

TASMANIAN PLANNING COMMISSION



Our ref: DOC/22/120467
Officer: Samuel McCrossen
Phone: 03 6165 6833
Email: tpc@planning.tas.gov.au

20 September 2022

Mr Steve Whiteley
Chief Executive Officer
Sustainable Timber Tasmania
Level 1, 99 Bathurst Street
HOBART TAS 7000

By email: forestry.tasmania@forestrytas.com.au

Dear Mr Whiteley,

Break O'Day Draft Local Provisions Schedule (LPS) Bornemisszas Stage Beetle Protection Area

I write to seek your opinion on the appropriate zone to apply to land at Peters Road, Goulds Country FR 15953/1. The land is designated future potential production forest.

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 Break O'Day Planning Authority, in pursuing the development of its LPS, wrote to your agency in October 2021, (together with numerous other agencies) advising of the development and exhibition of its draft LPS. Your agency did not make a representation about the provisions of the draft LPS.

The Commission is currently undertaking its statutory assessment of the zoning of land, application of codes and proposed local provisions which would become the LPS that would apply in the Break O'Day municipal area.

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

The Tasmanian Planning Commission (the Commission) recently held hearings about the Break O'Day draft LPS on 24, 25 and 26 August, and 1, 7, 8 and 9 September 2022. At those hearings it heard from Mr Ian Matthews (representor 37) who is the owner of 201 Terrys Hill Road, Goshen folios of the Register 239329/1, 239330/1, 239331/1 and 239332/1. Mr Matthews submitted that his land, as well as part of the adjacent future potential production forest, contains habitat for the threatened Bornemisszas Stage Beetle.

Mr Matthews presented plans of an informal Bornemisszas Stage Beetle Protection Area reserve that was prepared by Forestry Tasmania in July 2003. Mr Matthews contended that the area of the informal reserve should be zoned Environmental Management in the draft LPS. The Planning Authority responded that it would support the Environmental Management Zone being applied. The land is presently zoned Rural in the draft LPS.

I therefore seek your view on the appropriate zone for the informal reserve. In the event that Sustainable Timber Tasmania agrees that the informal reserve should be zoned Environmental Management, the Commission would be grateful if any mapping of the informal reserve that exists (preferably GIS data) could be provided to enable the zone boundary to be established.

The due date for the submission is **Wednesday 12 October 2022**. Please provide a response by email to tpc@planning.tas.gov.au.

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. Submissions will be published in full, without redaction.

A copy of the representation, the hearing submission, and the Planning Authority's s.35F report on the representations is available on the Commission's website at: [LPS-BRE-TPS – Tasmanian Planning Commission Website¹](#).

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

Yours sincerely

A handwritten signature in black ink that reads "John Ramsay". The signature is written in a cursive style with a long, sweeping underline.

John Ramsay
Delegate (Chair)

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-bre-tps