
From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Tuesday, 9 May 2023 5:25 PM
To: TPC Enquiry; Barlund, Paola
Cc: McCrossen, Samuel; Andrew McCarthy; James Stewart
Subject: George Town Council - LPS Post Hearing Directions -Planning Authority 1
Attachments: RE: George Town Local Provision Schedule - Post Hearing Directions ; Bell Bay Wharf Zone Additions.zip; RE: George Town Local Provision Schedule - Post Hearing Directions ; RE: George Town Local Provision Schedule - Post Hearing Directions

Categories:

Good evening,

Please find herewith and attached, additional information relating to the George Town LPS, **Planning Authority 1**, raised in the Commission Directions dated 31 March 2023.

Council has undertaken consultation with Hydro relating to the zoning of the wharf adjacent 4055 West Tamar Highway and with the Department of Natural Resources and the Environment. Please see the attached correspondence from these parties.

In summary Hydro's preference is for the application of the General Industrial Zone and has provided shape files and coordinates relating to the application of the zoning to accurately encompass port facilities (attached).

NRE has advised that they are comfortable with the proposed zoning (attached).

Council also supports the application of the General Industrial Zone.
Application of the General Industrial Zone is generally consistent with the Guidelines

GIZ 1 The General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts.

The intended use of the land is to provide for wharf facilities associated with and likely ancillary to larger-scale industrial uses on the adjacent land.

GIZ 2 The General Industrial Zone should not directly adjoin land zoned for residential purposes unless:
(a) separated by physical buffers such as a major road; or
(b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses.

The land does not directly adjoin land zoned for residential purposes. The land on the west side of the Tamar/kanamaluka is not residential.

GIZ 3 The General Industrial Zone should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use.

The land is necessary to accommodate the existing wharf and access to a significant marine transport network.

GIZ 4 The General Industrial Zone may be applied to land without connection to a reticulated sewerage system if:

- (a) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses;
- (b) unnecessary for the intended industrial use; or
- (c) the area is capable of accommodating on-site waste water treatment systems suitable for the intended industrial use.

The land is not connected to reticulated sewer, however, it is adjacent to and likely to be used in conjunction with a General Industrial property of significant area, with adequate potential for onsite waste water management.

GIZ 5 The General Industrial Zone may be applied to port and marine facilities that are directly linked to specific higher impact manufacturing, processing, repair, servicing or storage uses.

The wharf facilities are likely to be directly linked to the specific industrial uses occurring on the adjacent land.

GIZ 6 The General Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, industrial activities.

Application of the General Industrial Zone is directly consistent with this Guideline.

Kind regards

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

T 03 6382 8813

W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



Progressive



Prosperous



Proud



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge



the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Tuesday, 2 May 2023 2:05 PM
To: James Stewart
Cc: Justin Simons
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

