

Department of State Growth

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Mr Matthew Atkins
General Manager
Devonport City Council
137 Rooke Street
Devonport TAS 7310

By email: council@devonport.tas.gov.au

Tasmanian Planning Scheme – draft Devonport Local Provisions Schedule

Dear Mr Atkins

Thank you for your invitation to comment on the draft Devonport Local Provisions Schedule (draft LPS). The Department of State Growth (State Growth) has reviewed the draft LPS, and supporting mapping and overlay information and believes it largely reflects a sound translation from the *Devonport Interim Planning Scheme 2013* in accordance with the Tasmanian Planning Commission's Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

A detailed review has however highlighted a small number of issues that will require further discussions with Council and the Tasmanian Planning Commission. These issues are outlined in the attached document, for your consideration.

Please do not hesitate to contact Lucy Thorne, A/G Manager Planning Policy on 0429 698 118 or at Lucy.Thorne@stategrowth.tas.gov.au who can arrange for the relevant officers to respond to any of the matters raised in this submission.

Yours sincerely

A handwritten signature in blue ink, appearing to read "K. Evans".

Kim Evans
Secretary

// June 2020

Attachment I. State Growth comments - draft Devonport Local Provisions Schedule

Forest Resources

The draft Devonport Local Provisions Schedule (draft LPS) has applied the Agriculture Zone rather than Rural Zone to a number of Private Timber Reserves (PTRs) across the municipality.

While it is understood that forest operations are exempt from the *Land Use Planning and Approvals Act 1993* the position of State Growth is that the Rural Zone is still better suited to land set aside for a forestry purpose such as Permanent Timber Production Zone land (PTPZL), Private Timber Reserves (PTR), or land identified for a future forestry purpose, such as Future Potential Production Forest (FPPF) outside of the Tasmanian Wilderness World Heritage Area (TWWHA).

The proposed zoning of the following properties is queried:

2 Palooa Reservoir Road, Palooa (CTs 168203/1 and 168208/1)

These blocks are currently zoned Rural Resource and are proposed to be zoned Agriculture. From aerial imagery these blocks have a mix of tree plantation and pasture with the tree plantations covered by a PTR. These areas therefore do appear intended for forestry use. These properties are located immediately adjacent to another area of forestry land to the north (a PTPZL property), which is proposed to be zoned Rural.

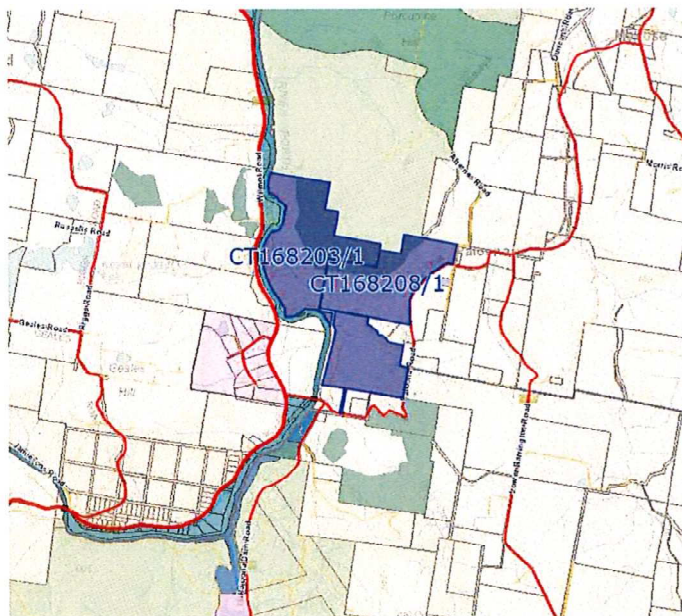


Fig 1. 2 Palooa Road, Palooa properties currently zoned Rural Resource with PTR overlaid

