

Representation No. 10

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From: Thorne, Lucy <Lucy.Thorne@stategrowth.tas.gov.au>

Sent: Thursday, 9 April 2020 12:16 PM

To: Circular Head Council <council@circularhead.tas.gov.au>

Subject: State Growth submission regarding the draft Circular Head Local Planning Provisions

Dear Council,

Please find attached a submission from the Department of State Growth for your consideration. And please accept my apologies for making this submission a day late.

Regards,

Lucy

Lucy Thorne | A/G Manager Planning Policy

Transport Systems and Planning Policy | Department of State Growth

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Mr Scott Riley
General Manager
Circular Head Council
33 Goldie Street
Smithton TAS 7330

By email: council@circularhead.tas.gov.au

Tasmanian Planning Scheme – draft Circular Head Local Provisions Schedule

Dear Mr Riley

Thank you for your invitation to comment on the draft Circular Head Local Provisions Schedule (draft LPS). The Department of State Growth (State Growth) has reviewed the draft LPS, and supporting mapping and overlay information and believes it largely reflects a sound translation from the *Circular Head Interim Planning Scheme 2013* in accordance with the Tasmanian Planning Commission's Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

A detailed review has however highlighted a small number of issues that will require further discussions with Council and the Tasmanian Planning Commission. I have outlined each of the issues in the attached document for your consideration.

Please do not hesitate to contact Lucy Thorne, Manager Planning Policy on (03) 6166 3481 or 0429 698 118 or at Lucy.Thorne@stategrowth.tas.gov.au who can arrange for the relevant officers to respond to any of the matters raised in this submission.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Kim Evans".

Kim Evans
Secretary

9 April 2020

Attachment I. State Growth comments - draft Circular Head Local Provisions Schedule

Forest Resources

The draft Circular Head Local Provisions Schedule (draft LPS) has applied the Agriculture Zone rather than Rural Zone to a number of Private Timber Reserves (PTRs) across the municipality.

While it is understood that forest operations are exempt from the *Land Use Planning and Approvals Act 1993* the position of State Growth is that the Rural Zone is still better suited to land set aside for a forestry purpose such as Permanent Timber Production Zone land (PTPZL) and Private Timber Reserves (PTR) (or a future forestry purpose such as Future Potential Production Forest (FPPF) outside of the Tasmanian Wilderness World Heritage Area (TWWHA).

The following examples are of PTRs currently zoned Rural Resource and proposed to be zoned Agriculture where aerial imagery indicates current forestry use and where contiguous areas of land are also proposed to be zoned Rural.

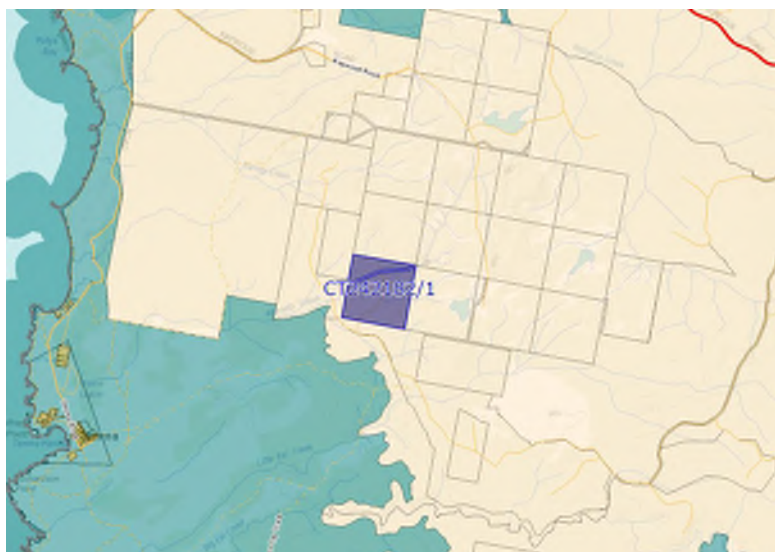


Fig 1 Current Rural Resource zoning of PTR at Keywood Road, Temma (CT 242182/1)

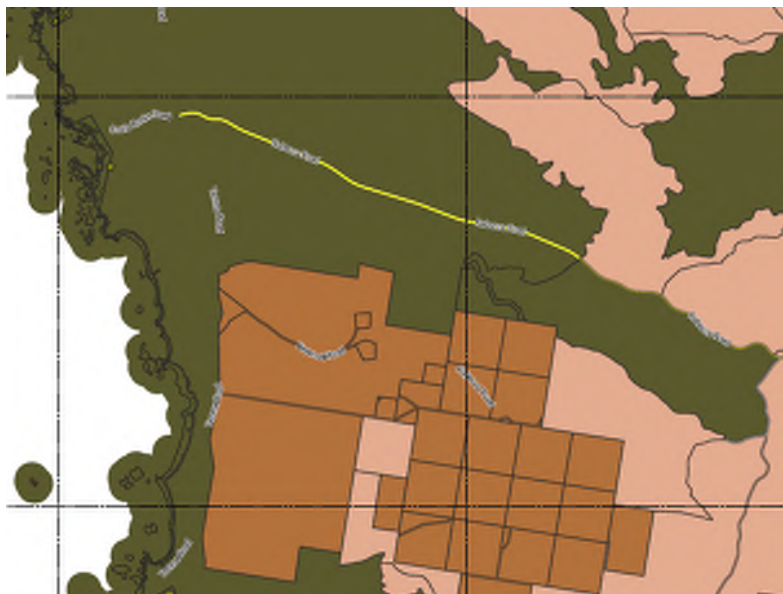


Fig 2 Proposed Agriculture zoning of Temma PTR (from map 19 of 38)

