

Department of State Growth

INFRASTRUCTURE TASMANIA

2 Salamanca Square, Battery Point

GPO Box 536, Hobart TAS 7001 Australia

Ph 1800 030 688

Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au



Planning Department

Burnie City Council

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

Representation: Land Use Permit Application – DA 2023/106 and Draft Amendment No. 2023/2 Massy-Greene Drive, South Burnie

Thank you for the opportunity to comment on the draft amendment to rezone land, and the development application for storage, at Massy-Greene Drive South Burnie. The Department of State Growth (State Growth) has the following comments.

Site access and safety for freight vehicles using Massy-Greene Drive

Massy-Greene Drive and Old Surrey Road form a strategic heavy vehicle freight route between the Ridgley and Bass Highways. The route connects key mining and other activities on the west coast of Tasmania with the port of Burnie and the Burnie to Hobart Freight Corridor. The route was constructed to remove heavy vehicles from Mount Street in Burnie.

Massy-Greene Drive in the vicinity of the proposed development site has a steep gradient and is an extremely tight curve. Heavy vehicles are the exclusive users of this road corridor. State Growth does not support any development that heightens the risk of accidents, extensive braking or the requirement for heavy vehicles to come to a complete stop on steep gradients.

State Growth notes that the existing access licence for the access to the storage area directly off Massy-Greene Drive is for maintenance of the water tank only. It is State Growth's recommendation that this access point be permanently closed and removed. All vehicular access to the storage site should be via the large access road passing underneath Massy-Greene Drive.

Landslip hazard

The four-page document from the geotechnical consultant (pages 11-14 of the 'Application and Supporting Documents' document) indicates that a Landslide Risk Assessment was conducted and that it supports the conclusion that rezoning should not adversely affect the site. State Growth considers that this assessment is deficient and does not meet the 2007 Landslide Risk Assessment Guidelines developed by the Australian Geomechanics Society.

The area is highly prone to landslides, as demonstrated by numerous past failures including at least three within the last ~200 years. The site falls entirely within the Medium Hazard Band of the Landslide Planning Map. While the intended use appears fairly similar to the current use (the geotechnical document indicates log storage in both cases), a complete Landslide Risk Assessment will still be necessary to ensure all landslide risks are appropriately identified and managed.

Please forward an updated and complete Landslide Risk Assessment to State Growth for review, at planningpolicy@stategrowth.tas.gov.au.

Tenure boundaries for rezoning

State Growth notes that the current cadastral boundaries do not reflect the existing fencing and use of the site (Figure 1). An exchange of land parcels between State Growth and the private landowner is planned but has not been finalised.