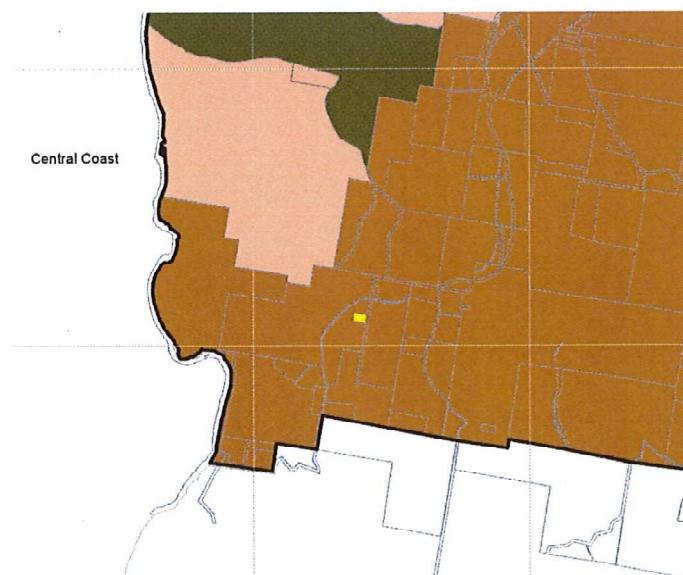


Fig 2. Proposed Agriculture zoning of 2 Palooa Road, Palooa properties (from map 2 of 2)

99 and 129 Braddons Lookout Road, Leith (CTs 124019/1 and 206727/1 and CT 38018/1 respectively)

Parts of 99 and 129 Braddons Lookout Road, Leith form small PTRs and are currently zoned Rural Resource. The proposed zoning for both properties is however Agriculture. In both cases, aerial imagery does not suggest a forestry use, and it is possible the PTRs could be revoked. Otherwise, it is recommended that the Rural Zone is applied.

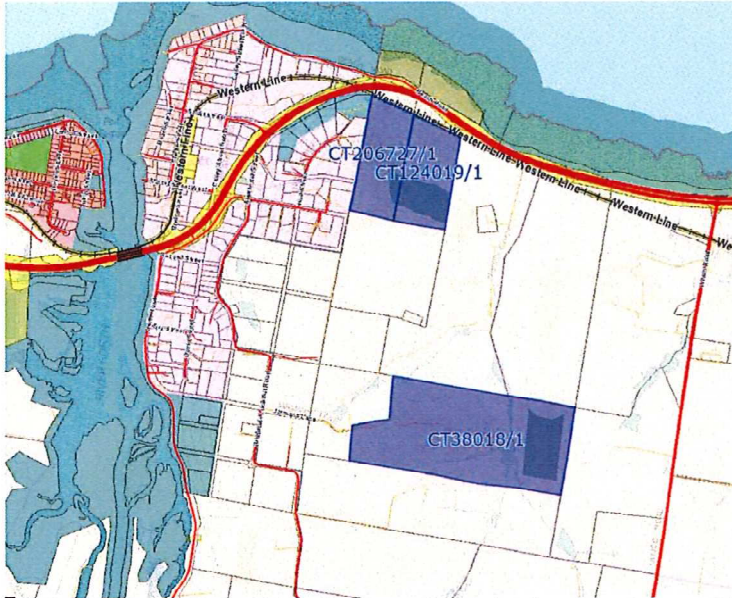


Fig 3. 99 and 129 Braddons Lookout Road, Leith currently zoned Rural Resource with PTRs overlaid

