
From: John Thompson <thompsonjohng@gmail.com>
Sent: Thursday, 4 May 2023 11:03 AM
To: TPC Enquiry
Cc: Scott Bell
Subject: CLT submission in response to 28Apr23 DSG post-hearing submission - George Town Draft LPS Assessment
Attachments: CLT submission in response to Dept of State Growth 28Apr23 submission re George Town Draft LPS - 04May23 final.pdf

Categories:

Attention: Commissioner Ann Cunningham - Delegate (Chair) George Town Draft LPS Assessment

Dear Commissioner Cunningham

Please find attached a 5 page submission in response to the 28th April 2023 submission by Department of State Growth in response to your 31st March 2023 post-hearing direction to them.

Kind regards

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on behalf of the Board of Trustees, CLT Trust

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Submission in response to the 28th April 2023 Department of State Growth submission on the Draft George Town Local Provisions Schedule

The Department of State Growth (DSG) is opposed to the application of the Landscape Conservation Zone (LCZ) by the George Town planning authority to the following three properties which are mostly covered by conservation covenant. Conservation Landholders Tasmania (CLT) supported the rezoning in its representation (Rep No. 5) as did the owner of 177 Saltwood Road (Rep No 2).

Reserve Name	Property Address	Property ID	Title References	Percent covenanted
Bellingham	94 GEES MARSH RD BELLINGHAM TAS 7254	7236374	121822/1	100%
Little Pipers River	95 GEES MARSH RD BELLINGHAM TAS 7254	2937892	221928/1 121822/2	100% 95%
Esmerelda Enterprises	177 SALTWOOD RD PIPERS BROOK TAS 7254	6472076	221927/1	97%

Department of State Growth’s reason for opposing Landscape Conservation Zone

DSG’s 28 April 2023 submission in response to the Commission’s 31 March 2023 post-hearing direction states that

... continual removal of land from the accessible resource base has led to sand resource constraint issues in the south of Tasmania. The resource in the northern region is therefore strategically important, as it holds the most significant and easily accessible sand resources in the State.

Fragmentation of the region through changes in zoning could sterilise significant sand resources as has occurred in the south.

The implication in these statements is that the ‘sand resource’ on the above three properties hold ‘the most significant and easily accessible sand resource in the State’, and that this resource is somehow unique and under threat from the proposed rezoning.

This implication is demonstrably false and dishonest as the ‘sand resource’ on these properties represents a tiny fraction of the available ‘sand resource’ in the northern region with only a small proportion of this resource constrained by the presence of public or private reserves across the region.

The MRT geological maps actually show that the ‘sand resource’ on the three covenanted properties is widespread and represents less than 0.2% of the available resource in the northern region

In its submission DSG acknowledges that the ‘sand resource’ on these three properties has been identified via a desktop analysis of the ‘MRT 1:25,000 geological mapping’ without any on-site verification of the quantity or suitability of the sand for construction.

From this desktop analysis they have identified the extent of the Quaternary Holocene Windblown sand deposits (Map Unit = *Qhw*) and Quaternary Holocene Dune sand deposits (Map Unit = *Qhd*) on the three properties and derived the theoretical volumes of sand available on those properties if all the areas of *Qhw* and *Qhd* were extracted to a depth of about 6 metres or 20 feet. The volumes of sand claimed on p 1 of the DSG submission are calculated by multiplying the combined areas of *Qhw* and *Qhd* by this depth.

Small scale sand excavation by a previous owner at 177 Saltwood Road prior to 2007, before the conservation covenant was applied in 2011, indicated that the sand depth was only 1-2 metres, so the claimed volumes are greatly overestimated. These areas have since been rehabilitated.

The annotated maps on the following two pages show the extent of the *Qhw* and *Qhd* sand deposits between Bellingham and Bridport and the current land uses for the same area.

The geological map shown in Map 1 on p 4 shows the location of the windblown and dune sand deposits across this area. Because it is difficult to identify all the geological units via the key and labelling at that resolution, we have hand-coloured these units pink on a black and white printout of this map. Unfortunately LISTmap and the MRT map viewer do not provide a feature to isolate and highlight these geological units.