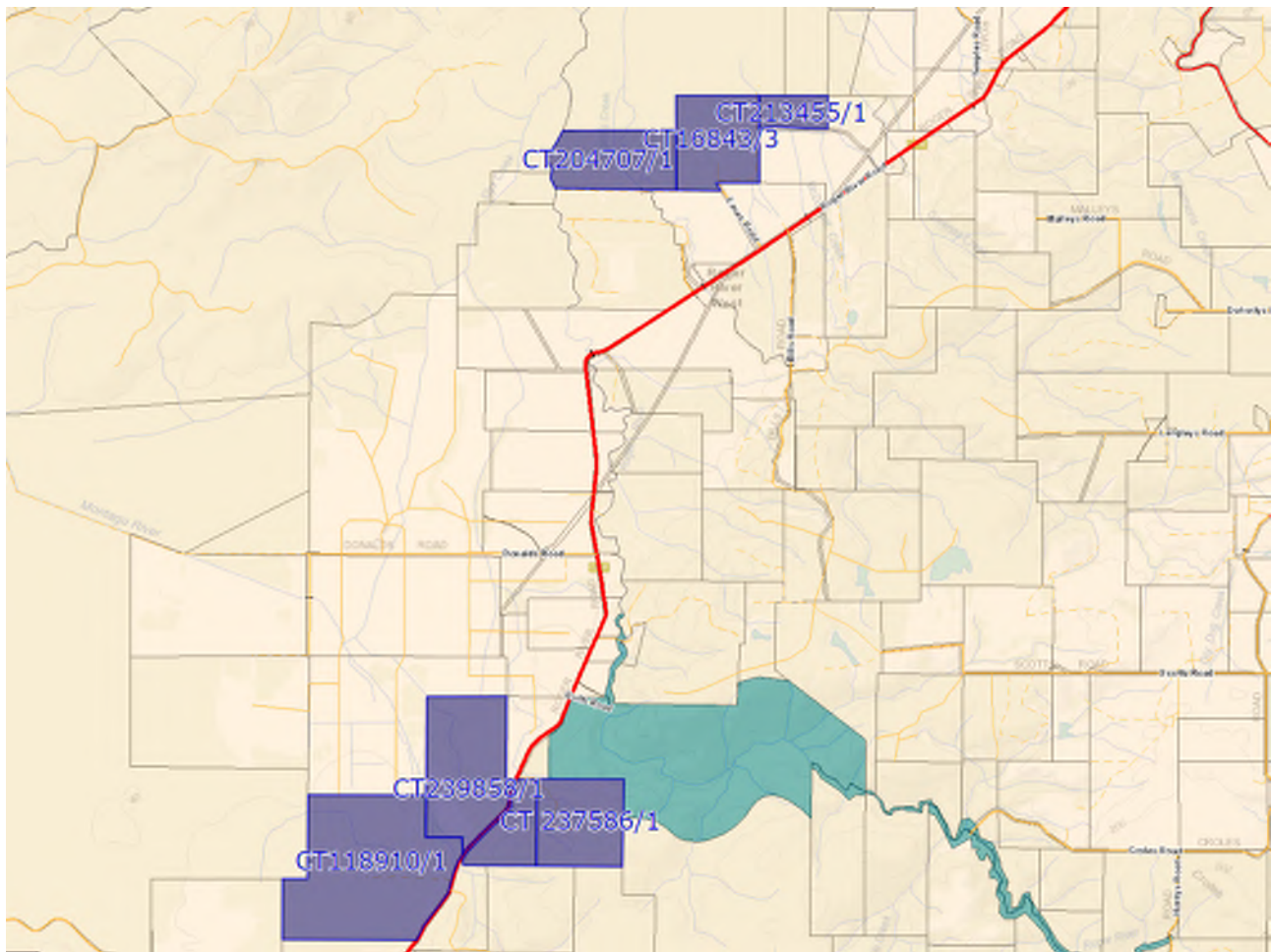
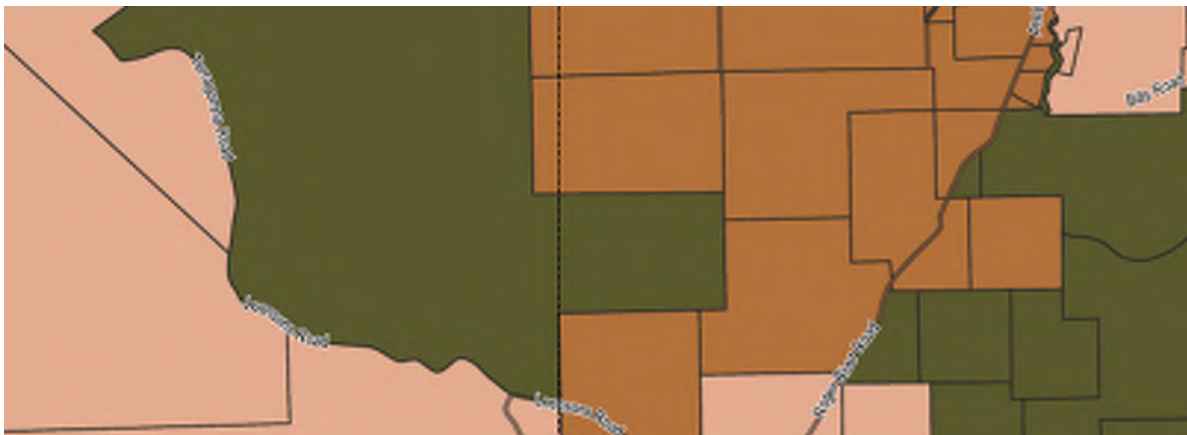
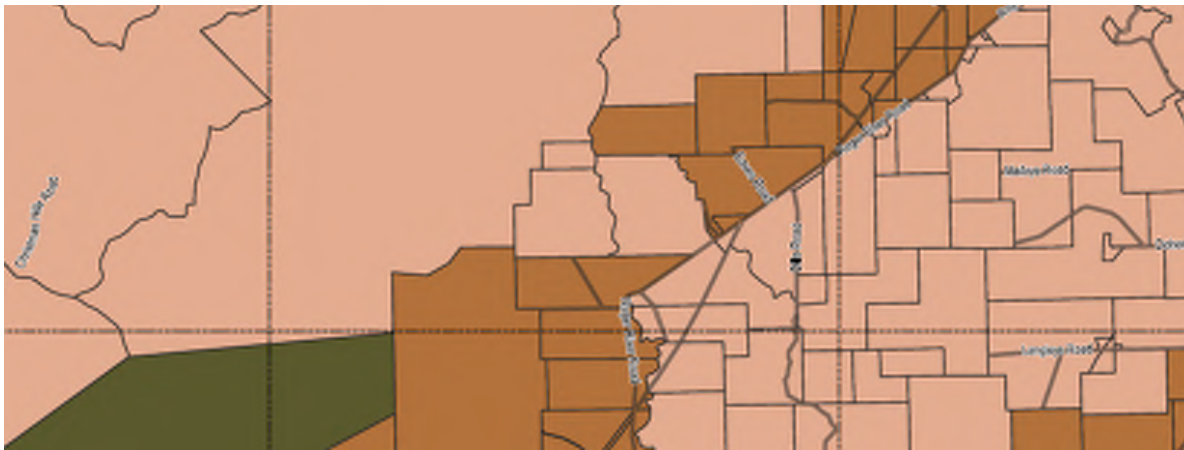


