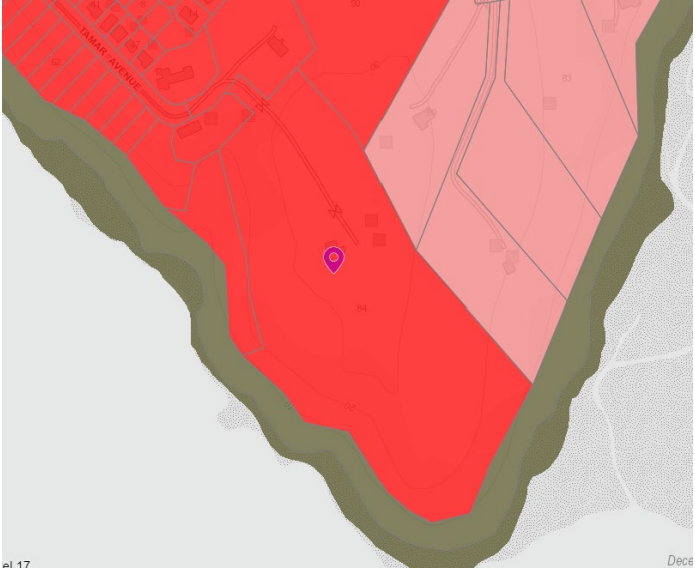
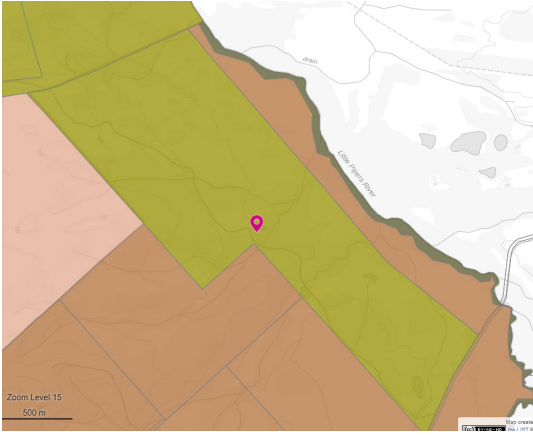
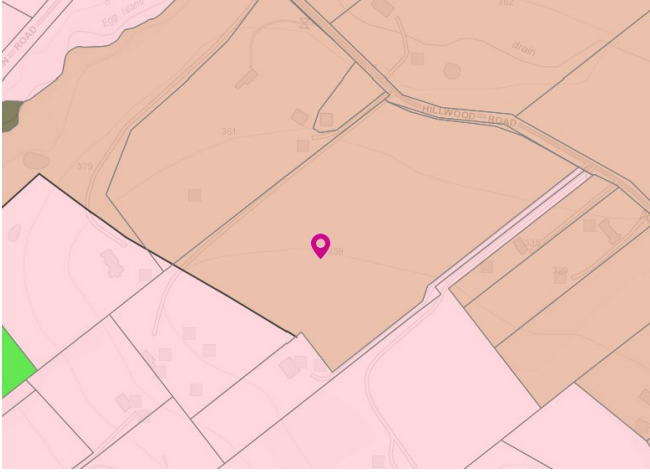


ATTACHMENT 1

PART A - DRAFT LPS: SUMMARY OF REPRESENTATIONS AND PLANNING AUTHORITY RESPONSE

Representation No.1	John & Beverley Franken
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> The representation requests the application of the General Residential Zone to land at 84 Tamar Avenue, George Town (Certificate of Title: 135078/105). 
<p>Planning Authority response</p>	<ul style="list-style-type: none"> The property is currently identified in the draft LPS as General Residential Zone. The representation is supportive of this zoning. No representations have been received objecting to the proposed zoning. This representation has been noted, but no further changes are required due to the proposed zoning being consistent with the representation.
<p>Recommended action</p>	<p>No modification to the draft LPS is required.</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.2	Dr. Scott Bell
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> Statement of support for Landscape Conservation Zone at 177 Saltwood Road, Pipers Brook (CT: 221927/1). 
Planning Authority response	<ul style="list-style-type: none"> Noted. The property is currently identified as Landscape Conservation Zone in the draft LPS. The representation is in support of this zoning. Representation No. 22 from the Department of State Growth objected to the application of the Landscape Conservation Zone to this site, however, this position has not been supported due to the presence of Conservation Covenants on the title. Further representation (No. 5) has been received supporting this zone as applied to the site. This representation has been noted, but no further changes are required due to the proposed zoning
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.3	Gaylene Slater
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none">• Seeks application of Rural Living Zone to land at 359 Hillwood Road, Hillwood (CT: 111263/1). 

**Planning Authority
response**

- The representation has not identified which Rural Living zone is proposed to be applied, however, it is noted a portion of the property is zoned Rural Living B.
- Rezoning the entirety of the property Rural Living B, would allow lots of 2ha (1.6ha under Performance Criteria). This would result in capacity for subdivision to create 3 additional lots.
- In regard to the assignment of land to the Rural Living Zone (that is not currently zoned Rural Living under the Interim Planning Scheme), the LPS Zone and Code Application Guideline provides the following specific instruction:

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or

b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10ha or greater.

- Expansion of the Rural Living Zone at Hillwood is generally supported by Council and is consistent with detailed local planning embodied within the Hillwood Structure Plan.
- However, it is acknowledged that a number local issues have resulted in recent applications for rezoning being rejected. Council is still working through concerns previously raised by the Department of State Growth and the TPC, particularly in regard to access to the East Tamar Highway (See Representation No.22).
- While there is no direct objection to the land being rezoned to Rural Living B, it is considered prudent that the matters raised by the TPC and the Department of State Growth be resolved prior to changes occurring. Due to the infrastructure upgrades required in the vicinity, it is possible a specific area plan will be required in order to manage infrastructure contributions.

Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

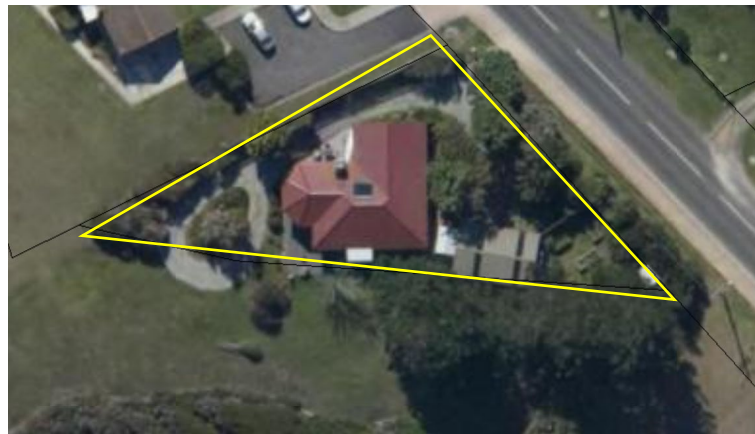
Representation No.4	Dr. Philip Dawson
Matter(s) raised in the representation (including property information details)	<ul style="list-style-type: none"> Seeks application of General Residential Zone to land at 163 Low Head Road, Low Head (CT 42061/1).