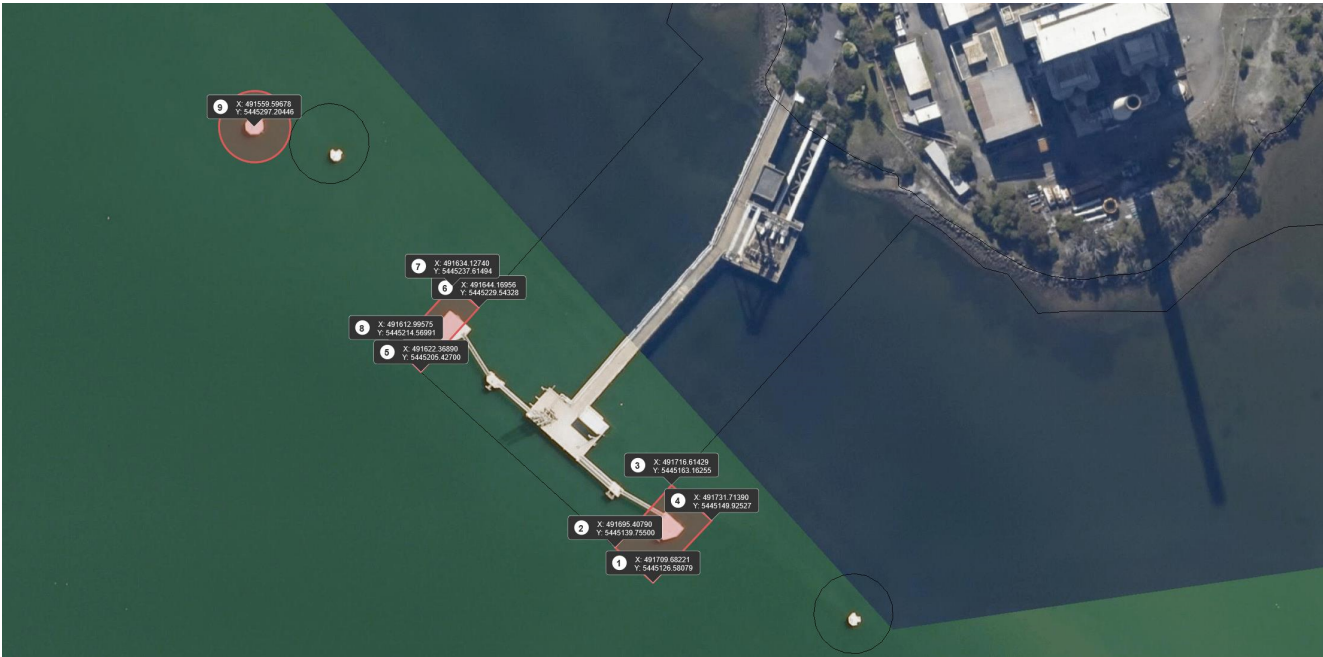
Hi James,

I have included an image below with the relevant coordinates GDA2020 (Zone 55). These are also listed below.

1 X:491709.68221
Y:5445126.58079
2 X:491695.40790
Y:5445139.75500
3 X:491716.61429
Y:5445163.16255
4 X:491731.71390
Y:5445149.92527
5 X:491622.36890
Y:5445205.42700
6 X:491644.16956
Y:5445229.54328
7 X:491634.12740
Y:5445237.61494
8 X:491612.99575
Y:5445214.56991
9 X:491559.59678
Y:5445297.20446

Radius of 12.5m around this centre-point.

Cheers
Ian



From: James Stewart <james@woolcottsurveys.com.au>
Sent: Friday, 28 April 2023 12:11 PM
To: Ian Jones <Ian.Jones@hydro.com.au>; Justin Simons <justins@georgetown.tas.gov.au>
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

Thanks Ian. Is it possible for you to provide the coordinates for the areas where the zoning is recommended for change? If you could include the coordinates on the diagram that would be helpful and meet the TPC's directions. Any issues let us know.

Justin: I note that there are some minor modifications to the General Industrial Zoning on Crown land as a result of Ian's mark up below. Subsequently, this will require written evidence from Crown Land services that they support the minor changes.

Are you able to liaise with Crown (you had a contact) in relation to this matter? It's a very minor changes so I couldn't see Crown having an issue.

Cheers

James Stewart
Senior Town Planner | Accredited Bushfire Practitioner

M 0467 676 721
P 03 6332 3760
E james@woolcottsurveys.com.au
W www.woolcottsurveys.com.au



WOOLCOTT SURVEYS



LAUNCESTON

10 Goodman Court INVERMAY
PO Box 593 Mowbray TAS 7248
03 6332 3760

ST HELENS

48 Cecilia Street ST HELENS
PO Box 430 St. Helens TAS 7216
03 6376 1972

HOBART

Rear Studio 132 Davey Street
Hobart TAS 7000
6227 7968

This email and any attachments are confidential and may be privileged. They are solely for the use of the person or entity to whom they are addressed. If you have received this email in error, please notify the sender and delete.

Please consider the environment before printing.

Warning: The number of frauds relating to the transfer of money is increasing rapidly. Accordingly, it is essential that you only act on emails and letters that come from '@woolcottsurveys.com.au' email accounts. If you are unsure, please check by contacting our office prior to transferring funds. We do not accept any responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our bank account.