Fig 3 Current Rural Resource zoning of clusters of PTR lots at Roger River Rd and Eaves Rd, Roger River (CTs 213455/1, 16843/3, 204707/1, 237586/1, 239858/1 and 118910/1)



0224

Fig 4 & 5 Proposed Agriculture zoning of Roger River PTRs (from maps 12 and 16 of 38)

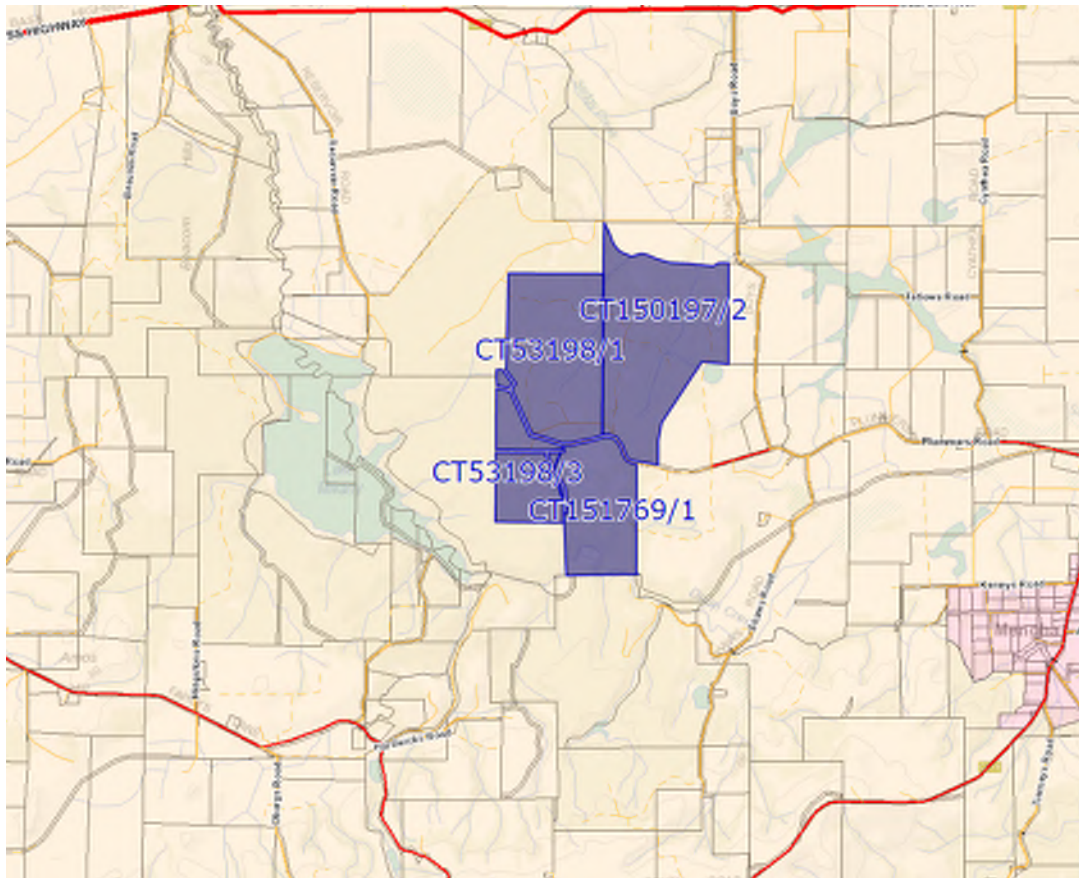


Fig 6 Current Rural Resource zoning of Plumbers Rd, South Forest PTRs (CTs 53198/3, 53198/1, 151769/1 & 150197/2)