Planning Authority response

- The property is currently zoned Environmental Management and is identified in the draft LPS as remaining in the Environmental Management Zone (see figure below with subject title outlined in yellow).



- Despite the zoning, the title is used for residential purposes and has been developed with a single dwelling (circa 1988). The lot is 933m² in area and is largely occupied by the existing single dwelling and domestic gardens.



- The General Residential Zone is an appropriate zoning for the subject site. The existing land use is consistent with the intent of the General Residential Zone and consistent with the surrounding residential properties.
- It is also noted that a residential use is a prohibited use in the Environmental Management Zone.

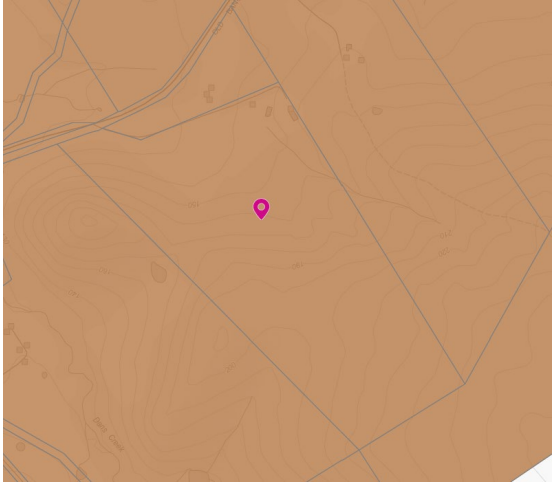
Recommended action	Modification of the draft LPS is required to apply the General Residential Zone to 163 Low Head Road, Low Head (CT 42061/1).
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

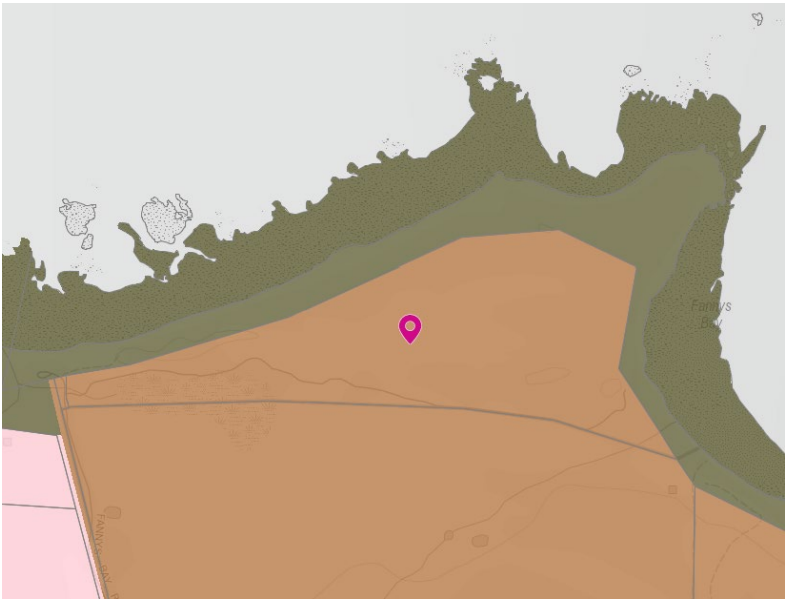
Representation No.5	Conservation Landholders Tasmania
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Statement of support for Landscape Conservation Zone at: <ul style="list-style-type: none"> i. 94 Gees Marsh Road, Bellingham (CT:121822/1) ii. 95 Gees Marsh Road, Bellingham (CT's:121822/2 & 221928/1) iii. 177 Saltwood Road, Pipers Brook (CT: 221927/1) iv. 227 Bellingham Road, Pipers Brook (CT:145665/1) • Support for Environmental Management Zone at: Bellingham Road, Bellingham (CT's: 136940/1 & 203624/1) • Support for draft LPS zoning of properties at: <ul style="list-style-type: none"> i. Bridport Road, Pipers Brook (CT: 145665/2) ii. Beechford Road, Beechford (CT's: 114506/1 & 114506/2) iii. Lot 2 Pipers River Road, Pipers River (CT: 117512/2) iv. Lot 1 East Tamar Highway (CT's: 152545/1 & 152001/1) v. Lot 1 Old Bangor Tram Road, Mount Direction (CT: 163247/1)

**Planning Authority
response**

- The representation expresses support for the existing draft LPS zoning.
- Landscape Conservation Zone is supported at:
94 Gees Marsh Road, Bellingham (CT: 121822/1), 95 Gees Marsh Road, Bellingham (CT's:121822/2 & 221928/1), 177 Saltwood Road, Pipers Brook (CT: 221927/1), 227 Bellingham Road, Pipers Brook (CT: 145665/1). Council received a letter of support from the owner of 177 Saltwood Road in relation to the Landscape Conservation Zone (Representation no 2)
- Environmental Management Zone is supported at:
Bellingham Road, Bellingham (CT's: 136940/1 & 203624/1)
- Agriculture Zone is supported at:
Bridport Road, Pipers Brook (CT: 145665/2), and Lot 1 Old Bangor Tram Road, Mount Direction (CT: 163247/1)
- Rural Zone is supported at:
Beechford Road, Beechford (CT's: 114506/1 & 114506/2), Lot 2 Pipers River Road, Pipers River (CT: 117512/2) and Lot 1 East Tamar Highway (CT's: 152545/1 & 152001/1)
- The representation does not propose any changes to the draft LPS.
- Council received one representation (No.22) which objects to the Landscape Conservation Zone at 94 Gees Marsh Road, Bellingham (CT:121822/1), 95 Gees Marsh Road, Bellingham (CT's:121822/2 & 221928/1) and 177 Saltwood Road, Pipers Brook (CT: 221927/1).
- In this instance the Landscape Conservation Zone is considered to be appropriate and reflects the conservation covenants present on the land and the existing established land uses which have a clear focus on conservation over a large area.
- No modification is considered necessary.

Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.6	Keisha Zygmant
Matter(s) raised in the representation (including property information details where applicable)	<p>Statement of support for Agriculture Zone at 188 Old Bangor Tram Road, Mount Direction (CT: 10493/1) and supports ability to apply for multiple dwellings on the land.</p> 
Planning Authority response	<ul style="list-style-type: none"> • The representation does not propose any changes to the draft LPS. The subject property is identified in the draft LPS as transitioning to the Agriculture Zone. • It is noted that this support is based on the Agriculture Zone currently allowing an application for Residential – Multiple Dwellings. Residential is listed as a discretionary use without specific qualification and as such it appears an application for Residential – Multiple Dwellings can be considered under the current SPPs. This is a matter relevant to the SPPs. It is noted that the SPPs are currently undergoing a review and may be subject to change.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

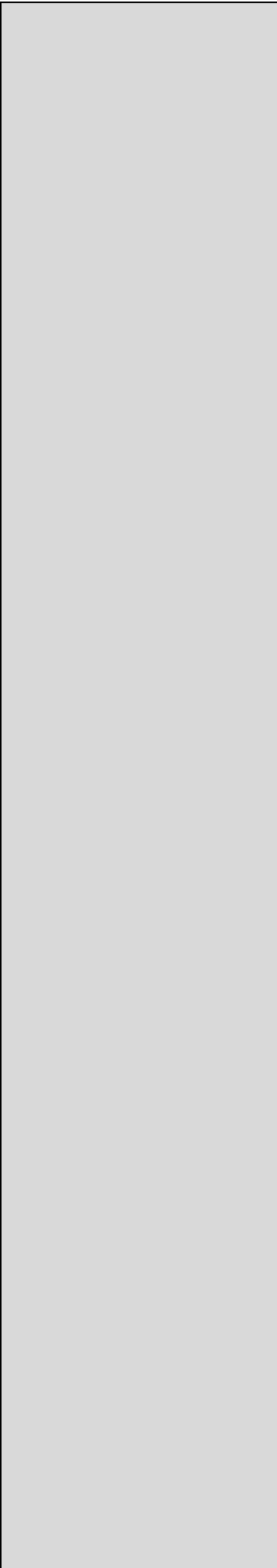
Representation No.7	Louise Nixon
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none">• Representation requesting the application of the Rural Living Zone at Fannys Bay Road, Lulworth (CT: 103027/1). The title comprises 23.7ha. The representation does not specify which of the Rural Living Sub-zones is sought. • Reasons provided in the representation include:<ul style="list-style-type: none">i. There is no agricultural use for the land.ii. The land was split off to facilitate a fish farm, which didn't go ahead and amalgamation of titles was required to do so. 

Planning Authority response

- The subject property at Fannys Bay Road, Lulworth (CT: 103027/1) is identified as transitioning to the Agriculture Zone in the draft LPS. This zone has been applied as the land is currently in the Rural Resource Zone and mapped as unconstrained in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.
- With regard to the assignment of land to the Rural Living Zone (that is not currently zoned Rural Living under the Interim Planning Scheme), the LPS Zone and Code Application Guideline provides the following specific instruction:

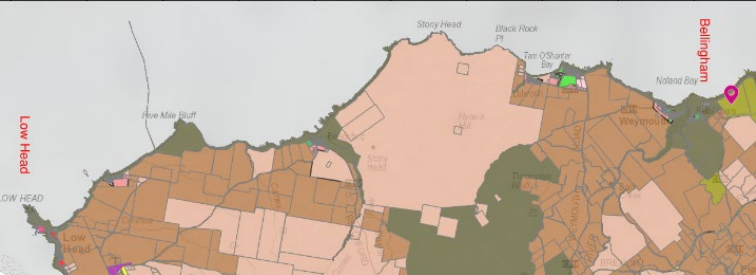
RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

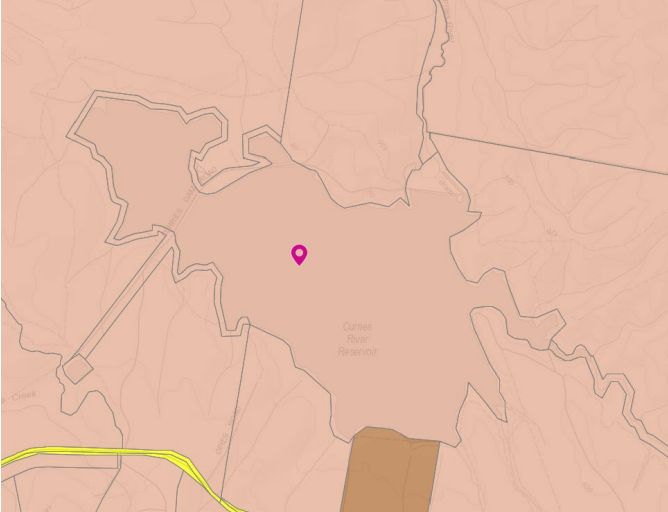
- a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or*
 - b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10ha or greater.*
- In this instance, there is no local strategic analysis (such a residential settlement strategy or structure plan) currently available to inform the application of the Rural Living Zone at this location, and the Northern Regional Land Use Strategy provides no definitive or specific guidance to support the application of the Rural Living Zone for this area. The land is in the Rural Resource Zone in the *George Town Interim Planning Scheme 2013*. Consequently, the specific requirements of the LPS Zone and Code Application Guideline are not satisfied.
 - Council has not undertaken any specific strategic planning, such as settlement strategies or structure planning in relation to the coastal settlements. In the absence of any localised strategic planning the changes proposed in the representation cannot meet the criteria set out in the Guidelines.

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- The subject title is contiguous with a large area of land to the south, which is currently used for agricultural activities and proposed for inclusion in the Agriculture Zone. The subject land has previously been attached to and managed in conjunction with this area to the south and was split from it with the express intent of being used for a Resource Development activity, which did not eventuate.
 - The property does not currently contain a dwelling and is not used for residential purposes.
 - Without additional evidence, the Agriculture Zone as currently shown in the draft LPS is consistent with the instructions contained within the Guidelines AZ 1.
 - There is insufficient strategic merit in the representation that reasonably demonstrates the requested revision to apply the Rural Living Zone is consistent with the instruction contained in the LPS Zone and Code Application Guidelines or satisfies the LPS criteria at section 34(2) of LUPAA.
 - The matters raised in the representation do not demonstrate that a modification is appropriate or necessary. It follows that no recommendation is made to modify the draft LPS.

Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.8	Annabel Richards
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • The representation seeks to see additional scenic management, and vegetation management, particularly on Low Head Road. • Wants to see greater emphasis and consideration of streetscapes. • Notes inappropriate development of the Ruin Paddock in Low Head, and requests greater care to be taken with Priority Habitat areas. • Makes general observations regarding identification of natural values over a number of areas. • Management of environmental weeds is to be an important consideration. • Acknowledgement of Aboriginal Cultural Heritage should be incorporated in the LPS. • Discontinue clear-felling and removal of trees in Tea Tree Swamp. • Riparian buffers should generally be increased. • The LPS does not protect views in the low head area. • Restitution and planting of tea tree on Low Head Road and halt further removal. • Coastal areas between Low Head and Bellingham should be changed from Agriculture to Landscape Conservation Zone. • Preservation of significant place names.

<p>Planning Authority response</p>	<ul style="list-style-type: none"> • The LPS process is largely concerned with determining which zones should apply to which land, the application of the codes and overlays, and the need for specific area plans where deviation from the State Planning Provisions is warranted. Broad planning matters including management of weeds, protection of Aboriginal Cultural Heritage, discontinuation of clear-felling, the width of riparian buffers, and significant place names are acknowledged, but are not considered relevant to the current statutory process. Such matters are relevant to the Tasmanian Planning Policies and the State Planning Provisions, which, while currently under review, are not relevant to this process. • There is insufficient information in the representation regarding which streetscapes should be preserved and what values are intended to be preserved to determine the appropriate mechanism. • The coastal areas between Low Head and Bellingham constitute more than 40km of coast. No specific properties are identified in the representation, however, most properties in the area identified are within the Agriculture and Rural Zones, with Environmental Management Zone adjoining the coast.  <ul style="list-style-type: none"> • The Rural and Agriculture Zones have been assigned based on the existing use of the land, which is predominately agriculture.
<p>Recommended action</p>	<p>No modification to the draft LPS is required.</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

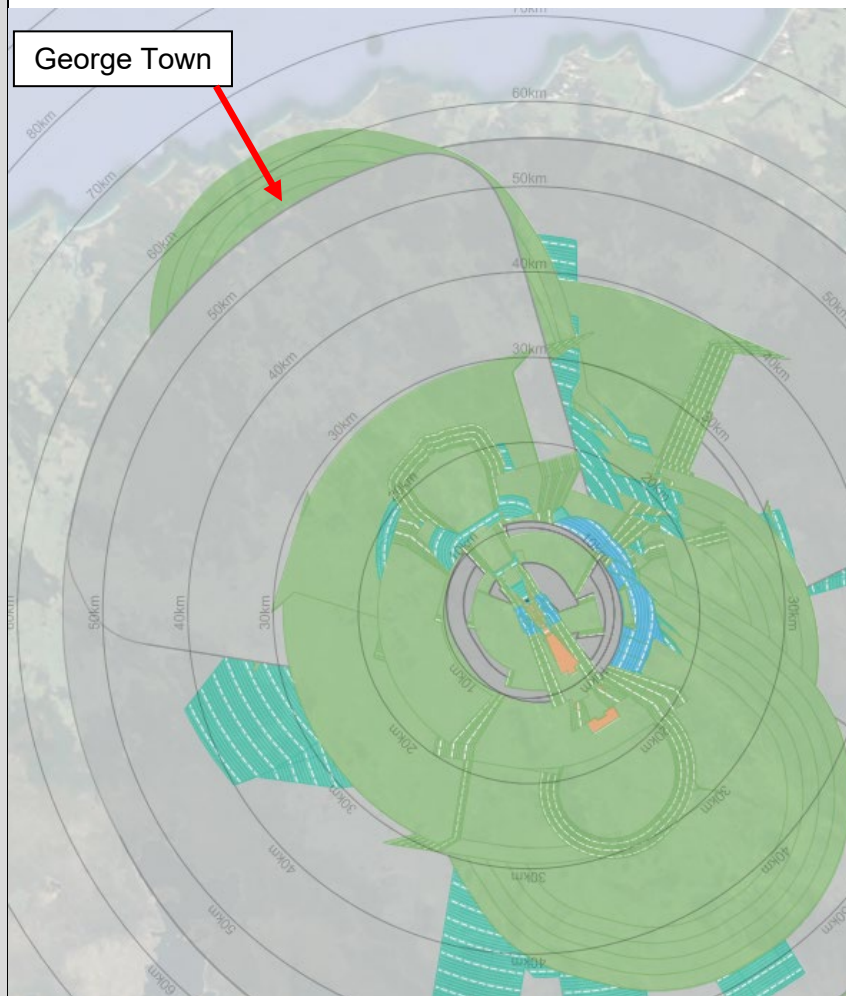
Representation No.9	TasWater
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none">• Seeks application of Utilities Zone to land at Curries River Dam (CT: 135618/1) and The Duck Pond (CT: 135618/2).  A topographic map showing the Curries River Reservoir area. The map is rendered in shades of brown and tan, with contour lines indicating elevation. A prominent pink location pin is placed in the central part of the reservoir. The text 'Curries River Reservoir' is visible on the map. A yellow line, likely representing a road or path, runs along the bottom left edge of the map area.

<p>Planning Authority response</p>	<ul style="list-style-type: none"> • The land at Curries River Dam (CT: 135618/1) and The Duck Pond (CT: 135618/2) is owned and managed by TasWater and contains TasWater Infrastructure (water storage). • The land is currently identified in the draft LPS as transitioning to the Rural Zone from the existing Rural Resource Zone. • A change to zone the land Utilities is generally consistent with the Guidelines. <p>Application Guideline UZ 4 states:</p> <p style="text-align: center;"><i>The Utilities Zone may be applied to land for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.</i></p> <ul style="list-style-type: none"> • It is noted that the boundaries of the titles are largely restricted to the footprint of the infrastructure. • Passive Recreation is a no permit required use in the Utilities Zone. This will allow for the continuation of existing recreational activities, such as fishing and boating, at the discretion of the land owner. • The proposed change is consistent with the intent of the Utilities Zone and satisfies the LPS Criteria.
<p>Recommended action</p>	<p>Modification of the draft LPS is required to apply the Utilities Zone to Curries River Dam (CT: 135618/1) and The Duck Pond (CT: 135618/2).</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.10	Launceston Airport
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none">• Seeks inclusion of an Airport Obstacle Limitation Area to be included as part of the LPS due to the prescribed airspace of the Launceston Airport extending over the George Town.

Planning Authority response

- The representation seeks for the Procedures for Air Navigation Services – Aircraft Operations (PAN-OPS), a component of the Prescribed Airspace, for the Launceston Airport to be mapped and C16.0 Safeguarding of Airports Code to be applied across all affected land covered by the George Town LPS.
- The PAN-OPS layer extends over George Town and a large portion of the municipality, as indicated in the diagram below, extracted from the Launceston Airport Master Plan 2020.



