

26 May 2023

Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001
By Email: tpc@planning.tas.gov.au

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Dear Ms Cunningham,

**GEORGE TOWN DRAFT LOCAL PROVISIONS SCHEDULE – RESPONSE
TO COMMISSION’S DIRECTION – BELL BAY ALUMINIUM**

I refer to the Commission’s further letter dated 10 May 2023 seeking our response, on behalf of Bell Bay Aluminium, to the direction relating to Representation 36.

Bell Bay Aluminium is the owner of the land that is subject of the representation, which is referred to as the “area of interest” in the directions attached to the Commission’s letter.

The area of interest forms part of a larger title (Folio of the Register 154929/1) which has an area of over 1900ha. The title includes the aluminium smelter together with predominantly undeveloped areas. Historically, land has been subdivided from the parent title and developed by others for industrial or related purposes.

The area of interest is located in the westernmost part of the title. It is adjacent to the George Town urban area and its north-west corner shares a boundary with residential-zoned land. It is strategically located in proximity of a range of heavy and general industrial uses adjacent to the east and the wharf and cargo handling areas to the south. The George Town light industrial area adjoins the area of interest to the north-east and the Bell Bay Line adjoins to the south-east.

Bell Bay Aluminium has no intention of developing the area of interest itself but is aware of its strategic importance. It has had discussions with George Town Council (“Council”), TasPorts, Office of the Coordinator-General (“OCG”) and TasRail in the past 12 months in relation to planning for a range of opportunities within the Bell Bay Advanced Manufacturing Zone, including in the area of interest.

The area in the north-east part of the area of interest, to the east of Bell Bay Road, has the potential to form an extension of the adjoining light industrial area. It is envisaged that this would provide an opportunity for relocation and growth of light industrial uses currently located in the existing General Industrial zoned area, which would open up space in this zone.

The area to the west of Old Bell Bay Road has the potential to accommodate a range of industrial uses and developments. However, it is adjacent to a residential zoned area, including properties to the north-west of Deceitful Cove. Bell Bay Aluminium shares Council’s desire to maintain a buffer between the two areas as part of any expansion of the industrial zoning.

Council has circulated a draft zoning map as part of recent discussions between the relevant parties in relation to the Commission's directions. It is understood that this will form part of Council's response. Bell Bay Aluminium is supportive of the application of an Open Space Zone as part of managing the interface between the industrial and residential areas. This would complement the range of considerations that would apply to any future proposals for use and development for industrial or related purposes.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully

6ty° Pty Ltd

A handwritten signature in black ink that reads "Ashley Brook". The signature is written in a cursive, flowing style.

Ashley Brook
Planning Consultant