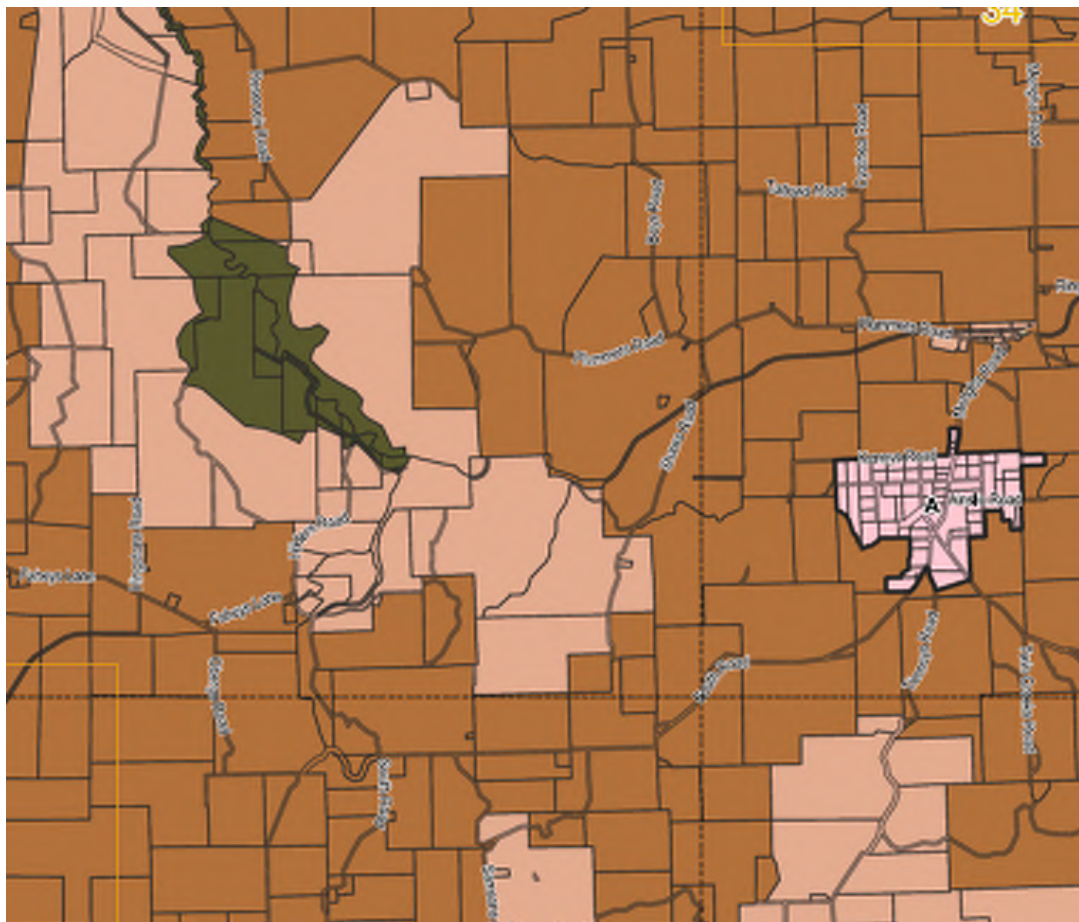


Fig 7 Proposed Agriculture zoning of South Forest PTRs (from map 9 of 38)