- The PANS-OPS is usually a higher limitation designed to provide protection for instrument flying, or IFR (i.e. when the pilot is flying by instruments). The PANS-OPS may also protect airspace around the network of navigational aids that are critical for instrument flying.

- In regard to the Safeguarding of Airports Code, the Guidelines state:

SAC4 - *The airport obstacle limitation area overlay should be based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines.*

SAC 5 *The airport obstacle limitation area overlay must identify the specified height limit on the land within the overlay by reference to AHD. The specific height limit should be identified as the lower of the OLS or the PANS-OPS for the applicable airport if the two surfaces overlap. The overlay may address any anomalies in the OLS or PANS-OPS height limitations provided they are endorsed by the relevant airport operator.*

- It is acknowledged that State and Commonwealth legislation ultimately ensure the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services are protected. Not including the layer in the LPS will not remove the obligation for future developers to comply with the limitations. As such it is prudent to include these in the LPS to ensure developers are aware.
- It will be necessary for the specified height limit (AHD) to be provided by the Launceston Airport in a format that can be included in the code maps. For George Town Municipality this layer would have little impact on use and development with the PANS-OPS layer indicatively being a minimum of 675.36m AHD.
- This is considered to be an appropriate application of the layer, is consistent with the Guidelines, and has satisfied the LPS Criteria.

Recommended action	Modification of the draft LPS is required to include a map displaying the extent of the PANS-OPS layer relevant to the Launceston Airport and application of the Safeguarding of Airports Code.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.11	Tasmanian Heritage Council
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Heritage Tasmania acknowledges the lack of local heritage places/precincts and encourages Council to undertake a local heritage study to identify any gaps in local heritage protections. • Suggests inclusion of State Heritage listed properties in the local provision schedule to increase awareness and provide greater clarity to the community.

**Planning Authority
response**

- The *George Town Interim Planning Scheme 2013* currently does **not** include a Heritage Code. On this basis, Council did not propose to include a Heritage Code under the draft George Town LPS.
- Several representations to the draft LPS have raised similar concerns regarding the lack of a Heritage Code.
- Council Planers have discussed the issue of a Heritage Code with Councilors.
- It is understood that Council is willing to complete a baseline heritage study in the future. It is expected this study would assist in informing if there is a need for a Heritage Code and specific protections outside of the existing requirements of the existing *Historic Cultural Heritage Act 1995*.
- Following the preparation of a Heritage Study Council can make an informed decision regarding the inclusion of a Local Heritage List in the LPS.
- At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a list of local heritage places as part of this process. Preparation of a local heritage list is a relatively significant strategic change which must be appropriately informed by consultation and qualified advice.
- Places within the George Town municipality which are currently entered on the Tasmanian Heritage Register will continue to be protected under the *Historic Cultural heritage Act 1995*. The lack of a Heritage Code will not mean these places are unprotected.
- There is no significant objection to the inclusion of State Heritage Listed properties in the LPS. Such an action would assist to alert landowners that a planning permit or Heritage Tas exemption may be required by virtue of the *Historic Cultural Heritage Act 1995*, but would not require any further assessment by Council under the code. Not including them in the scheme does not remove this requirement.
- It is, however, noted that should any property be removed from the State Heritage Register, Council may inadvertently find that the Heritage Code will apply and Council may be inadvertently responsible for managing the heritage values of that site.

Recommended action	No modification to the draft LPS is required; noting that there is minimal objection to including the State Heritage Listed Properties in the Heritage Code.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

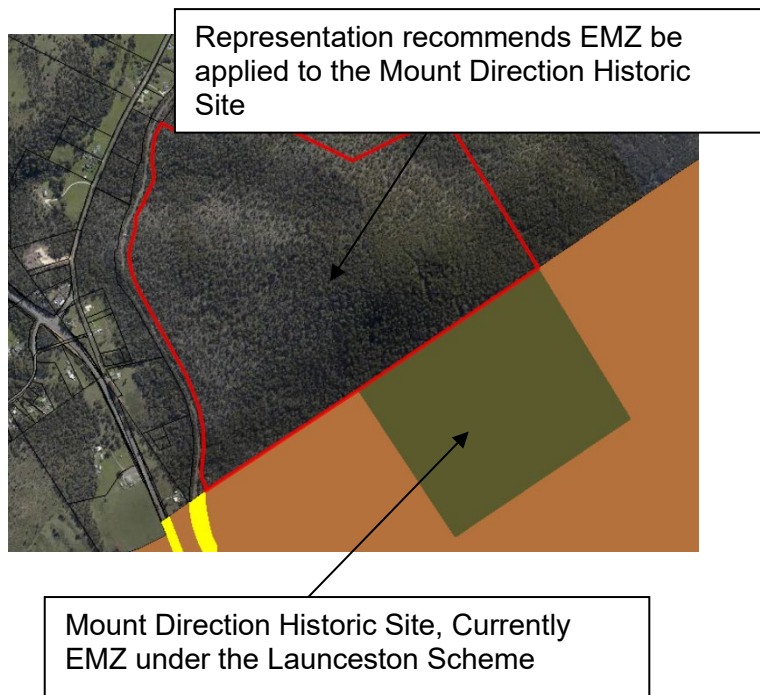
Representation No.12	Marita Bodman
Matter(s) raised in the representation (including property information details)	Seeks a heritage-related overlay/code to be included in the LPS that encompasses sites of both built and natural historic value.
Planning Authority response	<ul style="list-style-type: none"> • Council has indicated they are willing to undertake a heritage study to inform whether a Heritage Code be established for inclusion in the scheme at a future date. This study would be outside of the LPS process, noting that the scope and parameters of such a study are not yet identified. • At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a Heritage Code as part of this process. • In addition to the Local Heritage Code, natural heritage is also protected by the Environmental Management Zone, Landscape Conservation Zone, Scenic Management Code and Natural Assets Code. • Sites identified in the representations, including the Female Factory and Marion Villa, are protected by State Heritage Listing. Sites of Aboriginal significance are protected by the Aboriginal Cultural Heritage Act 1995. A significant portion of Perrin Farm is proposed to be located in the Environmental Management Zone which will limit subdivision and inappropriate development. • She Oak Hill and the Lagoon are both located within the Agriculture Zone which will largely prohibit inappropriate forms of residential development including subdivision.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.13	Tony Saddington
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Request for greater control of the design and character of buildings erected on residential properties in Low Head to maintain the existing character. • Requests greater attention is paid to Aboriginal Heritage and to environmental values for individual developments. • Suggestions regarding Council's development of overflow carpark at Lagoon Beach. • Introduction of wildlife signage. • Greater cat management.
Planning Authority response	<ul style="list-style-type: none"> • The residential areas of Low Head are largely of mixed character age, form and materials. There is no dominating or consistent character of such significance that warrants a departure from the provisions of the State Planning Provisions. The General Residential Zone in the SPPs is generally consistent with the General Residential Zone in the current planning scheme. • Aboriginal heritage is currently managed through the Aboriginal Cultural Heritage Act 1995 and is not a consideration under the planning scheme. The requirements of this Act are applicable regardless of the need for a planning permit. • A number of matters raised in the representation, including the assessment of a DA for the Ruins Paddock are not relevant to the draft LPS. • The improvement of the overflow parking area, wildlife signage and cat management are acknowledged by Council, but are not considered to be relevant to the LPS transition process. • No specific identifiable changes to the LPS are included in the representation.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.14	Roger Richards
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • State Heritage and Threatened Species Protection Act 1995 are inadequate to protect habitat or sites of significance. • Requests use of the Local Heritage Code to protect the environmental and historic values of the Lagoon and She Oak Hill at Low Head.
Planning Authority response	<ul style="list-style-type: none"> • The effectiveness of the Historic Cultural Heritage Act 1995 and the Threatened Species Protection Act 1995 are not relevant to the preparation of the LPS. • Council has indicated they are willing to undertake a heritage study to inform whether a Heritage Code be established for inclusion in the scheme at a future date. This study would be outside of the LPS process, noting that the scope and parameters of such a study are not yet identified. • At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a Heritage Code as part of this process. • It is noted that the environmental values of the Lagoon will be protected by the Waterways and Coastal Protection overlay, requiring the application of the Natural Assets Code.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.15	Department of Natural Resources
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> • Requests the Priority Vegetation Area Overlay (PVAO) be applied over records of <i>P.mollis</i> on title references 203377/1, 132335/1, 241349/1 and 19854/1. • Requests the PVAO be applied over all known occurrences of Black Bristlesedge (<i>Chorizandra enodis</i>) within the George Town and Low Head Area. • Requests the PVAO be applied around suitable habitat surrounding the confirmed subpopulation of Variable Bossia (<i>Bossiaea heterophylla</i>) on title reference 127834/1 to allow for potentially unknown occurrences to be protected. • Notes that there are examples in the George Town Municipality of Threatened native vegetation communities which are not covered by the PVAO. • Recommends that known location of raptor nests are included in the PVAO, and zoning is amended to a zone that is not exempt from the overlay. • CT114506/1 and CT11406/2 are wholly covered by a conservation covenant. These titles are not within the Landscape Conservation Zone and have been proposed as Rural Zone. This is inconsistent with the statement in the supporting report that land containing conservation covenants has been proposed for the Landscape Conservation Zone.