As can be seen in the hand-coloured map (Map 2) on p 5, the windblown and dune sand deposits in this area (coloured pink) are widespread and not limited to the three covenanted properties at 94 and 95 Gees Marsh Road and 177 Saltwood Road.

Note that this area is just an example for the purposes of illustrating how widespread are the windblown and dune sand deposits along the northeast coast facing Bass Strait. They occur everywhere between Low Head and Waterhouse Point, a distance of over 75 km, and this can be easily verified by studying the 1:25,000 digital geological map layer in either LISTmap or the MRT map viewer.

Our visual estimate is that the so-called 'sand deposits' on the three covenanted properties identified in the DSG submission represent less than 0.2% of the combined area of these geological units along this 75 km stretch of the northeast coast.

DSG's implications, that removing this land 'from the accessible resource base' would lead to 'sand resource constraint issues', and that rezoning these four titles to Landscape Conservation Zone 'could sterilise significant sand resources as has occurred in the south', are blatantly dishonest and unbecoming of a State Government department.

DSG's argument that 'Extractive Industry' is a pre-eminent land use is not supported by LUPAA, the SPPs or the NTRLUS

As the Commission would recall from DSG representations and statements at hearings during earlier Draft LPS Assessments in 2019 and 2020, DSG opposed the application of Landscape Conservation Zone anywhere in the State due to its 'sterilising effect' on the landscape both in terms of sensitive use restrictions and prevention of future use of land for 'extractive industry' under the *Mineral Resources Development Act 1995*.

CLT has consistently argued that, under the *Land Use Planning and Approvals Act 1993* and State Planning Provisions, 'extractive industry' has no priority over other uses, and this argument has been accepted by the Commission in its previous decisions.

Northern Tasmania Regional Land Use Strategy (NTRLUS) Action ED-A12 as justification for applying the Rural Zone to the three properties to allow for future 'extractive industry' as a Permitted Use ignores the qualifying clause 'in appropriate areas'.

NTRLUS also includes Action BNV-A01 'Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation' and BNV-A05 which includes 'To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats ...'.

It is the responsibility of the George Town planning authority to apply the most appropriate zone to the three properties taking into account these various NTRLUS Regional Planning Policies and Actions.

In this case the State Government has identified the threatened vegetation, species and habitat on these properties and applied conservation covenants across most of these properties.

The application of the Landscape Conservation Zone and the Priority Vegetation Area overlay under the Natural Assets Code complies with Action BNV-A01 and does not in any way limit the future availability of the windblown and dune sand resource in the northern region.

Existing and proposed sand mining in the region

To further rebut the implication that the 'sand resource' on the three properties is somehow unique, we have listed known existing and future sand mining operations.

1. Within the past decade, Mineral Resources Tasmania (MRT) approved the development of a commercial sand mine, some 3 km to the east of the 177 Saltwood road property. There is a vast reserve still available at this site. The property is currently operating as a privately owned farm.
2. At the Barnbogle property, approximately 4 km east of Bridport, is a productive commercial sand mining operation. Currently, the sand is screened on site, and removed by double B trucks. The operation has planning capacity to scale up, and pipe the sand to an offshore anchoring site, pumped directly into bulk carrier ships, and distributed as required.
3. MRT has been recently involved in a lapsed exploration venture, seeking to exploit vast sand reserves in the coastal dunes running some 12 km to the east of Bridport. Further information about the extent of this resource is available from MRT.
4. MRT is currently considering a proposal to develop a sand mining venture inland along Barnbogle road, independent to the above operations.