From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Thursday, 27 April 2023 12:14 PM
To: Justin Simons <justins@georgetown.tas.gov.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

Hi Justin

Apologies for the delay in getting back to you. I have consulted with our internal business strategy team and we feel that the only need would be to ensure that the zones be amended to accommodate the existing infrastructure with a reasonable buffer. I have attached an image of the require zone boundary amendments (red). We are happy with the application of the General Industrial Zone to all wharf infrastructure. I have also attached a shapefile of the proposed additions.



Regards
Ian

From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Tuesday, 4 April 2023 12:53 PM
To: Ian Jones <Ian.Jones@hydro.com.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: George Town Local Provision Schedule - Post Hearing Directions

You don't often get email from justins@georgetown.tas.gov.au. [Learn why this is important](#)

Good morning Ian,

As discussed on the phone, following the George Town LPS hearings, the Commission has issued directions to Council (attached). The first of these directions relates to the wharf adjacent to Hydro's land at 4055 East Tamar Highway, and is as follows:

Consult with Hydro Tasmania (representation 18) about what the zoning at 4055 East Tamar Highway (FR 152399/1) around the wharf should be.

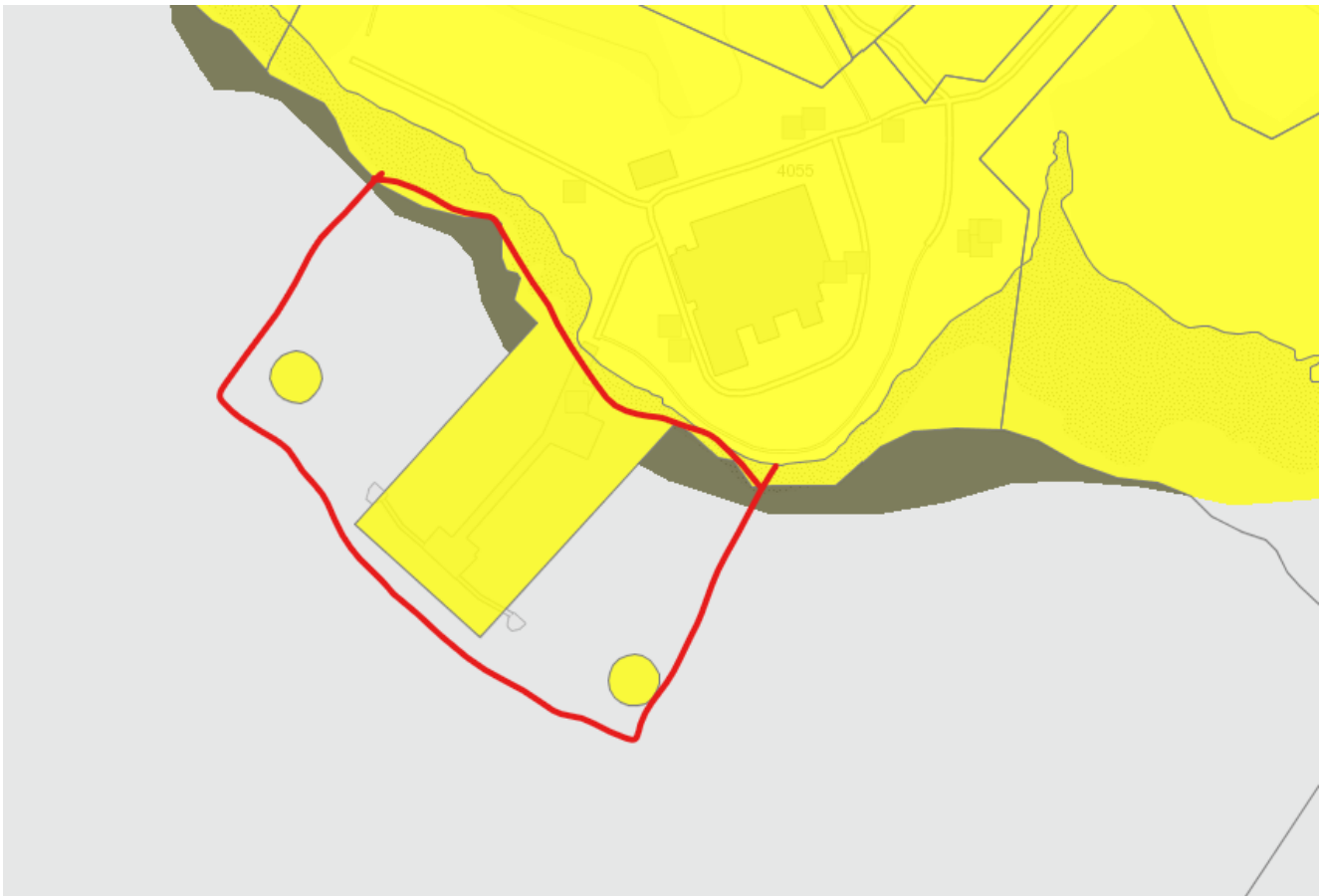
Provide a diagram with coordinates with the alternate zone boundaries.