- Representation recommends consideration be given to developing a Specific Area Plan for acid sulphate soils in the area south of Weymouth and adjacent to Pipers River estuary.
- Representation recommends consideration be given to developing a Specific Area Plan for Karst areas in the area south of the George Town LGA.
- Recommends that Future Potential Production Forest (FPPF) Land be zoned Rural. PID (Part) 2700676 and 2093060 are currently mapped as Environmental Management Zone (EMZ) under the draft LPS. These areas should be modified to the Rural Zone.
- Concerned that the draft LPS does not deal with Aboriginal Heritage. The planning process plays a crucial role in referring proponents to undertake due diligence in relation to Aboriginal Heritage.
- Recommends the Mount Direction Historic Site (PID2034378), which is managed by the Tasmanian Parks and Wildlife Service be zoned Environmental Management Zone (EMZ). The site contains historic cultural values and is a reservation under the Nature Conservation Act (NCA). That portion of the site (same PID) in the Launceston municipality is zoned Environmental Management as required by the TPC.



**Planning Authority
response**

- The representor requests modification of the PVAO for 203377/1, 132335/1, 241349/1 and 19854/1. It is not clear from the representation whether the presence of Soft Bushpea has been ground proofed, or is based off desktop mapping. It is also not clear about the extent of PVAO being sought over these titles, and whether it is purely around the vulnerable species or within a broader area.

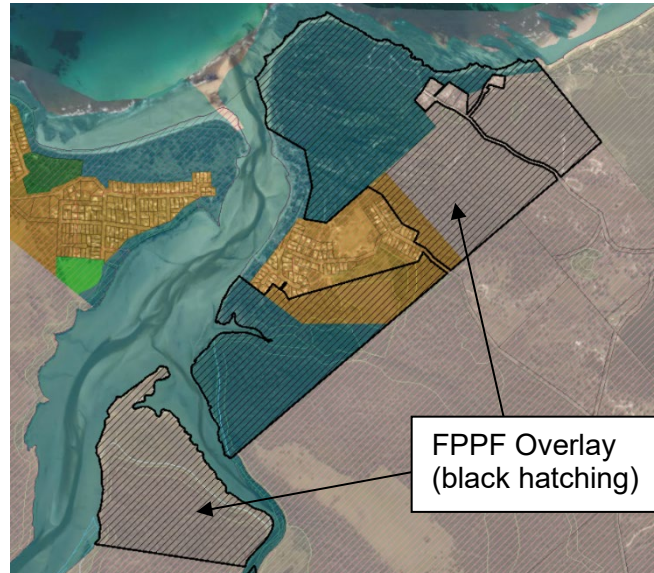
There is nothing to indicate that the owners of the land would be in support of applying the PVAO to portions of their land.

The PVAO mapping as applied under the draft LPS is based on the Regional Ecosystem Model by Rod Knight. Based on all these considerations, it is not recommended to modify the PVAO for these titles. A number of the above mentioned properties are proposed for the Agriculture Zone, which would render the PVAO as having no application under the LPS.

- The representor requests the PVAO be applied over all known occurrences of Black Bristlesedge (*Chorizandra enodis*) within the George Town and Low Head Area. It is not clear where these occurrences are located, or the extent of PVAO that is being sought. The PVAO mapping as applied under the draft LPS is based on the Regional Ecosystem Model by Rod Knight. Based on all these considerations, it is not recommended to modify the PVAO for these titles.
- The representation recommends that known location of raptor nests are included in the PVAO, and zoning is amended to a zone that is not exempt from the overlay. There appears to be approximately 20 identified raptor nests shown on the relevant LISTMAP overlay. The representation does not indicate the extent of the PVAO being sought of these areas. Most sites containing nests are proposed for either the Rural Zone or Agriculture Zone. The application of these zones has been consistent with the 8A Guidelines and was based on the "Land Potentially Suitable for Agriculture Zone layer on LISTMAP. The PVAO has been applied as based on the Ecosystem model by Rod Knight. Based on all these considerations, it is not recommended to modify the PVAO for these titles.

