

From: [Ashley Thornton](#)
To: [TPC Enquiry](#)
Cc: [EnviroPlan \(enviroplan.australia@gmail.com\)](#); [Thorne, Lucy \(StateGrowth\)](#); [Benji Krom](#); [Edwards, Johanna](#)
Subject: FW: FW: DOC/21/4629 - Response Statement from EnviroPlan - 347 Montagu Road, Smithton
Date: Friday, 5 February 2021 5:06:13 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.png](#)
[image005.jpg](#)
[DOC.21.4629 - Planning Commission - Response Statement 347 Montagu Road.pdf](#)
Importance: High

Dear Commission,

Council have reviewed the submission and offer the following comments.

Council understands the situation, and that the outcome sought is to allow for an resource development use to be allowed on the land in order to maintain the balance area not required for the airport. However, a rezoning of a portion of the site would seem an extreme way to achieve this outcome.

Rezoning to the Agriculture Zone would result in a number of uses that may not be compatible with the operation of an airport. Grazing itself, being Resource Development and a No Permit Required use, could cause issues for the airport if not managed well. The requirement for a planning permit would assist in ensuring compatibility.

The area identified to be rezoned includes a taxiing runway running through the centre. How will this operate in conjunction with a resource development use? Who has right of way, the beast or the plane?

Council would also question whether the rezoning would deliver the outcome that the representor is seeking. The rezoning applies to less than half of the site. How will the remainder of the balance be maintained. The rezoning would achieve partial success, but there maybe other solutions that could be applied to the site.

Council also understands that some of the current buildings are desired to be used for resource development or resource processing, but the rezoning does not apply to this area of the site. Therefore, not achieving a desired outcome.

The final concern relating to the Agriculture Zone being applied to a portion of the airport is the qualification relevant to the Transport Depot and Distribution use class. The rezoning would restrict any expansion of the airport within this zone, as the qualification to the discretionary use is:

If for the transport and distribution of agricultural produce and equipment.

Therefore the transport and distribution of any other goods would be prohibited. An expansion to include a hanger or helipad for the Flying Doctors, or a general transport company would be prohibited, and could only be accommodated within the remaining Utilities zoned land. This may well be feasible, but is potentially short-sighted and unnecessarily constricting the future use and development of the airport.

It is recommended that the following alternatives be considered.

Amending the SPP to include Resource Development as Discretionary use in the Utilities Zone use table. It is common in regional and rural areas that grazing occurs on balance land of utilities. Many airports have cattle grazing within their boundaries to manage the grass, and waste treatment facilities employ the same practice due to attenuation distances. It is essentially no man's land where there are very few, if any other uses, that can occur within 300m of a waste treatment facility. Therefore, such a change would assist for similar instances state wide.

It is acknowledged that it would take time to change an SPP, therefore an interim solution for this site may be to apply a site specific qualification to include resource development as a discretionary use within the Utilities Zone use table. Therefore providing a permit pathway that could be applied to the whole site, allow for assessment to ensure any conflicts are addressed, and provide ability for public notification.

It is noted that airport users have not been consulted regarding this proposed change to zoning.

Please feel free to contact me should any further information or clarification be required.

Thanks,
Ashley

Ashley Thornton
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From: Benji Krom <bkrom@circularhead.tas.gov.au>
Sent: Friday, 29 January 2021 1:27 PM
To: Ashley Thornton <athornton@warwyn.tas.gov.au>
Subject: FW: FW: DOC/21/4629 - Response Statement from EnviroPlan - 347 Montagu Road, Smithton
Importance: High

FYI

From: Thorne, Lucy <Lucy.Thorne@stategrowth.tas.gov.au>
Sent: Friday, 29 January 2021 1:25 PM
To: TPC Enquiry (DoJ) <tpc@planning.tas.gov.au>; Benji Krom <bkrom@circularhead.tas.gov.au>;

Admin <enviroplan.australia@gmail.com>

Cc: Edwards, Johanna (DoJ) <Johanna.Edwards@planning.tas.gov.au>

Subject: FW: FW: DOC/21/4629 - Response Statement from EnviroPlan - 347 Montagu Road, Smithton

Importance: High

Dear Tasmanian Planning Commission,

The Department of State Growth (State Growth) notes Enviroplan's submission dated 22 January 2021 and agrees that the proposed re-zoning does not appear to interfere with the property's on-going use as an airport. Therefore State Growth does not intend to make any further supplementary or contrary submissions.

Regards,

Lucy Thorne | A/G Manager Planning Policy
Transport Systems and Planning Policy | Department of State Growth
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From: Admin | Enviroplan Australia [<mailto:admin@enviroplanaustralia.com.au>]

Sent: Friday, January 22, 2021 3:21 PM

To: TPC Enquiry (DoJ) <tpc@planning.tas.gov.au>; Thorne, Lucy <Lucy.Thorne@stategrowth.tas.gov.au>; bkrom@circularhead.tas.gov.au; Edwards, Johanna (DoJ) <Johanna.Edwards@planning.tas.gov.au>

Cc: Colin Tucker <colin@vortexair.com.au>

Subject: DOC/21/4629 - Response Statement from EnviroPlan - 347 Montagu Road, Smithton

Importance: High

Dear Planning Commission

Please find the attached response statement relating to the required items from 15 January 2021.

Please note and as directed – the Department of State Growth, Planning Authority and Commission are being notified through this email.

Should you require any additional information please do not hesitate to contact me.

Kind Regards

Signature.JPG



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