported.

Land to the west

Having regard to Zone Application Guideline AZ3, AZ4 and AZ6 the land is not considered suitable for inclusion within the Agriculture zone for the following reasons:

- The existing Rural Resource zoning of the land to the west of the Port under the IPS reflects its environmental buffer status around Rio Tinto's Bell Bay aluminum plant. The proposed Agriculture zoning does not reflect this ownership or purpose.
- The land is isolated from other agricultural land
- It is identified as Class 5 land, has extensive undeveloped areas and is considered to have limited agricultural potential
- The land is suited to the accommodation of port related uses and to meet an identified need for further industrial land for cargo handling and support roles for the Port.

The land is identified as a Transitional Area under the George Town Structure Plan (p40) as shown in Figure 4 below and for light industrial expansion (P46) as shown in Figure 6.

Having regard to the above, Council should give consideration to application of the light industrial zone of this land that would allow for the accommodation of appropriate industrial, logistical and storage uses with minimal offsite impacts to support the port. This zoning would provide an appropriate transition between the General Industrial and Port and Marine Zone and the residential areas of George Town to the west.

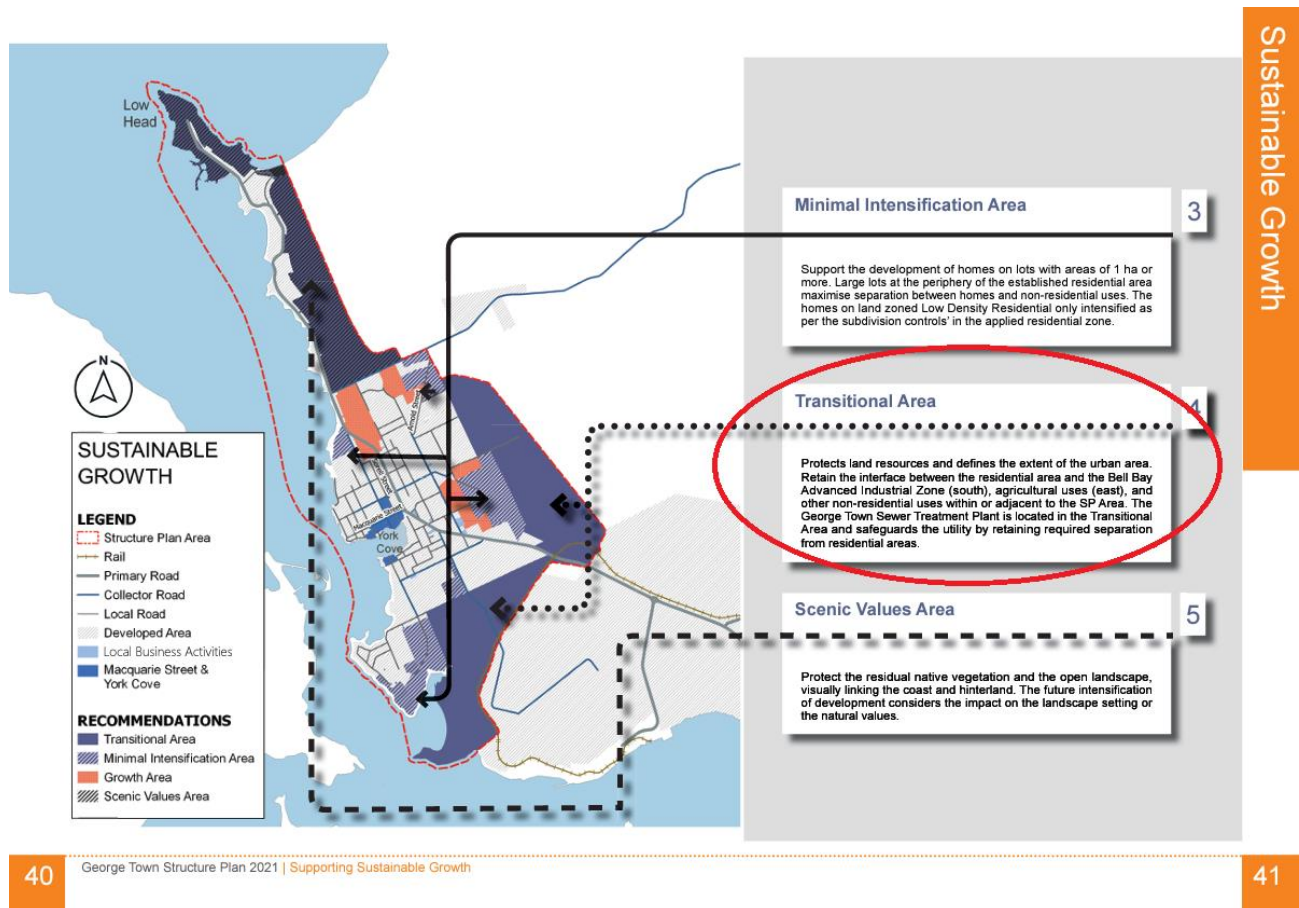


Figure 4 - George Town Structure Plan (P40 and 41)

Planning Principles

Industrial Activities

- P5.** Retain appropriate separation between residential uses and noise, dust and other emitting activities to mitigate land use conflicts with sensitive uses.

Utilities

- P6.** Protect utilities and industrial activities from sensitive uses by maintaining appropriate separation.

Agriculture

- P7.** Protect agricultural land from inappropriate development and prevent land holdings from being fragmented.

Recommended Actions