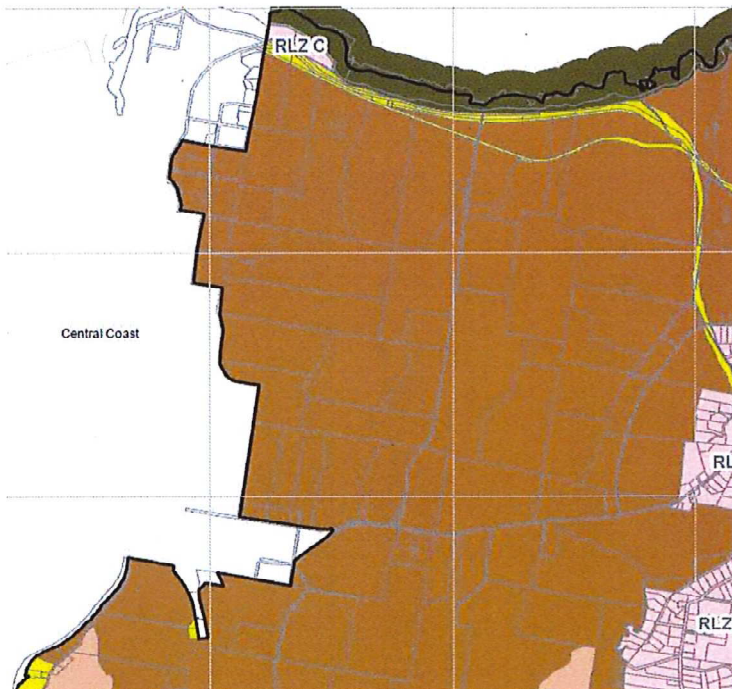


Fig 4. Proposed Agriculture zoning (from map 1 of 2)

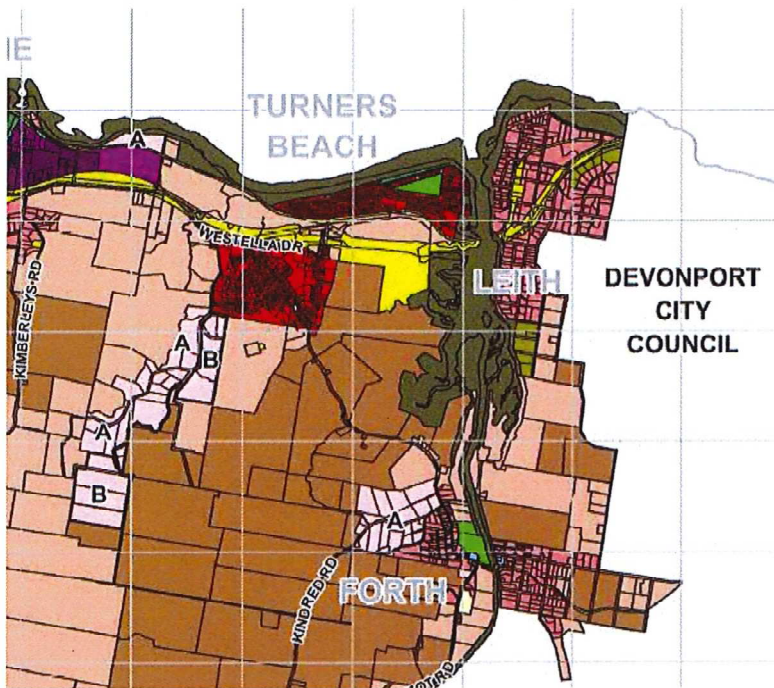


Fig 5. Proposed mix of Agriculture and Rural zoning on adjacent land in the Central Coast municipality (from map 15 of 21 of draft Central Coast Council LPS zone maps)

State Road Network

Council's supporting report states that the Utilities Zone is being applied to State roads as per the State Roads Casement, in accordance with the Zone Application Guidelines. A review of the zoning maps indicates Council has applied the State Road Casement correctly, including to Stony Rise and Sheffield Roads which are not currently zoned Utilities under the existing Interim Planning Scheme.

State Growth also supports Council's decision not to include mapped overlays under the Road and Railway Assets Code for future major road and road attenuation areas at this time.

Industrial Land

The proposed changes from General Industrial to Light Industrial at Quoiba are queried.

There are a mixture of industrial activities and a crematorium in this area, and while most would be permitted or discretionary in the Light Industry Zone, the main concern is the impact of the changes on discretionary uses, and in particular the ability of existing activities to expand in the future.

The Desired Future Character statement for the General Industry Zone more strongly aligns with the existing industrial activities in the area and provides the required scope for expansion of industrial activities with higher thresholds for level of impact. Also, given the land proposed to change is between major roads, a rail line and other industrial areas, maintaining the General Industrial zoning to accommodate future industrial activities (expansion or new investment) requiring this zoning is considered appropriate.

Industrial zoning changes reflecting the current land uses at East Devonport are of less concern, however caution should be taken in increasing any more residential zoning given encroachment impacts on existing industrial uses.