

Office of the Coordinator-General

CH Smith Centre
20 Charles Street, Launceston TAS 7250
PO Box 1186, Launceston TAS 7250 Australia
Phone +61 3 6777 2786
Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



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Tasmanian Planning Commission

tcp@planning.tas.gov.au

Attention: Ann Cunningham, Delegate (Chair)

George Town Draft Local Provisions Schedule (LPS) – Response to Tasmanian Planning Commission (TPC) Directions of March 2023

Dear Ms. Cunningham

The Office of the Coordinator-General (OCG) appreciates the opportunity to respond to the TPC Directions of March 2023 in relation to the George Town Draft Local Provisions Schedule (LPS).

The OCG would also like to acknowledge and thank TPC staff for their timely and informed response to a range of issues that the OCG has raised while responding to this Directive.

The OCG together with other interested parties, regarding the Draft LPS Submissions, has participated in Council led discussions and conducted several direct engagements in relation to land shown as an 'area of interest' (Title Reference I54929/1).

Those discussions and our own internal deliberations have informed a final set of responses to the TPC Directions:

- The OCG retains the view expressed in our original submission that the 'area of interest' should be re-zoned General Industrial.
- The OCG does not support a Specific Area Plan (SAP) for this 'area of interest' unless and until a project necessitates such a SAP.

The OCG reiterates arguments presented at the Hearings that support a General Industrial Re-Zone for the 'area of interest', including:

- the vital strategic role that George Town/Bell Bay plays as an industrial precinct in Tasmania, well connected by land (rail and roads), sea (deep sea port) and air infrastructure to international and domestic markets

- the existing industrial activity in George Town and future interest in accessing scarce industrial land from a range of advanced manufacturing investors drawn to Tasmania by the availability of renewable and Tasmania's current net zero carbon status
- the OCG's Master Planning exercise regarding the Rio Tinto/Bell Bay Aluminum land holdings (as referenced in the original submission) has identified significant potential industrial development in the greater Bell Bay area. To turn these significant investments into reality, industry requires certainty
- resolving the zoning issues in the 'area of interest' – rezoning to General Industrial - is vital to give certainty and reasonable speed to implementation, as decision making is imminent for many of these investments.

The OCG response to the TPC Directions is not driven by any specific projects of interest. The response is focused on the long-term strategic importance that George Town/Bell Bay represents for investment in Tasmania.

The investment potential is in the many billions of dollars, hundreds of additional jobs in an area of significant socio-economic disadvantage (SEIFA 2021 data) and the impact of Gross State Product (GSP) is also extremely significant.

The OCG thanks the TPC for its consideration of this submission.

Yours sincerely,



John Perry
Coordinator-General

Ph: +61 3 6777 2804 (Direct)

E: john.perry@cg.tas.gov.au