Provide written evidence that the Crown Land Services would support the application of the alternative zoning to the wharf area.

Wharf areas have generally been located in the Port and Marine Zone, however, discussions at the LPS hearings indicated General Industrial Zone may also be appropriate in particular circumstances. It would be appreciated if you could provide some advice regarding your intention and preference for the zoning of this land.

It was also noted during the Hearings that the zone maps included in the LPS that some of the wharf infrastructure may be outside of the title boundaries. For convenience zoning is generally applied consistent with title boundaries. As we know there is potentially wharf infrastructure outside the title, could you please provide a diagram and coordinates which show the extent of alternative zoning required to cover the infrastructure and facilitate its future use. It may be easier to block out the entire wharf area.





Once this information is provided I will contact the Department of Natural Resources and the Environment to determine if they have any objection to the extent of the zoning.

As Council needs to provide a response by the 28th, it would be appreciated if you could consider this at your earliest convenience.

Kind regards,

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

T 03 6382 8813

W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



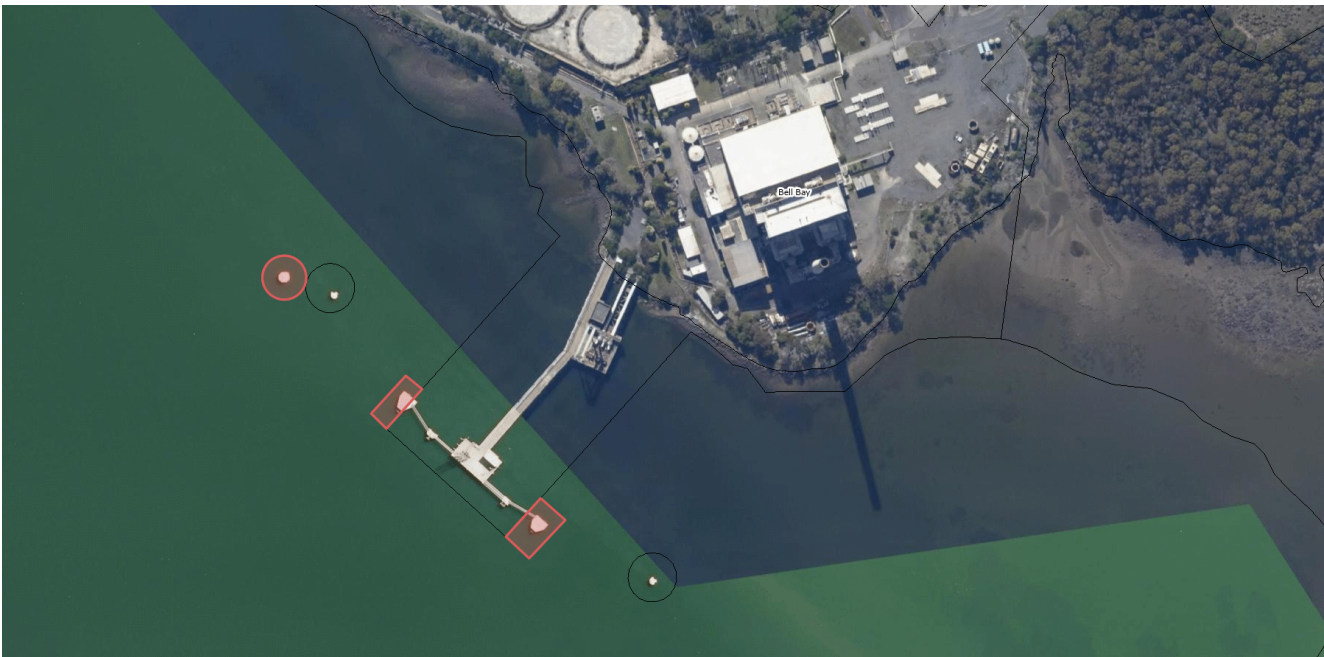
George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Thursday, 27 April 2023 12:14 PM
To: Justin Simons
Cc: James Stewart
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions
Attachments: Bell Bay Wharf Zone Additions.zip