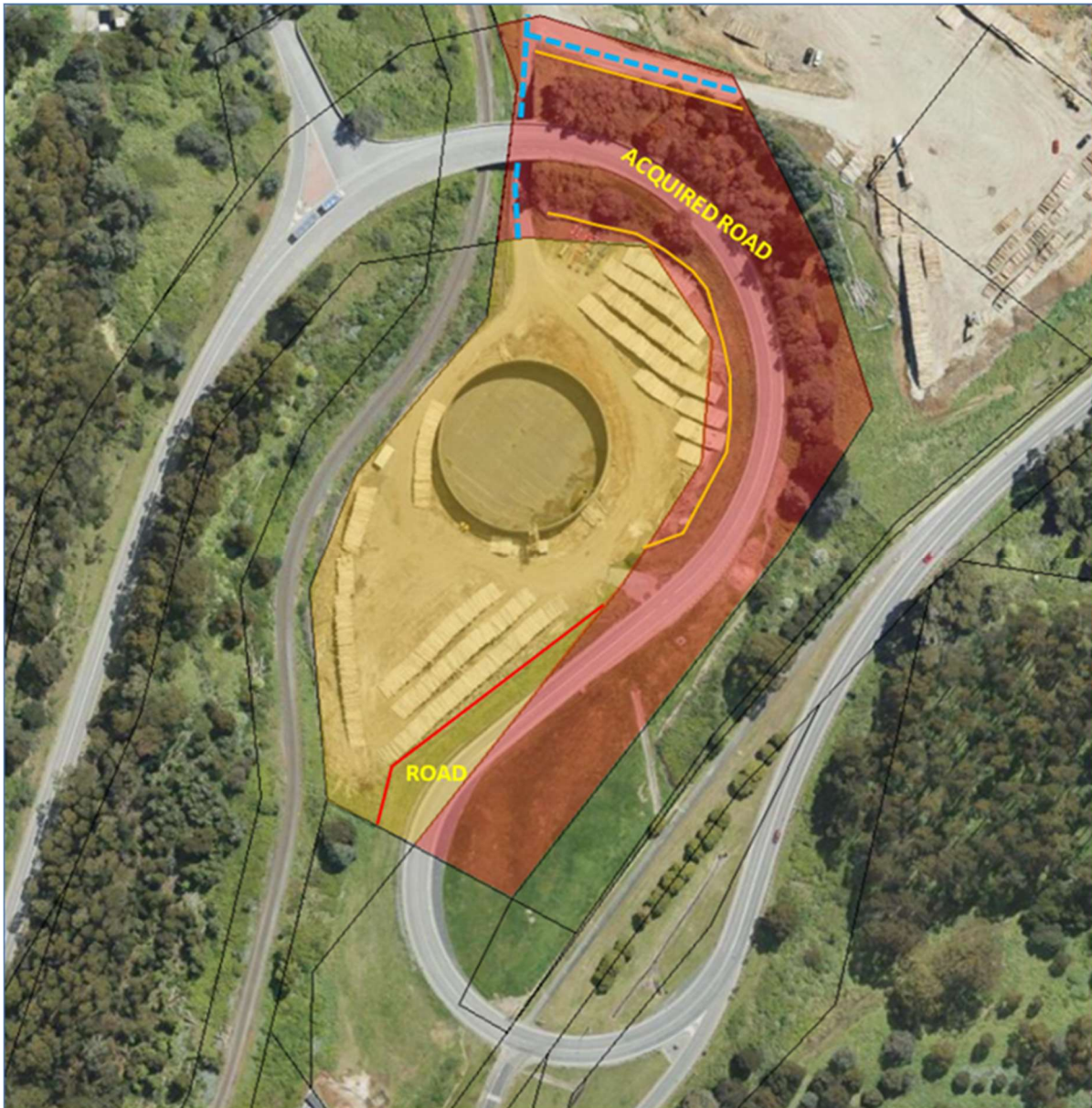


Figure 1: aerial photo showing current lot boundaries and fences. Private land extends on to Massy-Greene Drive ('ROAD', Lot 3 below), and State Growth land is fenced in with private land (Lot 2 below).

State Growth would prefer that the proposed rezoning not be finalised until the land tenure boundaries have been altered. However, if the rezoning is to proceed, Council must ensure that Lot 3 and Lot 4, shown on Figure 2, are zoned Utilities as these lots will become part of the road reservation. Future Lot 1 and Lot 2 will be transferred to private ownership and should, therefore, be zoned General Industrial.