- The representor Requests the PVAO be applied around suitable habitat surrounding the confirmed subpopulation of Variable Bossia (*Bossiaea heterophylla*) on title reference 127834/1 to allow for potentially unknown occurrences to be protected. It is not clear where these occurrences are located, or the extent of priority vegetation area overlay that is being sought. The PVAO has been applied as based on the Ecosystem model by Rod Knight. Based on these considerations, it is not recommended to modify the priority vegetation overlay for these titles.
- In relation to CT114506/1 and CT11406/2, it is agreed with the representor that the sites are subject to a conservation covenant. It is also noted that these lots are subject to a private timber reserve (PTR) which is registered on the property. The Landscape Conservation Zone was not applied to these properties based on the presence of the PTR. Properties containing PTR's have been placed into the Rural Zone. This was addressed in section 4.2.10 of the supporting report. No change to the draft LPS is recommended.
- Comments in relation to acid sulphate and karst SAP are noted and appreciated. Any application of a SAP to these areas is unlikely to occur under the draft LPS process, however the information from NRE is considered helpful in informing any future potential SAP's.

- The representor recommends that Future Potential Production Forest (FPPF) Land be zoned Rural. PID (Part) 2700676 and 2093060 are currently recommended for Environmental Management Zone (EMZ) and Rural Zone under the draft LPS. The extent of FPPF over part PID2700676 and 2093060 is shown in black hatching below:



- The purpose of the FPPF is to secure a 'wood-bank' to provide for future sustainable forestry production in Tasmania.
- It is agreed that the application of the EMZ to these areas is inconsistent with EMZ1 e), as the primary purpose of the zone is **not** for protection and conservation of values.
- Application of the Rural Zone to those portions of land is considered consistent with RLZ3 of the 8A Guidelines, in that the land has primary industry potential for forestry purposes.
- It is recommended that the Rural Zone be applied to those portions of land subject to the 'FPPF' overlay as shown on LISTMAP.

- In relation to the FPPF overlay on LISTMAP, the following comment is made:

It is noted that a 20ha portion of land zoned EMZ currently adjoins PID2700676. This land is under the ownership of NRE and is also shown as a FPPF. It is recommended that this land also be included within the Rural Zone, as opposed to the Environmental Management Zone under the draft LPS. The portion of land referred to is shown below:



- The representation recommends the Mount Direction Historic Site (PID2034378), which is managed by the Tasmanian Parks and Wildlife Service be zoned EMZ. It is noted that the site is subject to the Nature Conservation Act (plan reference LM259). The site is under the ownership of Parks and Wildlife, and was the location of the 'Mount Direction Semaphore Station.' The site currently contains original infrastructure associated with the Semaphore Station and associated buildings.
- The draft LPS currently recommends the Rural Zone be applied to the subject site. City of Launceston has zoned that portion of PID2034378 as EMZ under their LPS

As a result of the conservation status under the NCA, and cultural heritage associated with the site, it is considered that application of the EMZ is consistent with EMZ1 e) of the 8A Guidelines.

Council supports the representation and agrees that application of the Environmental Management Zone to PID2034378 is appropriate.

- While there is merit in the approach taken by the DNRE to map further PVAO, it is questionable if these

matters and the approach taken to protection of priority vegetation and threatened species were better reflected in the State Planning Provisions, State Planning Policies and the Guidelines used to inform the initial mapping and application of the priority vegetation layer and the Natural Assets Code.

<p>Recommended action</p>	<ol style="list-style-type: none"> 1. Modification of the draft LPS is required to apply to Rural Zone to Bellingham Road, Bellingham (part - PID2700676 which is subject to the FPPF overlay) 2. Modification of the draft LPS is required to apply the Rural Zone to Bridport Road, Pipers River (PID2093060). 3. Modification of the draft LPS is required to apply the Rural Zone to land adjoining PID2700676, as shown in the below map: <div data-bbox="667 651 1198 1037" data-label="Image"> </div> <ol style="list-style-type: none"> 4. Modification of the draft LPS is required to apply the Environmental Management Zone to Dalrymple Road, Mount Direction (PID2034378), Mount Direction Historic Site (within the George Town Municipality). <p><i>Note: The Department of NRE made several recommendations in relation to the PVAO being applied on various sites. If more information was provided by NRE about the nature and extent of these changes, and the land owners/TPC were not opposed, Council would likely not object to any modifications of PVAO. It is Councils view however the proposed zonings within the draft LPS are appropriate.</i></p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.16	Chris Flood (obo Friends of the Heads Inc.)
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Lack of Local Heritage Overlay is inconsistent with the adjacent Councils, including Launceston, Dorset and Flinders, and inconsistent with George Town Council's Strategic Plan. • Requests that Council populate the Local Heritage Code. • For clarity, include properties which are located on the Tasmanian Heritage Register. • Nomination of former Perrin Farm as a Local Heritage Precinct – 292 Low Head Road, CT: 168065/1. • Prepare a register and statements of significance for Significant Trees. • Prepare statements of significance for Places or precincts of Archaeological Potential.

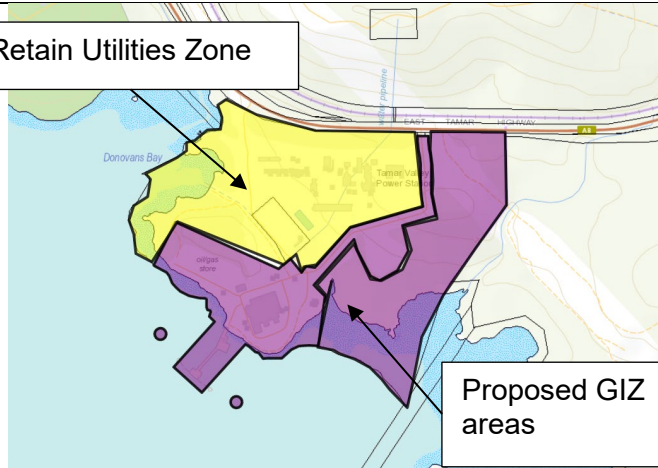
<ul style="list-style-type: none"> • Planning Authority response 	<ul style="list-style-type: none"> • Council acknowledges the representors general concerns regarding the lack of a Local Heritage Register. • Council has indicated they are willing to undertake a heritage study to determine whether a Heritage Code be established for inclusion in the scheme at a future date. This study would be outside of the LPS process, noting that the scope and parameters of such a study are not yet identified. • The “nomination” put forward by Friends of the Heads for the former Perrin Farm (CT: 168065/1) appears to demonstrate there is considerable potential for inclusion of the site within a Local Heritage List. However, the use of a Heritage Precinct is questionable, considering the identified values are largely contained within one or two titles. Precincts are generally utilized where broader management outside of the specific Heritage Place is necessary to preserve local values. In this case, the Low Head residential areas in proximity to the Perrin Farm property and between the various State Heritage Listed buildings in the area, are of a mixed character and mixed form. There is currently insufficient evidence to suggest that broader management of character of properties outside of the title boundaries of individual sites is necessary to preserve Local Heritage values. • At this stage, given no Heritage Study has been completed and the best course of action to protect heritage values has not been determined, it is not recommended that the LPS be modified to insert a Heritage Code as part of this process. The inclusion of Significant Trees and Places of Archaeological Potential can be explored through this future process. • It is important to understand that inclusion on a Local Heritage List does not result in any mandate to make land available for public use, or mandate particular improvements, interpretation or management projects are undertaken
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	<ul style="list-style-type: none"> It is noted that large portions of the Perrin Farm property are proposed to transition to the Environmental Management Zone and the Agriculture Zone. These zones will generally discourage subdivision and residential forms of use and development.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