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Justin

Apologies for the delay in getting back to you. I have consulted with our internal business strategy team and we feel that the only need would be to ensure that the zones be amended to accommodate the existing infrastructure with a reasonable buffer. I have attached an image of the required zone boundary amendments (red). We are happy with the application of the General Industrial Zone to all wharf infrastructure. I have also attached a shapefile of the proposed additions.



Regards
Ian

From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Tuesday, 4 April 2023 12:53 PM
To: Ian Jones <Ian.Jones@hydro.com.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: George Town Local Provision Schedule - Post Hearing Directions

You don't often get email from justins@georgetown.tas.gov.au. [Learn why this is important](#)

Good morning Ian,

As discussed on the phone, following the George Town LPS hearings, the Commission has issued directions to Council (attached). The first of these directions relates to the wharf adjacent to Hydro's land at 4055 East Tamar Highway, and is as follows:

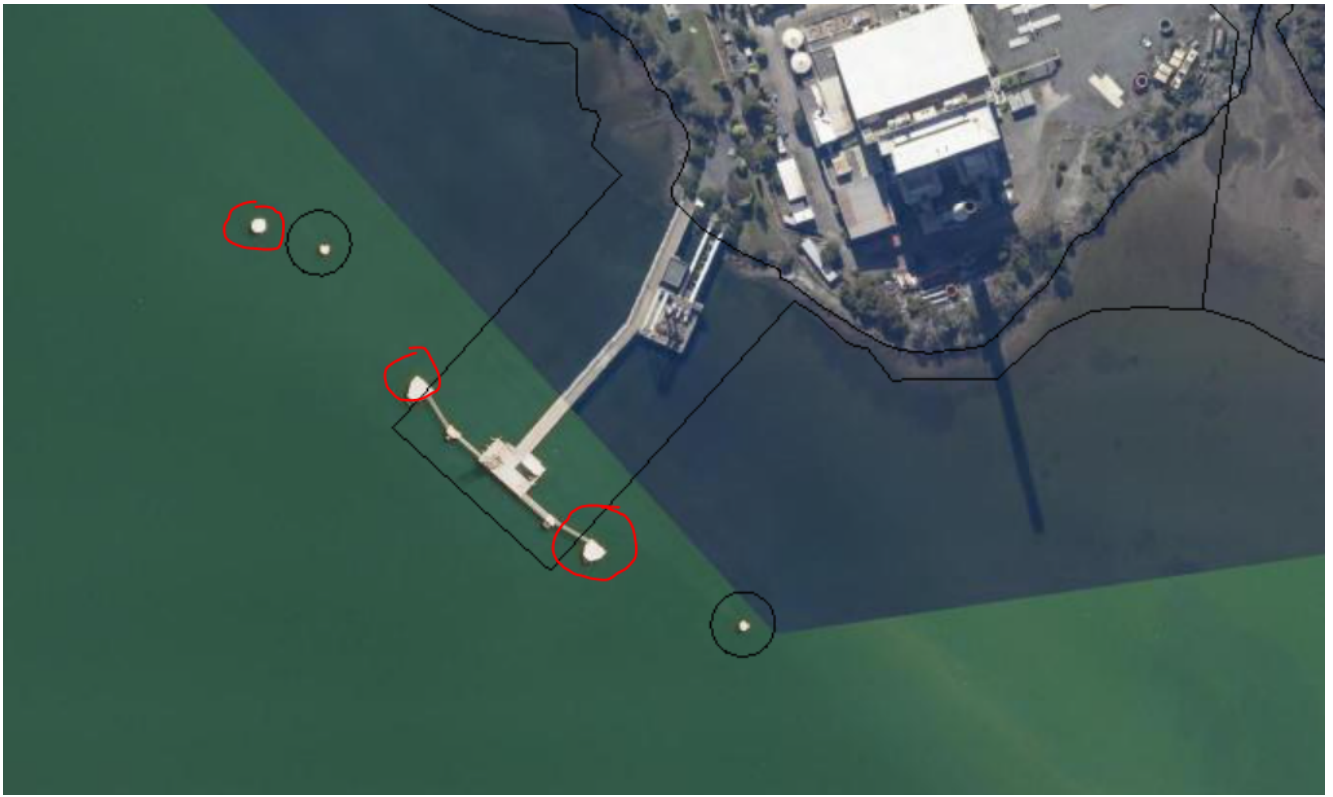
Consult with Hydro Tasmania (representation 18) about what the zoning at 4055 East Tamar Highway (FR 152399/1) around the wharf should be.

