

From: [Iain More](#)
To: [TPC Enquiry; O'Brien, Lauren](#)
Cc: heidt@planplace.com.au; [Ashley Brook](#)
Subject: Launceston Interim Planning Scheme 2015 - Draft Amendment 58 - DA 04722019 - Response to DSG - City of Launceston
Date: Friday, 4 September 2020 2:47:41 PM
Attachments: [Launceston Interim Planning Scheme 2015 - Draft Amendment 58 - DA 04722019 - Response to DSG - City of Launceston.pdf](#)

To whom it may concern,

Please find Councils response to the Department of State Growths submission.

Kind Regards,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au



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4 September 2020

Ms M. Wong
Tasmanian Planning Commission
Level 3/144 Macquarie Street
HOBART TAS 7001

Dear Sir/Madam

Draft Amendment 58 & Permit DA0472/2019 - 40520 Tasman Highway, St Leonards - Direction for submissions prior to hearing response

I refer to the submission made by the Department of State Growth on 20th of August 2020. In this correspondence it is noted that there is a presence of Exploration Licence 18/2014 (EL 18/2014) and recently identified mineral resources in proximity to the site subject to the above mentioned application.

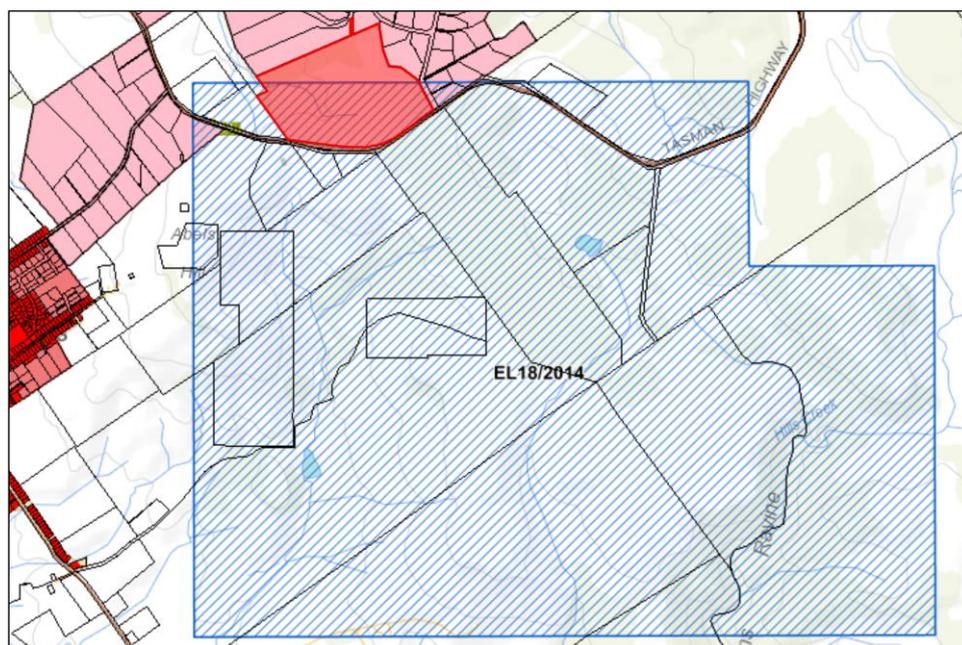


Figure 1: Extent of the Exploration Licence encompassing a portion of the site.

In their correspondence, the DSG raises concern that the proposed rezoning and subdivision of the site in context of the mineral resources identified could lead to land use conflict with future residential uses.

I also refer to the response made to this submission by the applicant, 6ty Pty Ltd dated 2nd of September 2020. I note that the applicant has prepared extensive information, providing specific details of the mineral resources identified within EL 18/2014 area.

The information contained within the applicant's submission including attachments has been sighted and reviewed. The information has informed Council's response to the submission made by the DSG.

The following information is noted:

- EL 18/2014 applies to a 135km² tenement extending from St Leonards to the north of Launceston around Dilston and Turners Marsh. This has been reduced by 78km² in 2015 and 2017 respectively as noted by the applicant;
- EL 18/2014 area encompasses a portion of the site as shown on Figure 1;
- EL 18/2014 Area encroaches on land zoned Rural Living at Drivers Run and Abel Hills Road (refer to Figure 1);
- Drivers Run and Abels Hill Road were zoned Rural Living prior to 2014;
- the potential extractive industry uses in this location are constrained by established residential uses to the west, north-west and north of EL 18/2014;
- sixty-eight (68) drill holes were made in the eastern portion of EL Area in 2015 with Bauxite encountered in 31 drill holes which is shown by the applicant on Attachment 1. The investigations indicate that the mineral resources pertain to the southern side of the Tasman Highway; and
- the potential mining operation will not include the blasting and crushing of rock as confirmed by the Environmental Assessment Report prepared by the Environment Protection Authority in 2014.

The land south of the site is zoned Rural Resource under the Launceston Interim Planning Scheme 2015 (the Scheme). The use class 'Extractive Industry' is permitted in this zone where it does not include prime agricultural land. The Environmental Impacts and Attenuation Code of the Scheme will

apply to the assessment of this application unless it is a Level 2 Activity which requires assessment against the *Environmental Management and Pollution Control Act 1994*.

Additionally, it should be noted that once change over to the Tasmanian Planning Scheme is made and the Launceston draft Local Provisions Schedule comes into effect, the land opposing the site is most likely to be zoned Agriculture rather than Rural. The use class 'Extractive Industry' is listed as discretionary in this zone instead of permitted.

Irrespective of whether a use or development is assessed against either the Scheme, the Tasmanian Planning Scheme or as a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*, the established sensitive uses and their spatial relationship to any proposed extractive industry use will be duly considered. This assessment will apply given the established residential uses already present in this location regardless of whether the future zoning of the site is approved

From the information provided by the applicant it is concluded that appropriate separation distances can be achieved between the potential extractive industry use and future residential uses on the site.

This is demonstrated by Attachment 1 contained within the submission prepared by 6ty Pty Ltd and dated 2 September 2020. This shows that a 750m buffer can be achieved between an extractive industry use and residential uses on the site. C11.0 Environmental Impacts and Attenuation Code, the Scheme and also in C9.0 Attenuation Code of the State Planning Provisions of the Tasmanian Planning Scheme both identify that this is an appropriate distance to manage the interface between uses and minimise the potential for land use conflict. This distance is conservative and could potentially be reduced where appropriate evidence with respect to noise and dust generation demonstrates that there will be no detrimental impact on sensitive uses.

Council submits that for this reason the draft Amendment 58 and DA0472/2019 can be supported without compromising the mineral resources that have been identified to the south of the Tasman Highway, adjacent to the site.

If you have any queries in relation to this application, please do not hesitate to contact me on (03) 6323 3382 or iain.more@launceston.tas.gov.au.

Yours sincerely



Iain More
Town Planner

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