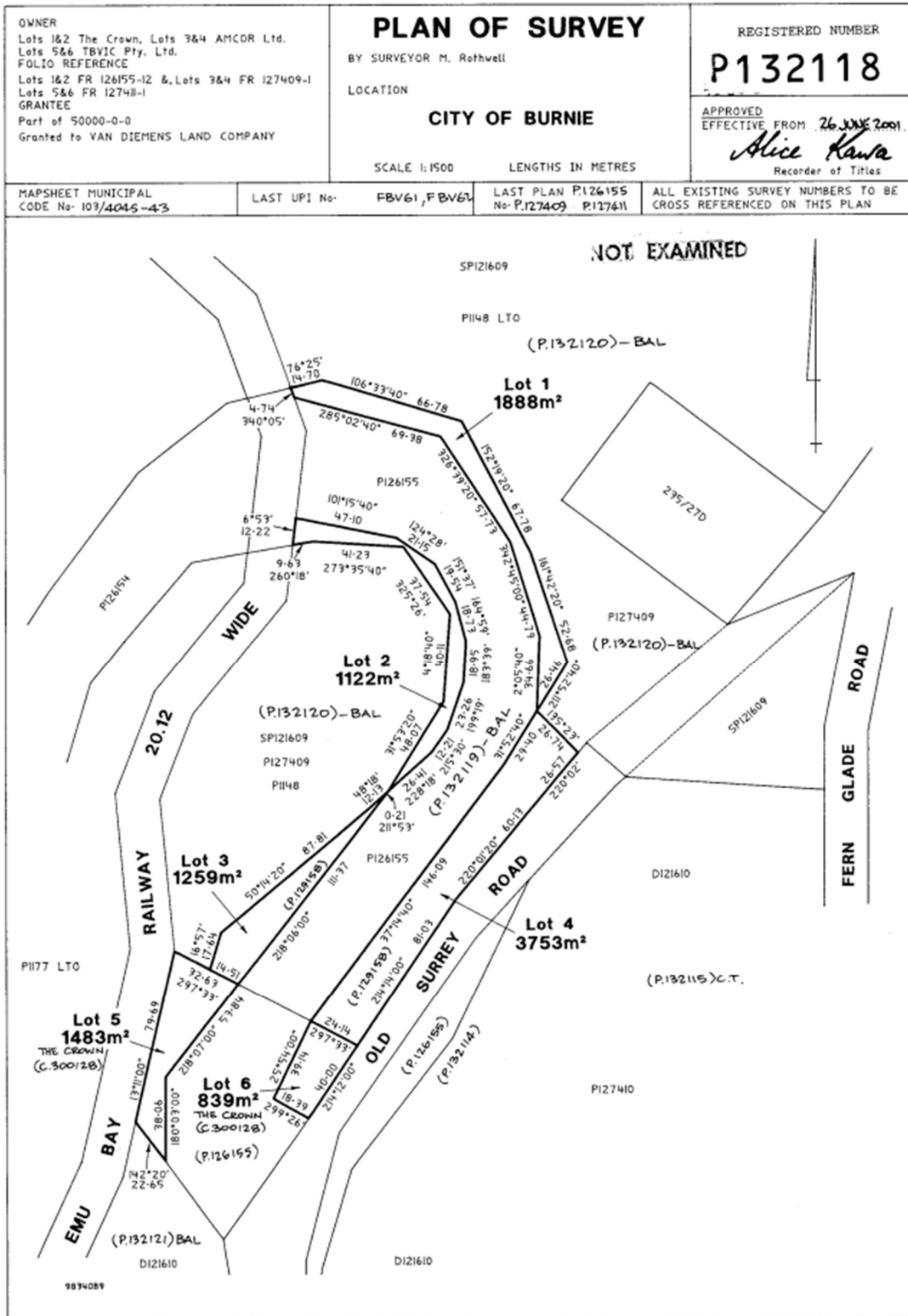


Figure 2: Lots 1 and 2 and lots 3 and 4 on P132118 are to be exchanged between State Growth and the private landowner. Zoning should reflect these lot boundaries.

New licence for underpass

On-going access to the site via the private road underneath Massy-Greene Drive will require a State Road Crown land licence. The applicant will need to contact the State Roads Property Assets team directly to apply for this licence: Property.Assets@stategrowth.tas.gov.au.

Please contact Christine Corbett, Development Assessment Planner on (03) 6166 3475 who can coordinate engagement with relevant State Growth officers, or email planningpolicy@stategrowth.tas.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'DI GEE', is positioned below the 'Yours sincerely,' text.

DI GEE
MANAGER, TRANSPORT SYSTEMS PLANNING

29 November 2023