

TASMANIAN PLANNING COMMISSION



Our ref: DOC/21/6521
Officer: Samuel McCrossen
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21 January 2021

Ms Deidre Wilson
Secretary
Department of Primary Industries Parks Water and Environment

By email: Deidre.Wilson@dpipwe.tas.gov.au

Dear Ms Wilson,

West Coast Draft Local Provisions Schedule Zoning of Future Potential Production Forest Land

I am writing to you as a result of the statutory responsibilities that you exercise in relation to land. This letter relates to a similar issue that the Tasmanian Planning Commission wrote to the Department of Primary Industries Parks Water and Environment in June 2019 in relation to the Meander Valley draft Local Provisions Schedule (LPS).

As part of the establishment of the Tasmanian Planning Scheme (TPS), planning authorities are required to develop an LPS, which when added to the State Planning Provisions (the SPPs), forms the TPS for a municipal area.

The West Coast Planning Authority, in pursuing the development of its LPS, wrote to your agency in August last year, (together with numerous other agencies) advising of the development and exhibition of its draft LPS. Your agency did not make a representation to the West Coast Planning Authority about the application of zone, or codes or the provisions of the LPS.

The Tasmanian Planning Commission (the Commission), is currently undertaking its statutory assessment of the zoning of land, application of codes and proposed local provisions which will become the LPS that are to apply in the West Coast municipal area.

The West Coast municipal area includes lands that are designated future potential production forest land (FPPFL). A representation has been made by the Bob Brown Foundation, which seeks application of the Environmental Management Zone to a number of land parcels designated as FPPFL. A copy of the representation is available on the Commission's website at: [LPS-WCO-TPS – Tasmanian Planning Commission Website](https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-wco-tps)¹. The representation contends that the Environmental Management Zone should be applied to a number of properties designated as FPPFL (and permanent timber production zone land) on the basis that the land contains outstanding natural values. The representor's view is that FPPFL is in effect managed for its natural values and that the zoning (Environmental Management) should reflect this. It is further contended that only in the event that the land is changed to permanent timber production zone, should alternative zones be considered.

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-wco-tps>

A similar question previously asked on this topic in relation to the Meander Valley draft LPS therefore arises, about what SPP zone should be applied to FPPFL in response to the reasons put forward by the representor.

The West Coast Planning Authority has applied the Rural Zone to all FPPFL and Permanent Timber Production Zone Land in its municipal area.

As I am sure you are aware, SPP zones establish the status of different use classes and the land uses that may be undertaken in a zone, what are to be permitted, discretionary or prohibited uses and also determine what standards may apply to any proposed use and/or development.

The Commission seeks your view on the appropriate zoning for FPPFL in the West Coast municipal area. It would be appreciated if you could respond by **Thursday 4 February 2021**. Please provide a response by email to tpc@planning.tas.gov.au.

A hearing on these matters will be held on Monday 15 February. Please advise if you or a representative of the Department wishes to attend.

The Commission keeps electronic records and does not require hard copy documents. Note that this communication and any response that you provide will be made available on the Commission's website at: [LPS-WCO-TPS – Tasmanian Planning Commission Website](https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-wco-tps)². Submissions will be published in full, without redaction.

If you require further information please contact Samuel McCrossen, Planning Adviser, on 6165 6833.

Yours sincerely



Ann Cunningham
Delegate (Chair)

Cc: Dean.Vincent@dpiwwe.tas.gov.au

² <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-wco-tps>