Provide a diagram with coordinates with the alternate zone boundaries.

Provide written evidence that the Crown Land Services would support the application of the alternative zoning to the wharf area.

Wharf areas have generally been located in the Port and Marine Zone, however, discussions at the LPS hearings indicated General Industrial Zone may also be appropriate in particular circumstances. It would be appreciated if you could provide some advice regarding your intention and preference for the zoning of this land.

It was also noted during the Hearings that the zone maps included in the LPS that some of the wharf infrastructure may be outside of the title boundaries. For convenience zoning is generally applied consistent with title boundaries. As we know there is potentially wharf infrastructure outside the title, could you please provide a diagram and coordinates which show the extent of alternative zoning required to cover the infrastructure and facilitate its future use. It may be easier to block out the entire wharf area.





Once this information is provided I will contact the Department of Natural Resources and the Environment to determine if they have any objection to the extent of the zoning.

As Council needs to provide a response by the 28th, it would be appreciated if you could consider this at your earliest convenience.

Kind regards,

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

T 03 6382 8813

W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

From: Mellor, Sonia <Sonia.Mellor@nre.tas.gov.au>
Sent: Monday, 1 May 2023 4:32 PM
To: Justin Simons
Cc: Kingston, Wendy (NRE)
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Justin,

Thank you for your email of 28 April 2023 in which you seek advice from the Department of Natural Resources and Environment Tasmania (NRE Tas) relating to land at 4055 East Tamar Highway.

In particular you ask if NRE Tas has an opinion about the expansion and alternative zoning of the wharf area in accordance with Hydro Tasmania preferred position outlined by Ian Jones on 27 April 2023.

NRE Tas has no objection to the proposed expansion of the zoned area and its zoning as General Industrial.

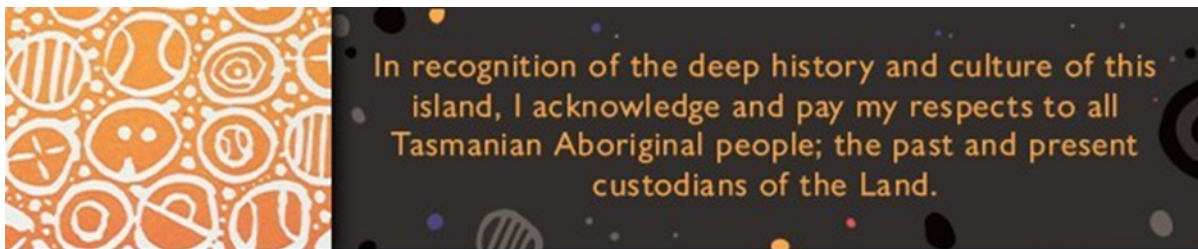
If I can be of any further assistance on this matter please don't hesitate to contact me.

