

Our Ref: 19.060

Measured form and function



22 September 2020

Marietta Wong  
Chair  
Tasmanian Planning Commission  
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Dear Ms Wong,

**LAUNCESTON INTERIM PLANNING SCHEME 2015 – DRAFT AMENDMENT  
58 / PERMIT DA0472/2019 – 40520 TASMAN HIGHWAY, ST LEONARDS**

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I refer to the Commission's letter dated 3 September 2020 which invites response submissions to the additional information requested of the Department of State Growth, which subsequently is dated 14 September 2020.

Details of Exploration Licence EL 18/2014 and the identified mineral resources within the relevant portion of the licenced area were provided in our submission on behalf of the applicant dated 2 September 2020, together with a consideration of the potential for land use conflict associated with any future mining of the resource.

Our submission identified that there are existing residential properties in proximity of the mineral resources. Therefore, the potential for land use conflict is not an issue that is created by the draft amendment and subdivision proposal. It would already need to be considered in approving any future mining activities.

However, the separation distance which is available between the identified mineral resources, the existing properties within the Rural Living Zone and the subject site ensures that potential impacts are capable of being adequately managed.

Council's submission dated 4 September 2020 similarly concludes that appropriate separation distance is capable of being achieved between potential future mining activities and the subject site. It notes that the identified separation distance is conservative and is capable of being reduced subject to the provision of appropriate noise and dust assessments identifying that there will be no detrimental impacts on sensitive uses.

The recent State Growth submission identifies that the limited information available on potential future mining activities makes it difficult to assess potential impacts. However, potential impacts are capable of a level of consideration, as undertaken in ours and Council's submissions, taking account of likely bauxite extraction methods (which does not involve blasting) and standard separation distances.

The State Growth submission indicates that the existence of the exploration licence is not an impediment to rezoning and does not convey any authority to extract mineral resources, which would require the granting of a mining lease under the *Mineral Resources Development Act 1995*. Further, as noted in Council's submission, planning and environmental approvals would be required under the relevant planning scheme and potentially the *Environmental Management and Pollution Control Act 1994*. The potential impacts on sensitive uses would require consideration in greater detail at that time.

In conclusion, the potential for land use conflict is an issue that would need to be considered as part of the statutory approvals process for any future mining activities within the licenced area, irrespective of the draft amendment and subdivision proposal. However, the available separation distance between the identified mineral resources and existing and future residential properties ensures that such impacts are capable of being adequately managed. The proposal will therefore not unreasonably affect mineral resources.

Please do not hesitate to contact me should any clarification be required in relation to our submissions on this matter.

Yours faithfully

**6ty° Pty Ltd**

A handwritten signature in black ink that reads "Ashley Brook". The signature is written in a cursive, slightly slanted style.

Ashley Brook  
Planning Consultant