
From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Friday, 28 April 2023 10:19 AM
To: TPC Enquiry; Barlund, Paola
Cc: McCrossen, Samuel; Andrew McCarthy; James Stewart
Subject: RE: George Town Council - LPS Post Hearing Directions -Planning Authority 6
Attachments: GTC LPS - Post Hearing Directions - Planning Authority 6.pdf

Good morning,

Please find attached additional information relating to the George Town LPS, Planning Authority 6, raised in the Commission Directions dated 31 March 2023.

As per previous correspondence from James Stewart, an extension of time is required to respond to some of the other matters raised in the representation due to the timeliness of consultation with other parties.

Kind regards

Justin Simons

Town Planner

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Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

From: James Stewart <james@woolcottsurveys.com.au>

Sent: Thursday, April 27, 2023 11:52 AM

To: TPC Enquiry <tpc@planning.tas.gov.au>; Barlund, Paola <Paola.Barlund@planning.tas.gov.au>

Cc: McCrossen, Samuel <Samuel.McCrossen@planning.tas.gov.au>; Justin Simons <justins@georgetown.tas.gov.au>; Andrew McCarthy <andrewm@georgetown.tas.gov.au>
Subject: George Town Council - LPS Directions - Extension of Time request

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Good Morning

Council is requesting an extension to respond to some of the matters raised in the Commission Directions dated 31 March 2023. Details are below:

Planning Authority 1 – Council has been liaising with Hydro Tasmania in relation to the response. Ian Jones from Hydro Tasmania has been on leave and is back as of 26/04. A response will be provided once a reply from the Crown has been received. Request an additional 2 weeks.

Planning Authority 2 – Council met with its flood consultant and SES Tasmania on the 18th April. Council is still waiting on a reply from Flussig Spatial as part of its response to Directions, the consultant is on the mainland until Monday 1st May. SES also indicated they would provide comment as part of Council's response on the threshold for removal. SES can't provide comment until the information is provided from Flussig. Council is also waiting on GIS maps to show how the flood prone hazard areas overlay would be amended. Request an additional 2 weeks.

Planning Authority 3 – Council is meeting with TasWater officers on Friday 28th April. This was the earliest a meeting could be arranged due to staff at TasWater being on leave. Once the meeting has occurred, we trust Council can provide a timely response to the directions. Request an additional 2 weeks.

Planning Authority 4 – The SAP has been provided by email to the Commission. No extension of time required.

Planning Authority 5 – Refer email sent 26/04 regarding 4 week extension to ensure a coordinated response re Bell Bay. Extension has been approved.

Planning Authority 6 – No extension of time required.

Apologies for the need to request extension of time. As many of the items are relevant to other parties, we have been required to work in with timeframes and appropriate staff. We will endeavour to get the work completed asap.

Any questions on the above matters, please let me know.

Regards

James Stewart

Senior Town Planner | Accredited Bushfire Practitioner

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ABN 68 300 116 092

Re: George Town LPS – Post Hearing Directions – Planning Authority 6

Thank you for the opportunity to provide additional information relating to the zoning of land and water adjacent to CT: 152001/1 and covered by the Crown lease agreement 46962.

Prior to the hearings Council had not given consideration to the application of the General Industrial Zone to the subject land. Application of the Port and Marine Zone, compliance with the guidelines and the LPS Criteria have been addressed in Council's Section 35 Report.

Following further consideration, the General Industrial Zone is also considered to be a suitable zone.

Application of the General Industrial Zone is generally consistent with the Guidelines

GIZ 1 The General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts.

The intended use of the land is to provide for wharf facilities associated with and likely ancillary to larger-scale industrial uses.

GIZ 2 The General Industrial Zone should not directly adjoin land zoned for residential purposes unless:

- (a) separated by physical buffers such as a major road; or
- (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses.

The land does not directly adjoin land zoned for residential purposes. The land on the west side of the Tamar/kanamaluka is not residential.

GIZ 3 The General Industrial Zone should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use.

The land is necessary to facilitate the development of a wharf and access to a significant marine transport network.

GIZ 4 The General Industrial Zone may be applied to land without connection to a reticulated sewerage system if:

- (a) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses;
- (b) unnecessary for the intended industrial use; or
- (c) the area is capable of accommodating on-site waste water treatment systems suitable for the intended industrial use.

The land is not connected to reticulated sewer, however, it is adjacent to and likely to be used in conjunction with a General Industrial property of significant area, with adequate potential for onsite waste water management.

GIZ 5 The General Industrial Zone may be applied to port and marine facilities that are directly linked to specific higher impact manufacturing, processing, repair, servicing or storage uses.

The proposed wharf facilities are likely to be directly linked to the specific industrial uses occurring on the adjacent land.

GIZ 6 The General Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, industrial activities.

Application of the General Industrial Zone is directly consistent with this Guideline.

It is Council's opinion that the provisions of the Port and Marine Zone are more effective at confining the types of activities occurring below the high tide mark and extending over the water to activities related to port and shipping. Application of this zone may assist to avoid a full scale manufacturing facility from being constructed mid river. However the logistics of this and application of the code provisions render this unlikely, while lease arrangements may similarly curb the likelihood of this occurring.

It is noted that the Port and Marine Zone would better facilitate the development of a general use port. While the General Industrial Zone is expansive in the Bell Bay area, access to water frontage and wharf infrastructure is relatively limited. This will be further confounded by the application of the Environmental Management Zone to a large area of the water front in the Bell Bay General Industrial area. Application of the Port and Marine Zone provides opportunity for the private owners and managers of the wharf facilities to maximize the utility of their investment by facilitating its use for other commercial port activities which may not be directly subservient to a single use or activity on the adjoining land. The Port and Marine Zone provides greater flexibility and a "no permit required" pathway for a general Port and Shipping use.

However, it is also acknowledged that Port and Shipping can be considered as a "permitted" use in the General Industrial Zone and as such is likely to result in a minor inconvenience rather than a real barrier should the applicant desire to pursue such a use and development.

As such Council supports the application of the General Industrial Zone.

It is reiterated that rezoning, whether that is to General Industrial or to the Port and Marine Zone, is supported. The Bell Bay area offers a unique combination of well serviced General Industrial Land immediately adjacent to a significant deep water port. The Environmental Management Zone is not considered to be an appropriate zone for the lease area, given the substantial investigations previously undertaken and demonstrating its suitability for a wharf.

Yours faithfully



Justin Simons
Town Planner – Planning & Development Services