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Sent: Friday, 26 May 2023 11:22 AM
To: TPC Enquiry
Cc: Justin Simons; andrewm@georgetown.tas.gov.au
Subject: George Town LPS - Directions - Planning Authority 5 Response.
Attachments: GTC LPS - Planning Authority 5.pdf

Good morning

Please find attached response in relation to TPC directions for **Planning Authority 5** of the George Town LPS.

I further note that Council requested a minor extension until Thursday 1st June in relation to Planning Authority 2 directions. We will provide this response asap.

The attached information has been circulated to other relevant stakeholders within Bell Bay area, who have been involved with the LPS process.

If you have any questions, please don't hesitate to get in touch.

Regards

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Planning Authority 5

“For the land shown in the ‘area of interest’, provide a plan showing land that may be suitable for minor utilities or very low impact uses but which should be primarily used as a landscaped and vegetated environmental / scenic buffer between industrial and urban / residential uses.”

Following receipt of the Commission’s directions Council hosted a meeting between the parties with an interest in the ‘area of interest’, including Rio Tinto, TasPorts, TasRail and the Office of the Coordinator General.

Council’s take away from this meeting was that there is general support for the maintenance of a buffer between the residential areas and the industrial estate. Such a buffer allows for the industrial estate to operate with a relatively low level of conflict and provides a social licence to the operators within the estate.

After initial exploration of a SAP, it is considered more appropriate that the buffer be achieved through zoning. This allows for the buffer to achieve maximum effectiveness, whilst simultaneously providing confidence to parties with an interest in an expanded industrial zone, with minimal additional encumbrances.

The Open Space Zone is proposed to achieve an effective buffer and maintain the physical and visual separation between the industrial estate and residential areas of George Town. This provides separation between the industrial zones consistent with the Commission’s guideline GIZ 2.

Generally where possible the Open Space Zone boundary follows the 25m contour, and at a width of 150m adjacent to the Light Industrial Zone, in the vicinity of South Street and Gerzalia Drive. The Open Space Zone will incorporate large areas on the edge of Deceitful Cove that are identified as being prone to land slip.

Utilities is a discretionary use in the Open Space Zone and allows for the consideration of a new rail corridor along with any other utilities uses. While the zone is more restrictive to industrial uses, it is considered the width of the buffer is sufficient to allow a significant expansion of the industrial zones without further encumbrances.

Expansion of the Light Industrial Zone and General Industrial Zone without further encumbrance is supported to the east of the Open Space Buffer. An existing watercourse (subject to the Natural Assets Code) is a convenient division between the zones. The expansion of the General Industrial and Light Industrial Zones reflect the strategic importance of the area for industrial activities, but can occur without substantial change to the character and amenity of George Town.

It is noted that while Council has attempted to obtain feedback and discuss this approach or alternatives, limited feedback has been received from other parties indicating any level of support or alternative options.