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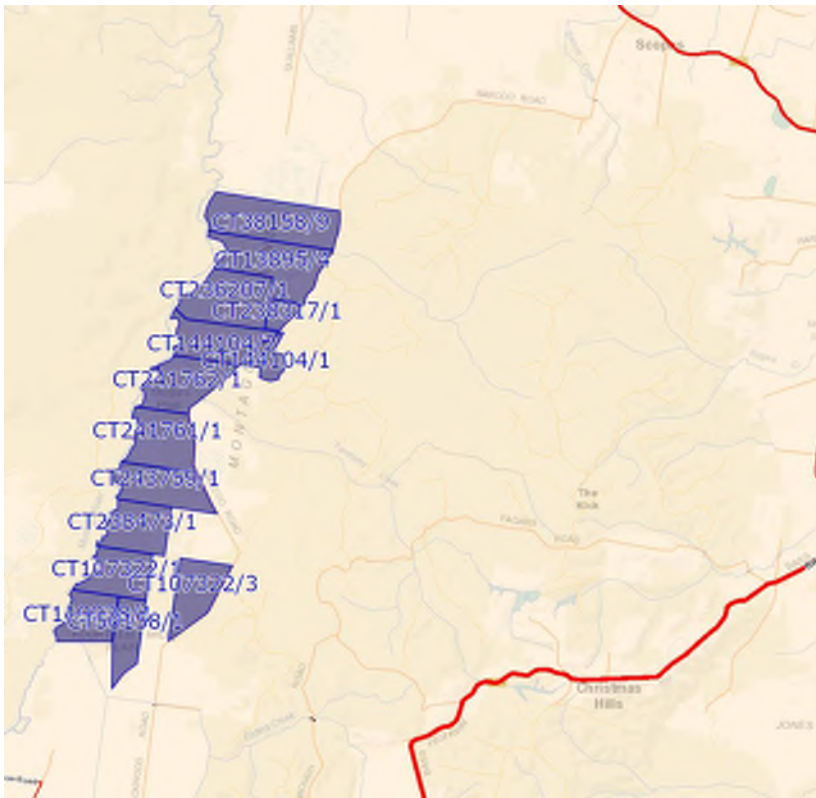
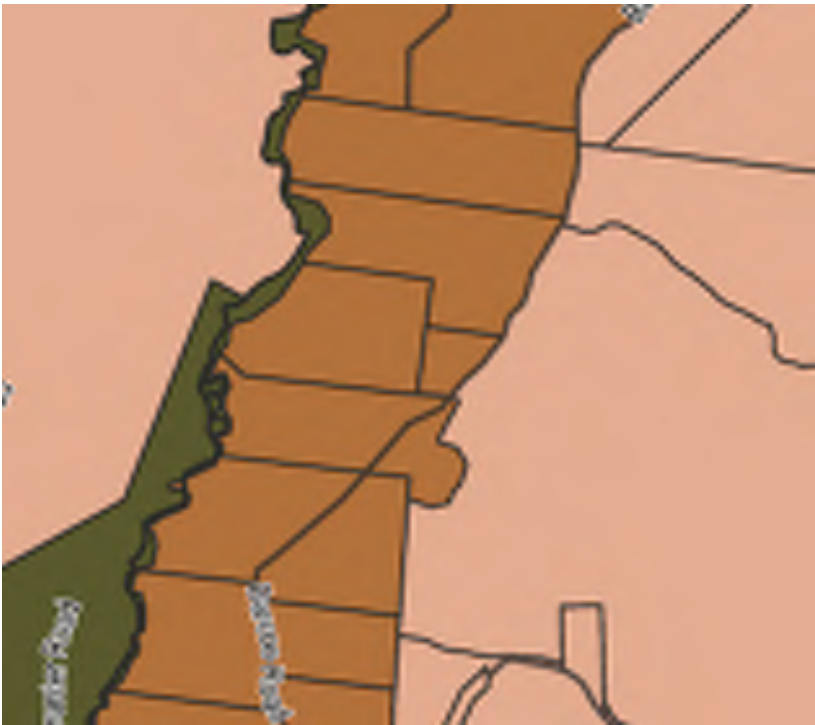


Fig 8 Current Rural Resource zoning of Barcoo Rd, Montagu PTRs (CT's 38158/9, 13895/4, 236207/1, 238317/1, 144104/2, 144104/1, 241762/1, 241761/1, 243759/1, 238473/1, 107322/1, 119038/1, 50158/1 & 107322/3)



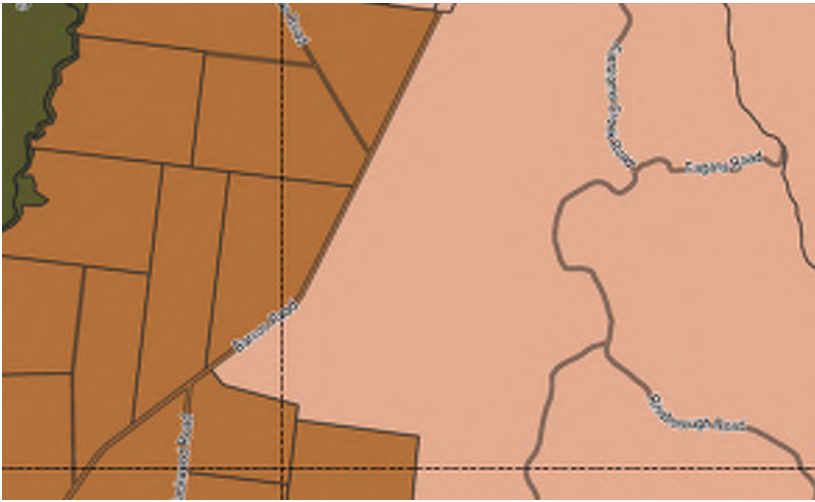


Fig 9 & 10 Proposed Agriculture zoning of Montagu PTRs (from maps 3 and 8 of 38)