Kind regards

Sonia Mellor



Sonia Mellor | Strategic Projects and Policy Officer
Strategic Projects and Policy | Strategy and Business Services
Division
Department of Natural Resources and Environment Tasmania
T: 0436 636 279 | E: Sonia.Mellor@nre.tas.gov.au
W: nre.tas.gov.au



From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Friday, 28 April 2023 12:42 PM
To: Mellor, Sonia <Sonia.Mellor@nre.tas.gov.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

Good afternoon Sonia,

As discussed yesterday, following George Town Council's LPS hearings, Council has received directions from the Tasmanian Planning Commission to consult with Hydro and NRE regarding the zoning over and around the wharf should be at 4055 East Tamar Highway. Please see Planning Authority 1 on the attached list of directions. Hydro has indicated a preference for the land covering the wharf to be zoned as General Industrial. This is consistent with a submission they have made to change the land associated with the former Bell Bay Power Station at 4055 East Tamar Highway to General Industrial. They have also proposed a marginal expansion to the zoned area to cover existing wharf infrastructure (illustrated in the thread below and shape files in attached). As the land on which the wharf is situated is owned by the Crown, could you please provide some advice regarding whether the Crown is likely to support application and expansion of the alternative zoning to the wharf area.

Council has received an extension of time until the 12th May to respond to the directions, however, if you could attend to this as soon as possible, it would be greatly appreciated.

Kind regards

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

T 03 6382 8813

W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Thursday, April 27, 2023 12:14 PM
To: Justin Simons <justins@georgetown.tas.gov.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: RE: George Town Local Provision Schedule - Post Hearing Directions

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Justin

Apologies for the delay in getting back to you. I have consulted with our internal business strategy team and we feel that the only need would be to ensure that the zones be amended to accommodate the existing infrastructure with a reasonable buffer. I have attached an image of the required zone boundary amendments (red). We are happy with the application of the General Industrial Zone to all wharf infrastructure. I have also attached a shapefile of the proposed additions.



Regards
Ian

From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Tuesday, 4 April 2023 12:53 PM
To: Ian Jones <ian.jones@hydro.com.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: George Town Local Provision Schedule - Post Hearing Directions

You don't often get email from justins@georgetown.tas.gov.au. [Learn why this is important](#)

Good morning Ian,

As discussed on the phone, following the George Town LPS hearings, the Commission has issued directions to Council (attached). The first of these directions relates to the wharf adjacent to Hydro's land at 4055 East Tamar Highway, and is as follows:

Consult with Hydro Tasmania (representation 18) about what the zoning at 4055 East Tamar Highway (FR 152399/1) around the wharf should be.

