

Department of State Growth

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Ms Lyn Eyles
General Manager
Central Highlands Council
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By email: development@centralhighlands.tas.gov.au

Tasmanian Planning Scheme – Draft Central Highlands Local Provisions Schedule

Dear Ms Eyles,

Thank you for your invitation to comment on the Draft Central Highlands Local Provisions Schedule (LPS).

The Department of State Growth (State Growth) has reviewed the Draft LPS, supporting mapping and overlay information and believes it largely reflects a sound translation from the *Central Highlands Interim Planning Scheme 2015* 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 rectification or further discussion with Council officers 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 Patrick Carroll, Principal Land Use Planning Analyst at Patrick.Carroll@stategrowth.tas.gov.au or on 03 6166 4472 who can arrange for relevant officers to respond to the matters raised in this submission.

Yours sincerely

James Verrier
Director, Transport Systems and Planning Policy

22 October 2021

Attachment I – State Growth Comments – Draft Central Highlands Local Provisions Schedule

Attachment I. State Growth comments - Draft Central Highlands Local Provisions Schedule

State Road Network

Zoning of the State Road Network

Consistent with UZI of *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application* (the ‘Guidelines’)^[1], the vast majority of State Roads have been zoned Utilities, based on the State Road Casement layer published on the LIST. This layer was developed in 2018 to assist Councils in drafting their LPSs, with the intent to clearly identify land forming part of the State road network for inclusion within the Utilities Zone.

State Growth have reviewed the Utilities Zone in the draft LPS and have identified one deviation from the State Road Casement layer along the Highland Lakes Road near Ripple Creek (refer Figure 1).

State Growth requests that the Utilities Zone is updated in the LPS to reflect the State Road Casement layer and acquired road parcel (CT 46/6704) (refer Figure 2).

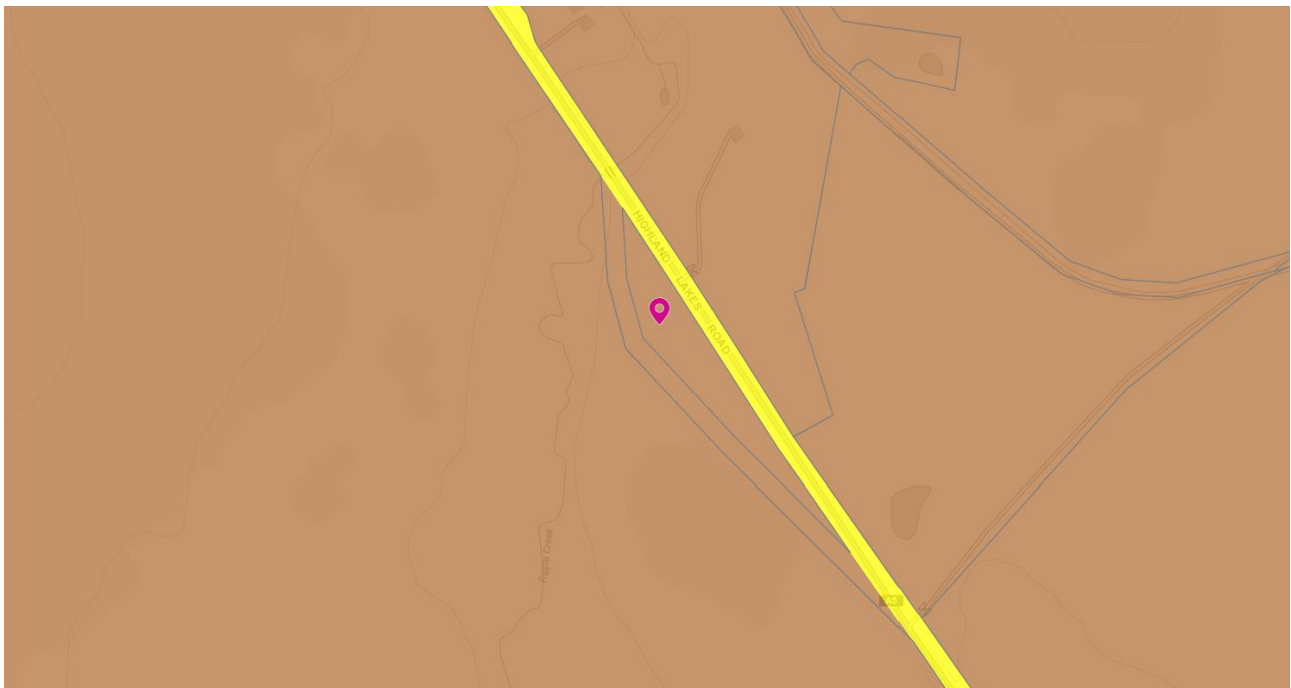


Figure 1: Draft LPS Zoning. Brown denotes the Agriculture Zone; yellow denotes the Utilities Zone.