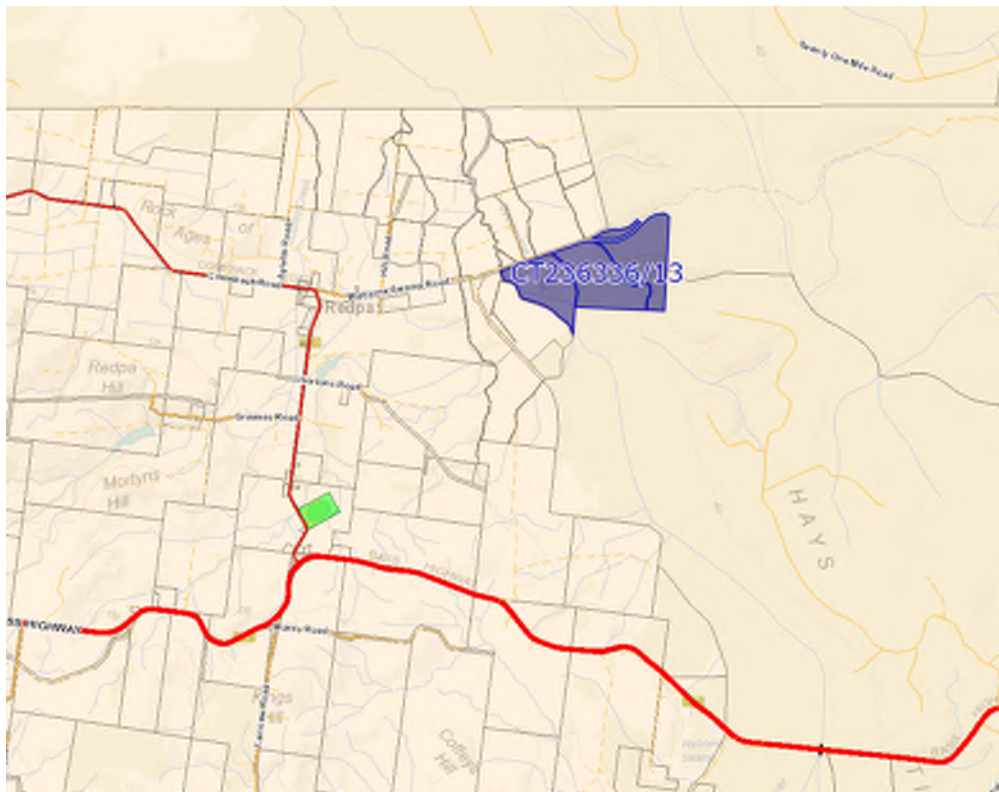


Fig 11 Current Rural Resource zoning of Welcome Swamp Rd, Redpa PTR (CT 236336/13)

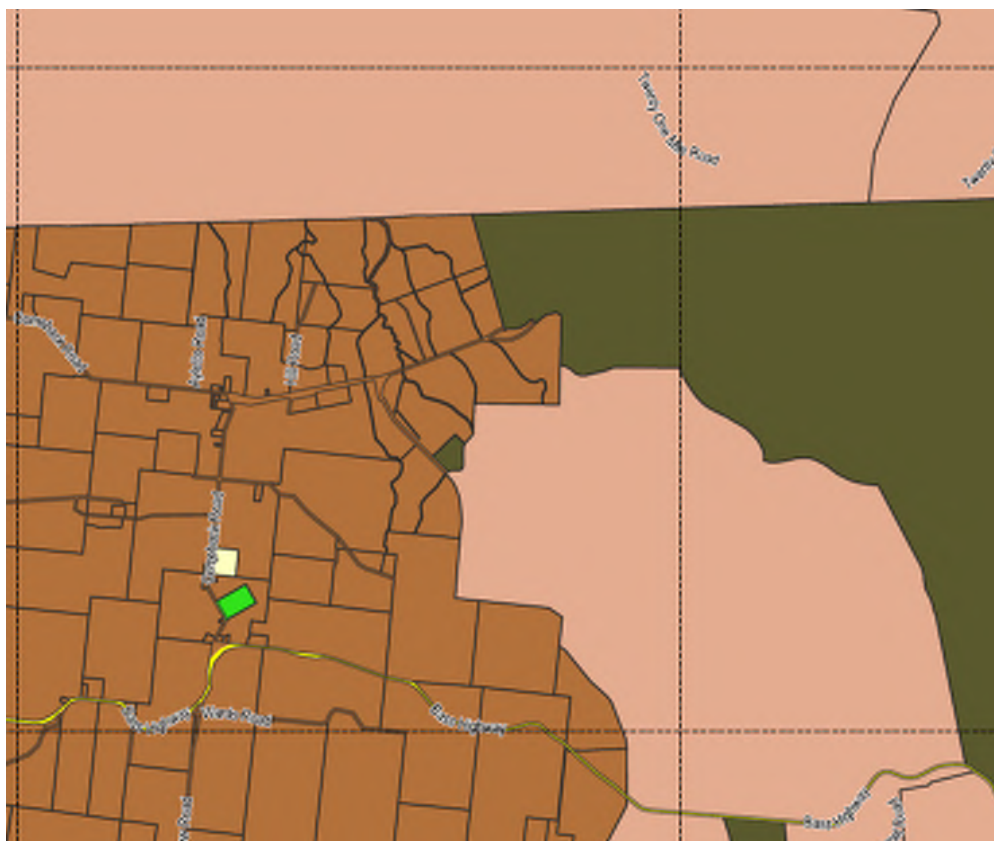


Fig 12 Proposed Agriculture zoning of Redpa PTR (from map 7 of 38)

The following properties are PTRs currently zoned Rural Resource and proposed to be zoned Agriculture where aerial imagery indicates current forestry use but where surrounding areas of land are proposed to be zoned Agriculture:

- Caseys Rd, West Montagu (CT134798/2)
- Chequers Rd, Marrawah (CT241951/1)
- Fairview Rd, Redpa (CT233001/1), and
- 103 Pollards Rd, Rocky Cape (CT233430/1)

The PTR at 18784 Bass Hwy, Montumana (CT 223950/1) is currently zoned Rural Resource, is proposed to be zoned Agriculture and to adjoin other Agriculture zoned land but may not be used for forestry presently.

The current zoning of the FPPF land at Montumana Rd, Montumana (PID 2529645) (see below) is Rural Resource but is proposed to be zoned Agriculture. State Growth recommends that Rural zoning be applied to this property.

