

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/46347  
Officer: Paola Barlund  
Phone: 03 6165 6835  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

26 April 2023

Mr Shane Power  
General Manager  
George Town Council  
PO Box 161  
GEORGE TOWN TAS 7253

By email: [james@woolcottsurveys.com.au](mailto:james@woolcottsurveys.com.au)  
[planning@georgetown.tas.gov.au](mailto:planning@georgetown.tas.gov.au)

Dear Mr Powell

## George Town Draft Local Provisions Schedule (LPS)

I refer to your request for an extension of time dated 26 April 2023 to make a further submission responding to the Commission's directions of 31 March 2023.

The Commission advises that an extension is granted until **26 May 2023**.

Submissions must be made by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Once received, the submissions referred to above will be made available under the [relevant assessment](#)<sup>1</sup> on the Commission's website.

Please note that submissions will be published in full, without redaction.

If you require further information, please contact Paola Barlund, Planning Adviser, on 6165 6835.

Yours sincerely



Ann Cunningham  
**Delegate (Chair)**

### Attachments

Attachment A- Directions Schedule

cc representors

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


### Attachment A – Directions Schedule for George Town Draft LPS


The Commission directs that the parties listed below be prepared to address the identified matters by the date specified.

Submissions to the Commission are to be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the Commission’s website at [www.planning.tas.gov.au](http://www.planning.tas.gov.au). Please note that submissions will be published in full, without redaction.

Name	Direction
Planning Authority 1	<p>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.</p> <p>Provide written evidence that the Crown Land Services would support the application of the alternative zoning to the wharf area.</p> <p><b><i>Response due Friday 28 April 2023.</i></b></p>
Planning Authority 2	<p>Provide a map/diagram showing how the Flood- Prone Hazard Areas overlay would be amended.</p> <p>Clarify what areas of the Flood-Prone Hazards overlay are proposed to be removed, and what the threshold for the removal should be.</p> <p><b><i>Response due Friday 28 April 2023.</i></b></p>
Planning Authority 3	<p>Based on the advice from TasWater, provide a submission on how a minimum lot of 1000 m2 will decrease the timeframe taken for the sewerage treatment plant to be able to operate efficiently at Bellbuoy Beach (FR 183916/102).</p> <p>Provide a copy of the TasWater advice demonstrating how many dwellings are required (and whether these dwellings are permanent residents or holiday homes) to enable the sewage treatment plant to function efficiently.</p> <p><b><i>Response due Friday 28 April 2023.</i></b></p>
Planning Authority 4	<p>Provide a copy of the Bellbuoy Beach Specific Area Plan.</p> <p><b><i>Response due Friday 28 April 2023.</i></b></p>
Planning authority 5	<p>For the land shown in the ‘area of interest’, provide a plan showing land that may be suitable for minor utilities or very low impact uses but which should be</p>

	<p>primarily used as a landscaped and vegetated environmental / scenic buffer between industrial and urban / residential uses.</p>	 <p><b>Area of interest : Title ref 154929/1</b></p>
<p>Planning Authority 6</p>	<p>Provide a statement on whether the General Industrial or the Port and Marine Zone would be more appropriate for land and water covered by the Crown lease agreement 46962</p> <p><b>Response due Friday 28 April 2023.</b></p>	
<p>GHD (Representation 19)</p>	<p>Provide a statement on whether the General Industrial or the Port and Marine Zone would be more appropriate for the land and water covered by the Crown lease agreement 46962.</p> <p><b>Response due Friday 28 April 2023.</b></p>	
<p>Department of State Growth (Rep 22)</p>	<p>Provide a statement on the significance of the mineral resources (sand) at:</p> <ul style="list-style-type: none"> <li>• 177 Saltwater Road, Pipers Brook (FR 221927/1);</li> <li>• 95 Gees Marsh Road, Bellingham (FR 121822/2); and</li> <li>• 94 Gees Marsh Road, Bellingham (FR 121822/1).</li> </ul> <p>Clarify whether the department has any input into the creation of conservation covenants, and whether the department is aware of any covenants that have been amended or revoked for sand mining activities.</p> <p><b>Response due Friday 28 April 2023.</b></p>	
<p>Department of State Growth (Rep 22)</p>	<p>Provide a map/diagram or any other information such as title reference numbers that identify any changes proposed to the Utilities Zone applied to the State road casement.</p> <p><b>Response due Friday 28 April 2023.</b></p>	
<p>TasPorts (Representation 25)</p>	<p>Provide a plan with coordinates showing:</p> <ul style="list-style-type: none"> <li>• the suitable future maximum western extent of any port or associated wharf area; and</li> <li>• the maximum southern extent of any reclaimed land or associated works at the southern side of Point Effingham.</li> </ul> <p>Please be aware that the Commission will:</p> <ul style="list-style-type: none"> <li>• schedule a public hearing to discuss this and related matters</li> <li>• invite other interested parties to attend the hearing.</li> </ul>	

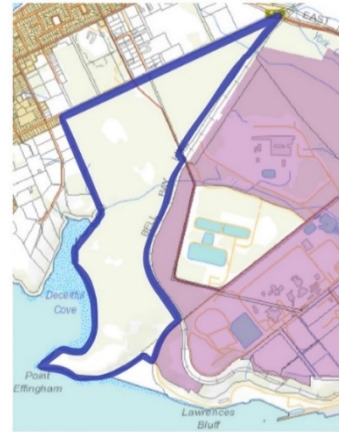
	<p><i>Other parties including the George Town Council, the Office of the Coordinator General and Bell Bay Aluminium have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.</i></p> <p><b>Response due Friday 26 May 2023.</b></p>
<p>Office of the Coordinator-General (Rep 34)</p>	<p>For the land shown in the ‘area of interest’ provide a plan showing:</p> <ul style="list-style-type: none"> <li>• the future extent of land that is suitable for use and development for light industrial or general industrial land uses; and</li> <li>• land that may be suitable for minor utilities or very low impact uses but which should be primarily used as a landscaped and vegetated environmental / scenic buffer between industrial and urban / residential uses.</li> </ul> <p>Provide an outline of a combination of draft Zones, Particular Purpose Zones or Specific Area Plans that would be suitable to give effect to both future general / light industrial land uses and landscaping buffer.</p> <p>Provide a plan with coordinates showing:</p> <ul style="list-style-type: none"> <li>• the suitable future maximum western extent of any port or associated wharf area; and</li> <li>• the maximum southern extent of any reclaimed land or associated works at the southern side of Point Effingham.</li> </ul> <p>Please be aware that the Commission will:</p> <ul style="list-style-type: none"> <li>• schedule a public hearing to discuss this and related matters; and</li> <li>• invite other interested parties to attend the hearing.</li> </ul>  <p><b>Area of interest : Title ref 154929/1</b></p> <p><i>Other parties including the George Town Council, TasPorts and Bell Bay Aluminium have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.</i></p> <p><b>Response due Friday 26 May 2023.</b></p>
<p>6ty° Pty Ltd for Bell Bay Aluminium (Rep 36)</p>	<p>Please provide any information associated with your views on:</p>

- the future extent of general or light industrial land uses
- the future extent of landscaped / scent buffers

for land shown in the 'area of interest'.

Please be aware that the Commission will:

- schedule a public hearing to discuss this and related matters
- invite other interested parties to attend the hearing.



**Area of interest :  
Title ref 154929/1**

*Other parties including the George Town Council, TasPorts and the Office of the Coordinator General have been asked to provide information on this or related matters. Your efforts to work in coordination with these parties prior to responding this direction would be appreciated.*

**Response due Friday 26 May 2023.**