^[1] Tasmanian Planning Commission (2018) *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application*. Version 2.0. https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/583854/Section-8A-Guideline-No.-1-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2.pdf

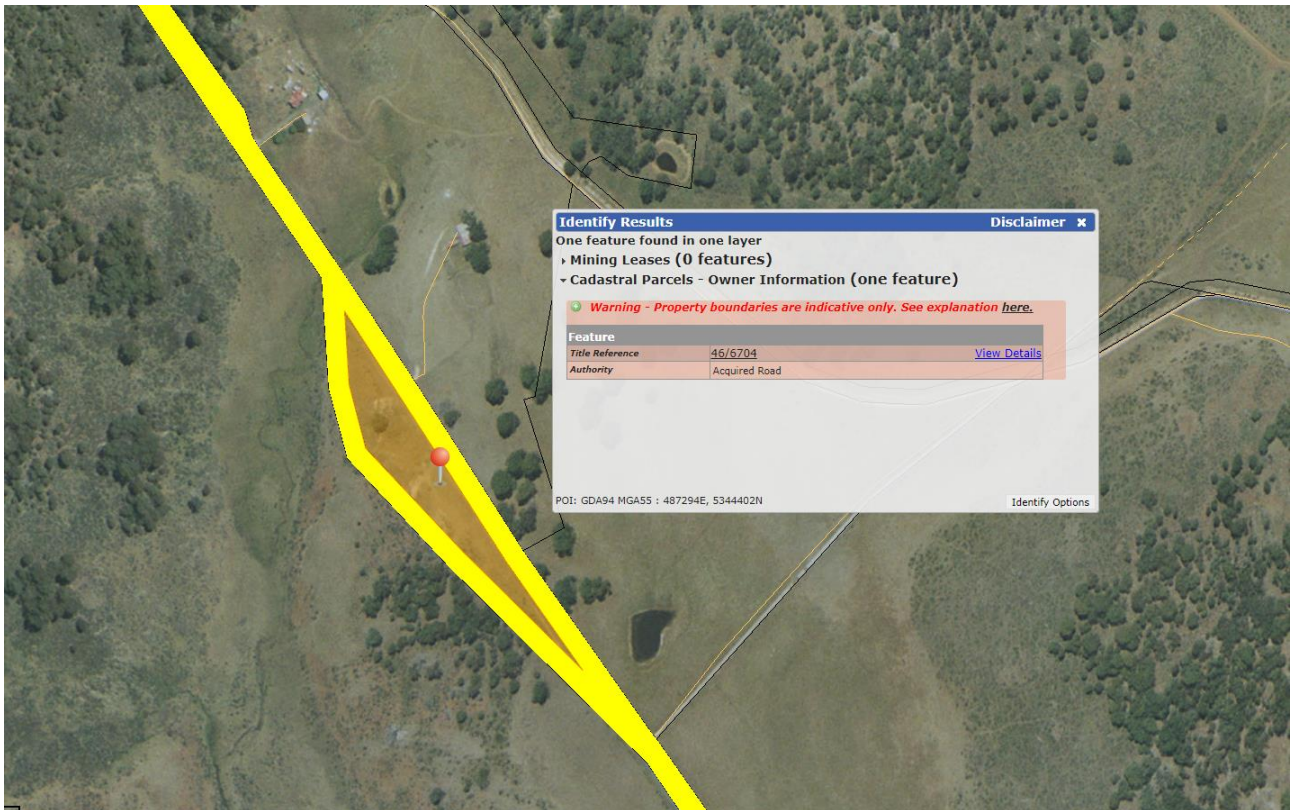


Figure 2: State Road Casement LIST map layer in yellow, and CT 46/6704 Acquired Road (highlighted), which State Growth propose to be zoned Utilities in the LPS

The application of the Utilities Zone to State Roads may require further modification during the Commission's assessment, reflecting the length of time between development of the Casement layer and finalisation of the LPS, ongoing State road projects, acquisition or transfer of Crown land and any additional considerations raised during the hearing process.

Application of Road and Railway Attenuation Area

State Growth supports Council's approach to rely on the written application of the Road and Railway Attenuation Area provisions, rather than applying the Attenuation Area via overlay mapping. The latter approach would require the overlay mapping to be updated via a Planning Scheme Amendment each time a parcel of land is acquired or disposed of for road purposes.

The approach taken will also ensure consistency with other approved LPSs, such as Brighton, Glenorchy, Meander Valley, West Coast, Circular Head, Burnie and Devonport.

Application of Natural Assets Code Overlay

State Growth supports Council's intent to remove the Natural Assets Code from the Utilities Zone to ensure works by or on behalf of relevant authorities can proceed with minimal or no planning implications.

Mineral Resources

Mining Leases

State Growth notes that various Mining Leases, currently located within the Rural Resource Zone under the Interim Scheme, are proposed to be zoned Agriculture under the LPS.

Whilst a discretionary use under the Agriculture Zone, Extractive Industries and mining operations may be more strategically aligned to the provisions of the Rural Zone, rather than the Agriculture Zone.