

26 May 2023

Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Ms Cunningham,

George Town Local Provisions Schedule (LPS) - Submission on behalf of TasPorts, Bell Bay (Representation 25)

I refer to the Panel's directions and provide the following submission on behalf of TasPorts in relation to the proposed zoning and planning provisions affecting the Bell Bay Port and industrial area.

This submission:

- confirms TasPorts' suggested western and southern extent of the Port and Marine zoning as requested by the Panel; and
- responds to additional matters that arise in relation to the Panel's directions to other parties as far as they relate to planning matters at Bell Bay.

These submissions are underpinned by TasPorts' primary interest to ensure that the port and industrial estate can continue to operate without significant amenity impacts to nearby George Town.

Zoning Plan

Please see attached a zoning plan that shows:

- the suitable future maximum western extent of any port or associated wharf area; and
- the maximum southern extent of any reclaimed land or associated works on the southern side of Point Effingham.

The extent of this zoning has been positioned to sit behind Point Effingham and out of sight as viewed from the residential area of George Town to the north. The coordinates of this zoning will be available at the hearing.

The attached zoning plan also shows TasPorts' suggested zoning for the area. It is noted that the proposed zoning is similar to the plan that Council has circulated other than:

- the width of the Open Space Zone;
- the extent of industrial zoning on the southern side of Point Effingham; and
- Council's suggested application of the General Industrial Zone to the south.

TasPorts' objective is to protect the ongoing operation of the broader Bell Bay industrial and port precinct. It is submitted that the proposed zoning including application of the Open Space Zone and Light Industrial Zoning to the west of the existing industrial estate will ensure that the

proposed planning controls achieve an appropriate buffer and transition between the heavy industrial areas of the port and the residential areas of George Town.

It is submitted that the extent of the proposed industrial zoning on the southern side of Point Effingham should be determined with regard to the potential visual impact of deemed to comply development under the zone; such as the potential visibility of permitted (up to 10m high) development that may protrude above the ridge as viewed from George Town.

It is TasPorts' submission that future development on the industrial zoned areas should not be visible from George Town. TasPorts' proposed Light Industrial Zoning and extent on the southern side of Point Effingham is therefore preferred to Council's proposal for a greater (more westward extent) of General Industrial zoning (with a permitted height of 20m).

TasPorts has no objection if the Open Space Zone buffer strip along the western side of the industrial estate is narrowed to 150m as proposed by Council rather than the 200m shown on Tasports' attached zoning plan.

Specific Area Plan

It is submitted that with application of the zoning as proposed there is no obvious need for a Specific Area Plan in that:

- the Open Space Zoning would ensure a buffer is maintained along the western side of the industrial estate;
- the provisions of the Light Industrial Zone will ensure that use and development does not result in unreasonable impacts to residential properties of George Town;
- the Light Industrial Zone provisions provide scope for consideration of an appropriate discretionary proposal including a variation to height if compatible with the character and amenity of the area;
- the proposed Light Industrial and Open Space zoning allows for consideration of utilities such as future rail;
- the Special Provisions of Clause 7.6 and 7.7 of the SPPs will provide for infrastructure, access and buildings to extend over zones; and
- It is considered that the appropriate planning outcome can be achieved by application of the SPPs.

TasPorts' would be pleased to discuss the above matters further as necessary at the hearing.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd

