

## Department of State Growth

4 Salamanca Place, Hobart TAS 7000  
GPO Box 536, Hobart TAS 7001 Australia  
Ph 1800 030 688 Fax (03) 6233 5800  
Email [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



Mr David Midson  
General Manager  
West Coast Council  
11 Sticht Street  
QUEENSTOWN TAS 7467

By email: [complianceadmin@westcoast.tas.gov.au](mailto:complianceadmin@westcoast.tas.gov.au)

### **Tasmanian Planning Scheme – draft West Coast Council Local Provisions Schedule**

Dear Mr Midson

Thank you for your invitation to comment on the draft West Coast Council Local Provisions Schedule (LPS). The Department of State Growth (State Growth) has reviewed the draft LPS, supporting mapping and overlay information and believes it largely reflects a sound translation from the *West Coast 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 rectification or further discussion with Council officers and the Tasmanian Planning Commission. I have outlined each of the issues 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](mailto:Lucy.Thorne@stategrowth.tas.gov.au) who can arrange for relevant officers to respond to any of the matters raised in this submission.

Yours sincerely

Kim Evans  
**Secretary**

16 October 2020

## **Attachment I. State Growth comments - draft West Coast Local Provisions Schedule**

### **State Road Network**

In accordance with Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, all State roads should be zoned Utilities and based on the State Road Casement layer published on the LIST. This layer was developed to assist Councils in drafting their LPSs, with the intent to clearly identify land forming part of the State road network for inclusion within the Utilities Zone.

State Growth can advise that Council has applied the State Road Casement correctly to all State roads within the municipality.

A 50 metre buffer zone automatically applies to development adjacent to the State Road network under the Road and Railway Assets Code. If this buffer is mapped and included within a planning scheme, any future changes to the alignment or width of individual roads would require a planning scheme amendment to update the mapped buffer zone. As a result, it is administratively simpler to rely on the Code provisions. State Growth is therefore supportive of Council's decision not to include mapped overlays under the Road and Railway Assets Code for road attenuation areas.

State Growth also supports the classification of Anthony Main Road, a Category 5 road, as 'other major road' under the Code.

### **West Coast Wilderness Railway**

In accordance with Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, railways should be zoned Utilities.

State Growth supports the Utilities zoning of the majority of the West Coast Wilderness Railway rail corridor as proposed, but notes some omissions including, for example, a section of the corridor at Queenstown proposed to be zoned General Residential. General Residential zoning is not consistent with the existing use or likely future use and development of this land and is therefore requested to be revised.