Land Use Impacts

- SG10.** Minimal intensification of sensitive uses within 1000m of the Sewerage Treatment Plant and industrial precinct.

Residential Uses

- SG11.** Development of vacant land complemented with public open space at the southern edge of infill development to increase separation and manage land use conflict.

Agriculture

Agricultural uses on the eastern side of the developed areas of the SP Area. The Transitional Area is intended to limit further residential uses that have the potential to conflict with agricultural activities.

Sewer Treatment Plant

The Sewerage Treatment Plant servicing George Town is outside of the Structure Plan Area. The retention of the Transitional Area will provide a 1000 m separation between residential uses and minimise conflict with industrial uses to the south of the SP Area.

Expansion of Light Industry

Light industrial activities considered for future expansion providing that impacts from emissions can be appropriately regulated and mitigated not to create conflict with sensitive uses or compromise the established buffer at the edge of the SP Area.

Low Density Residential Land

Retain a Low Density Residential Zone in this area and not intensify residential use that would result in a lot yield of more than 6 homes per hectare.

Bell Bay Advanced Industrial Zone

George Town is striving to become a Centre of Excellence for green technology. The Transitional Area is paramount, and avoidance of intensification of residential uses at the southern periphery will mitigate any potential for land use conflicts.

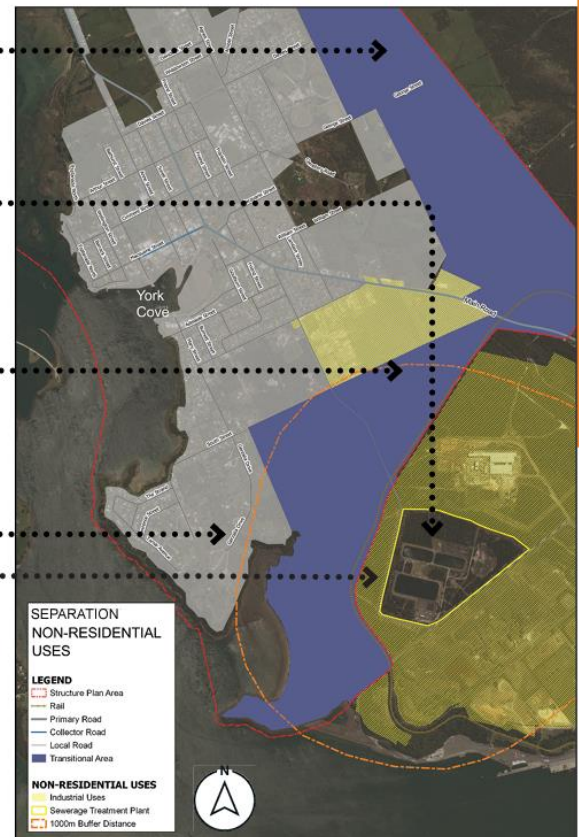


Figure 5 - George Town Structure Plan (P.46 and 47)

Planning Scheme Overlays

The existing proposed Natural Assets Code mapping of small areas of priority vegetation and water way and coastal protection across the Utilities zoned areas of the industrial estate and port as shown in Figure 6 below do not appear logical and should be removed.