Yours sincerely



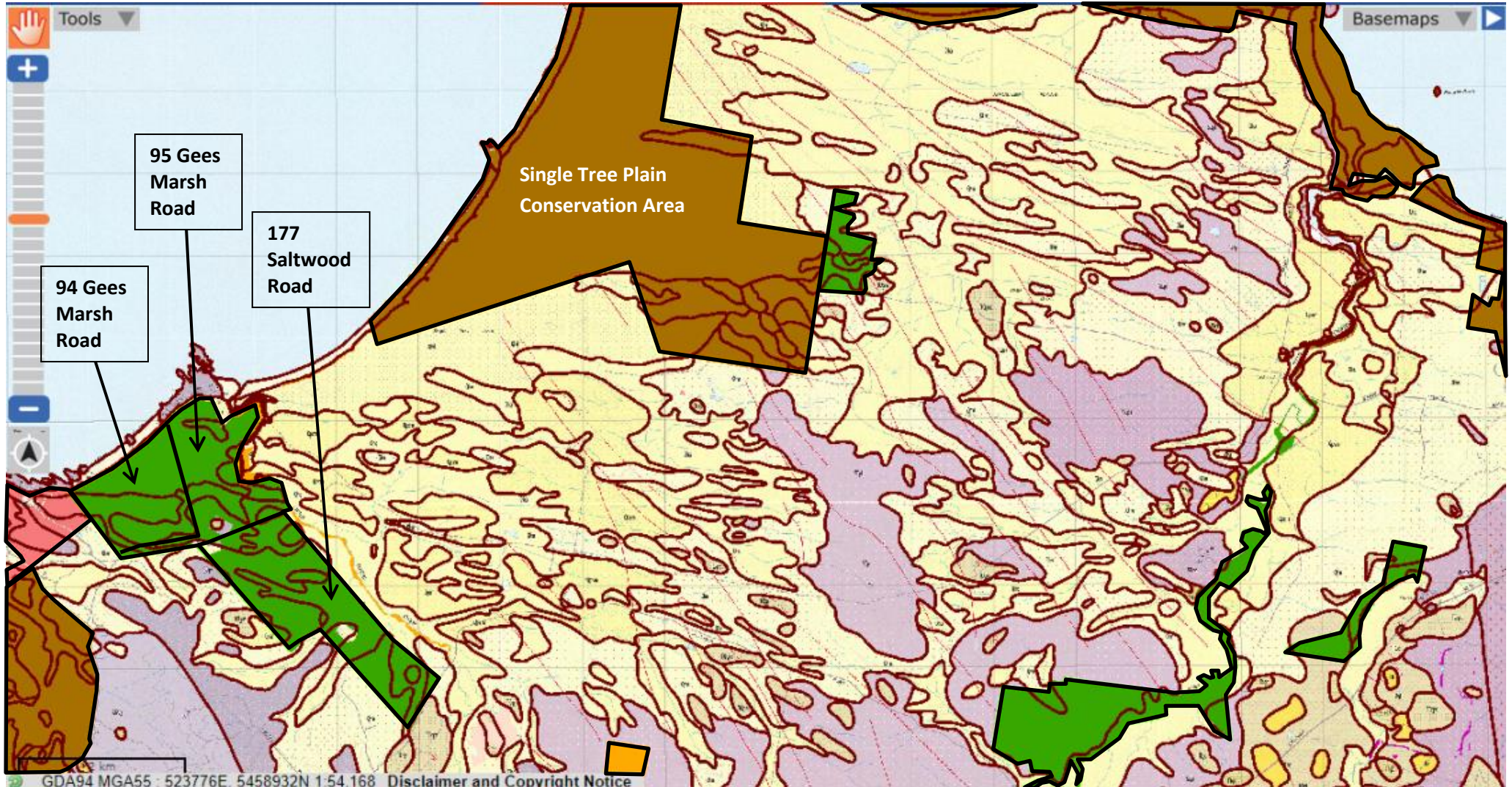
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4th May 2023

MAP 1 - 1:25,000 Geological Map of the area between Bellingham and Bridport with the Geological Polygons 25K and Tasmanian Reserve Estate Layers
 [Green = conservation covenant, Brown = Conservation Area]



**Key to
 Quaternary
 Geological Units**

Qha	Stream alluvium, swamp and marsh deposits	Qhw	Windblown sand (Qhw).
Qhd	Dune sand (Qhd).	Qptb	Basalt talus (Qptb).
Qhb	Beach sand (Qhb).	Qpsm	Marine terrace deposits of gravel, sand, clay, organic material (Qpsm).

MAP 2 - Scanned hand-coloured B&W print of MAP 1 with the so-called 'sand resource' (*Qhw* and *Qhd* polygons) shaded pink