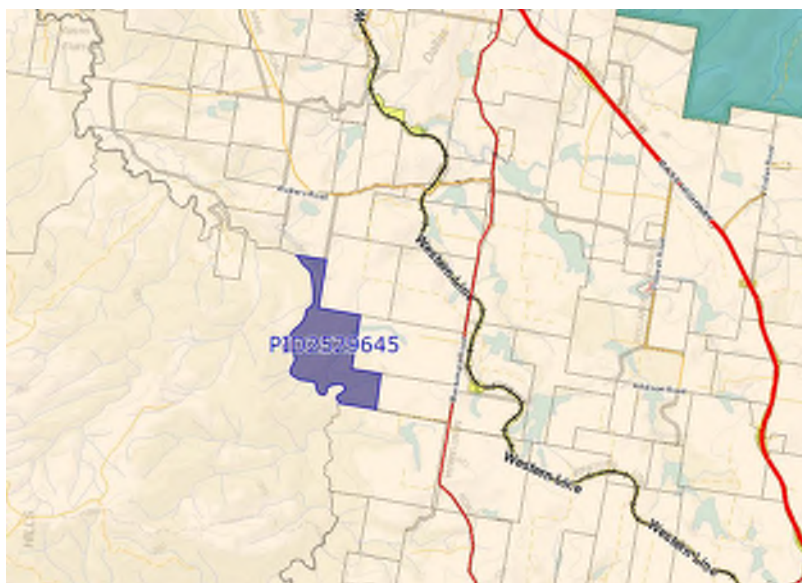


Fig 13 Current Rural Resource zoning of Montumana Rd, Montumana FPPF (PID 2529645)



Fig 14 Proposed Agriculture zoning of Montumana FPPF (from map 10 of 38)

Mineral Resources

A cluster of thirteen currently Rural Resource zoned lots at Mella Road, Smithton are proposed to be re-zoned to Rural Living C. While Council acknowledges the Circular Head Dolomite mine (ML 23M/1997) to the south of these lots, it nonetheless considers the impact of the rezoning to be negligible due to sensitive development already being established to the maximum degree possible on the subject lots and due to the attenuation controls. Council also notes that approximately 80% of the residential lots of Smithton are located within one or more attenuation areas.

Additional areas of land adjacent to and at the eastern edge of the same mining lease are proposed to be re-zoned from Rural Resource to Environmental Management. Council's reasons are to provide a buffer between the mine and the neighbouring residential areas and because the subject areas of land are areas of Crown land that adjoin the Duck River Crown riverine reserve.

While the use pattern is already established, State Growth does still hold concerns that a higher degree of residential amenity may be expected by owners upon the land being rezoned thereby impacting on nearby activities at the mine. For this reason, it may be preferable to retain the Rural zoning of these properties.

In relation to the proposed conversion to Environmental Management zoning on the eastern side of the mine, while conditions on the mining lease limit operations at this part of the site, Rural zoning is nonetheless considered to align better to the existing status of the land.

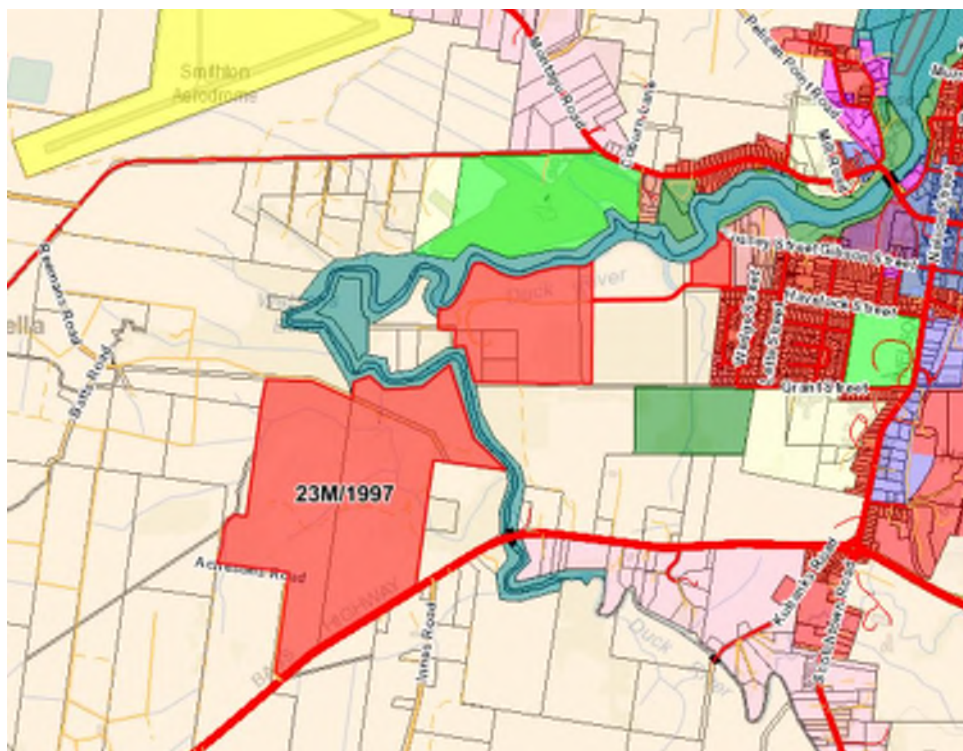


Fig 15 Current zoning with the Circular Head Dolomite, Havelock Street, Smithton and Bass Highway, Broadmeadows mining lease (PID 6237674 & 2966853) shown orange overlaid