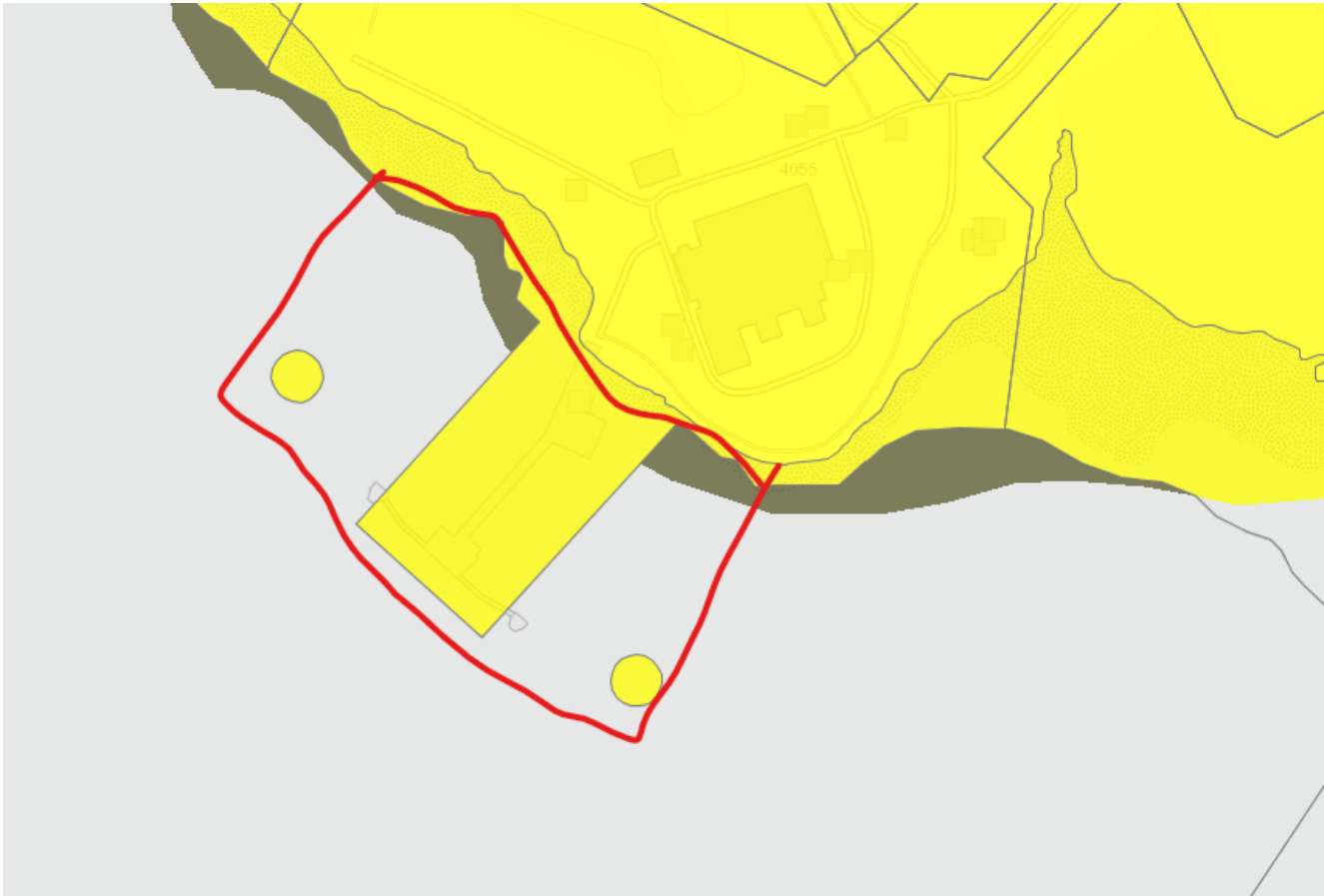
Provide a diagram with coordinates with the alternate zone boundaries.

Provide written evidence that the Crown Land Services would support the application of the alternative zoning to the wharf area.

Wharf areas have generally been located in the Port and Marine Zone, however, discussions at the LPS hearings indicated General Industrial Zone may also be appropriate in particular circumstances. It would be appreciated if you could provide some advice regarding your intention and preference for the zoning of this land.

It was also noted during the Hearings that the zone maps included in the LPS that some of the wharf infrastructure may be outside of the title boundaries. For convenience zoning is generally applied consistent with title boundaries. As we know there is potentially wharf infrastructure outside the title, could you please provide a diagram and coordinates which show the extent of alternative zoning required to cover the infrastructure and facilitate its future use. It may be easier to block out the entire wharf area.





Once this information is provided I will contact the Department of Natural Resources and the Environment to determine if they have any objection to the extent of the zoning.

As Council needs to provide a response by the 28th, it would be appreciated if you could consider this at your earliest convenience.

Kind regards,

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

T 03 6382 8813

W www.georgetown.tas.gov.au | E: justins@georgetown.tas.gov.au

Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

CONFIDENTIALITY NOTICE AND DISCLAIMER:

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.