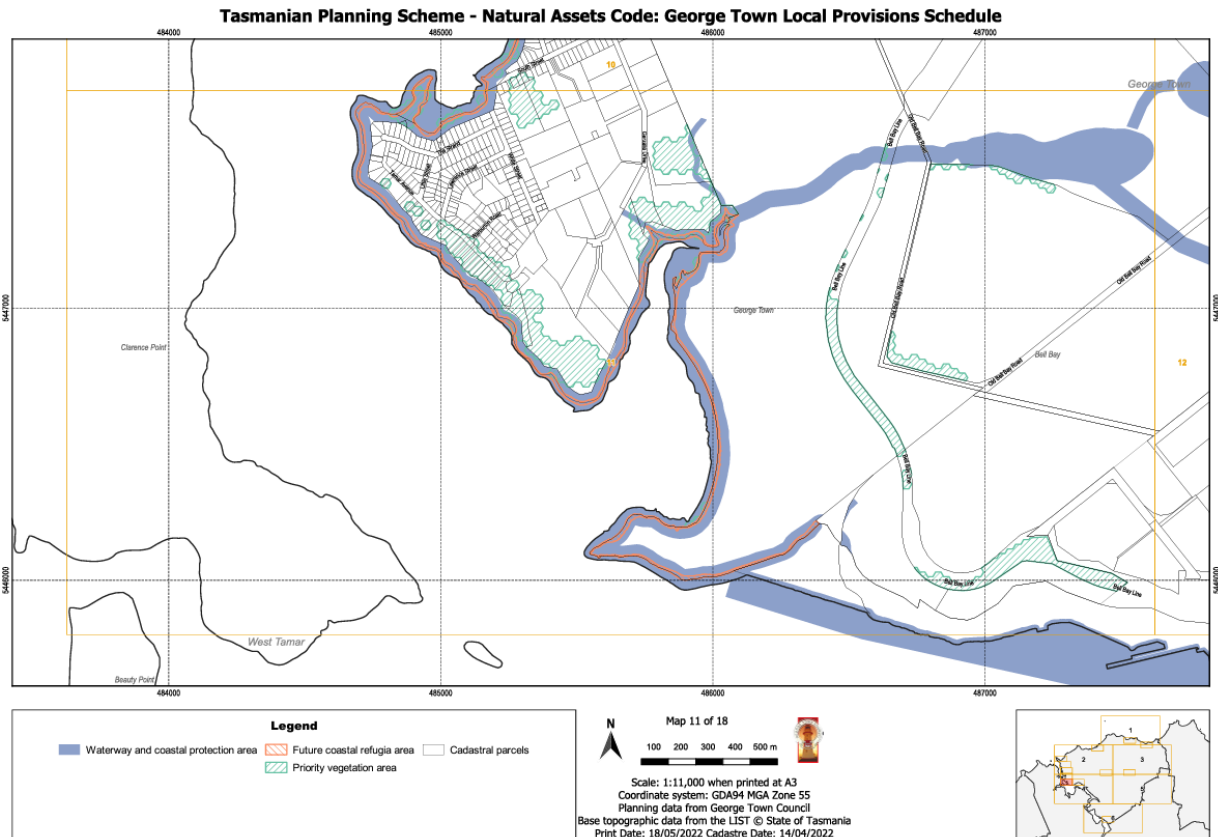


Figure 6 – Draft Natural Values Code mapping (Source: Draft LPS)

We would appreciate the opportunity to meet to discuss these concerns with you further.

Yours sincerely

Jarred Moore
 TasPorts - General Manager Planning and Development