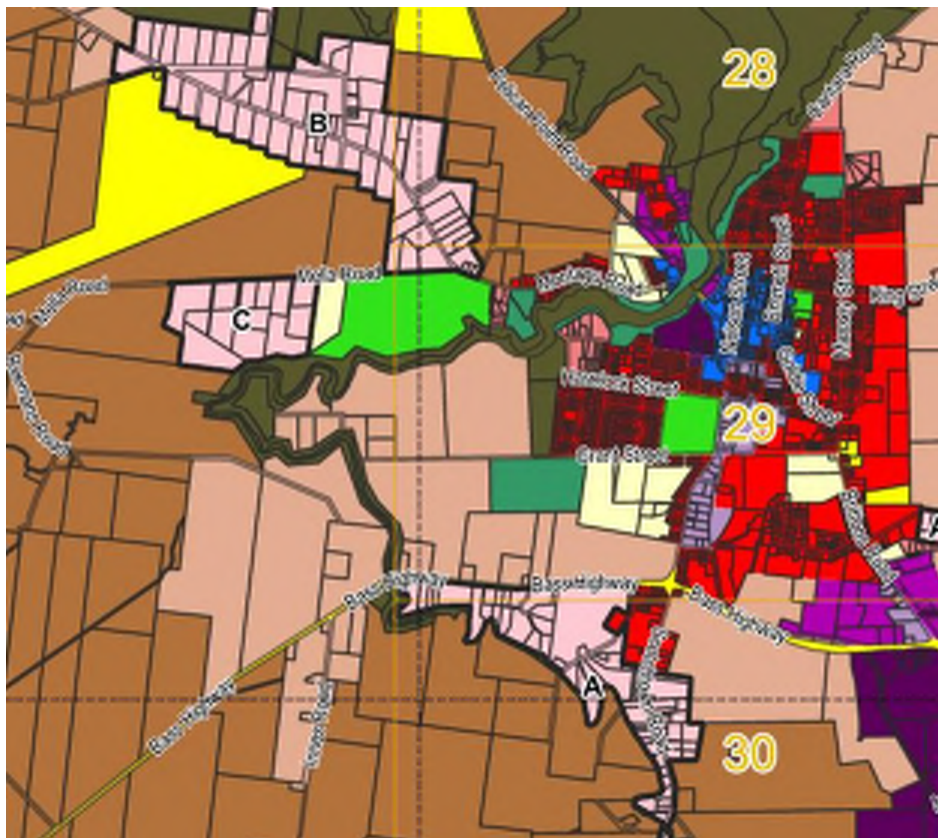


Fig 16 Proposed Rural Living C zoning of Mella Rd properties and Environmental Management zoning of Havelock St Crown land (from map 5 of 38)

Ports

The General Industrial zoning is proposed to be removed from the Port Latta jetty. This is a major private port facility and as such it is requested that the zoning carries over to the LPS.



Fig 17 Current Port Latta jetty zoning

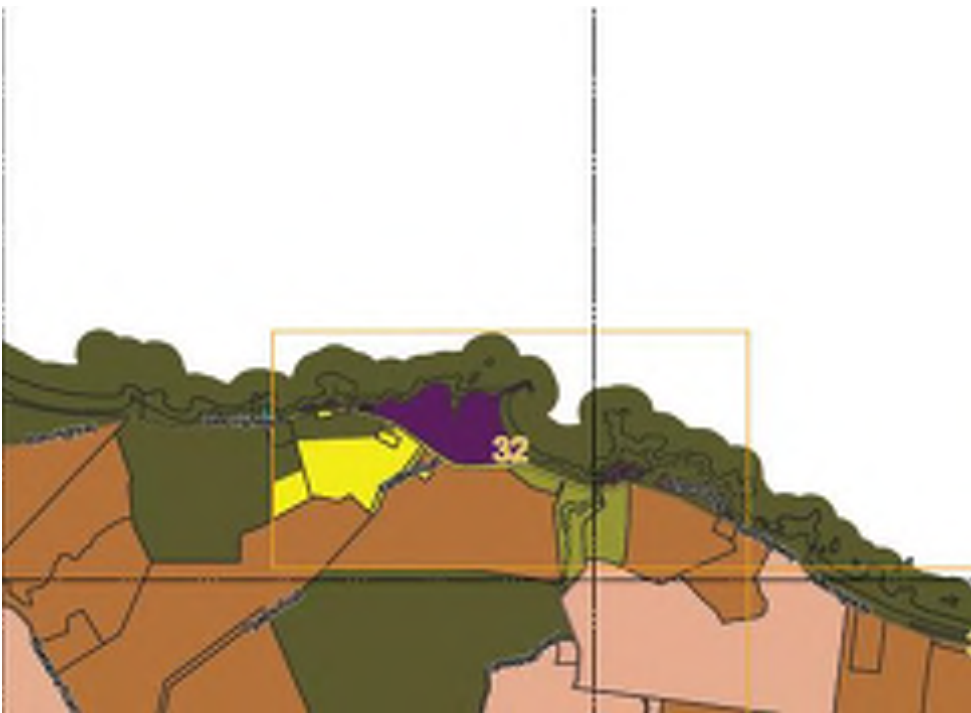


Fig 18 Port Latta zoning proposed in the draft LPS (map 6 of 38)

State Road Network

Council's supporting report states that the Utilities Zone is being applied to State roads as per the State Roads Casement, in accordance with the Zone Application Guidelines. A review of the zoning maps indicates Council has applied the State Road Casement correctly, and included those areas of Bass Highway and other State roads that are not zoned Utilities under the existing Interim Planning Scheme, within the Utilities Zone.

State Growth also accepts Council's decision not to include mapped overlays under the Road and Railway Assets Code for future major road and road attenuation area at this time.

State Growth has completed a corridor strategy for the Bass Highway between Wynyard and Marrawah. The proposed projects within the corridor strategy include new overtaking lanes, junction upgrades and safety improvements, some of which have already commenced planning and design, and are intended for construction during 2020/2021. (See the following web pages for current information:
<https://www.transport.tas.gov.au/road/projects/BassHighway/wynyardtomarrawah>)

State Growth will continue to advise of any amendments to the State Road Casement or additional areas of future major road or attenuation area overlays under the Road and Railway Assets Code resulting from these projects as the LPS assessment process progresses.