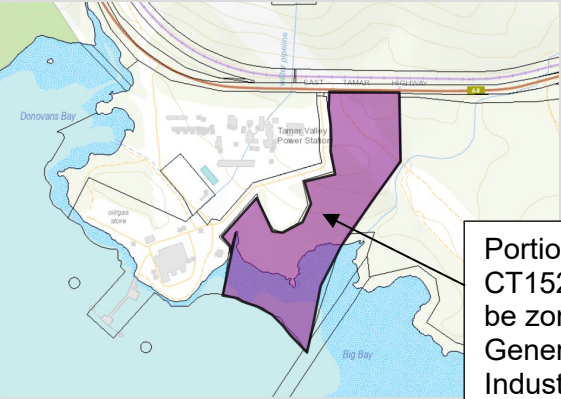
Representation No.17	Margaret Muir
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> Requests that heritage sites and bequests made in perpetuity are respected. Concerns that local heritage will be lost forever unless the Draft LPS is revised. Requests the Draft LPS is consistent with neighboring municipalities like Launceston and Flinders Island.
Planning Authority response	<ul style="list-style-type: none"> Council acknowledges the representors general concerns regarding the lack of a Heritage Code. Places within the George Town municipality which are currently entered on the Tasmanian Heritage Register will continue to be protected under the <i>Historic Cultural heritage Act 1995</i>. The lack of a Heritage Code will not mean these places are unprotected. Council has indicated they are willing to undertake a heritage study to inform whether a Heritage Code be established for inclusion in the scheme at a future date. This study would be outside of the LPS process, noting that the scope and parameters of such a study are not yet identified. At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a Heritage Code as part of this process.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

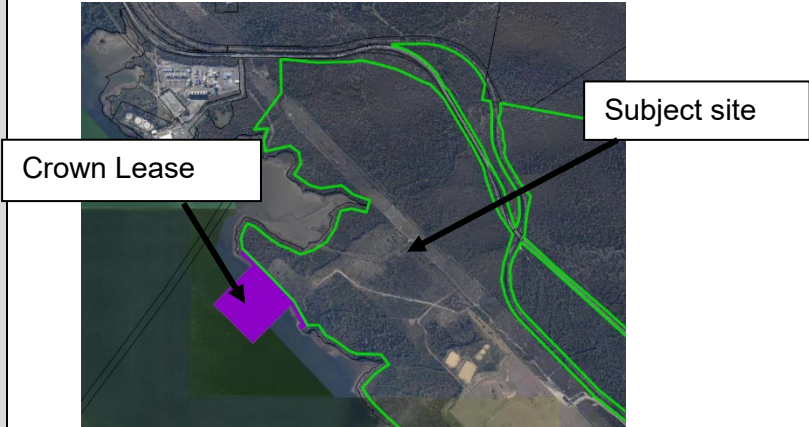
Representation No.18	Hydro Tasmania
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • The representor seeks to have part of CT152399/2 and all of CT152399/1 amended so the General Industrial Zone (GIZ) applies to the land. • CT152399/2 is currently owned by Alinta Energy (Tamar Valley) Pty Ltd. CT152399/1 is owned by Bell Bay Power Pty Ltd. • The draft LPS has applied the Utilities Zone to the site. This GIZ is proposed on the basis that the site is highly unlikely to be used for utilities use in the future. • The Bell Bay Power Station (BBPS) was decommissioned in 2007 and is not expected to be recommissioned as an electricity generator. While The Tamar Valley Power station (CT152399/2) is essential to the delivery of reliable and secure electricity to the Tasmanian Community, this is entirely located on the western portion of CT152399/2. • The Tamar Valley Power Station will not expand to the eastern portion of undeveloped land on CT152399/2 due to existing constraints. Application of the GIZ is consistent with the dominant zones in the surrounding Bell Bay Industrial precinct. • The representation argues that application of the GIZ is broadly consistent with the 8A guidelines, and relevant sections of the Northern Regional Land Use Strategy (NRLUS).
Planning Authority response	<ul style="list-style-type: none"> • The representation seeks to have the eastern portion of CT152399/2 and all of CT152399/1 zoned GIZ under the draft LPS. • The representation indicates that application of the GIZ is consistent with any future intended use, with the Utilities Zone serving no purpose on these portions of the site.

Retain Utilities Zone



- In accordance with the 8A Guidelines, under GIZ 1, it is considered that application of the zone is appropriate given the Utilities use class is no longer considered the primary use of the land.
- The land is considered an extension of the existing Bell Bay Industrial area, which is recognized under the RLUS as a key transport hub under C4.1 Economic Development, providing key services to the whole of Tasmania.
- It is noted that application of the GIZ does not prohibit the use class of Utilities should future utilities development be proposed on the sites in question.
- The land does not adjoin sensitive or residential uses and is in close proximity to key Transport Route being the East Tamar Highway. The land is provided with Port Access and berthing facilities within the Tamar River.
- It is considered that application of the GIZ as requested is an appropriate use of the land and consistent with the relevant guidelines and Regional Land Strategy.

<p>Recommended action</p>	<ol style="list-style-type: none"> 1. Modification of the draft LPS is required to apply the General Industrial Zone to 4055 East Tamar Highway, (CT152399/1), Bell Bay. 2. Modification of the draft LPS is required to apply the General Industrial Zone to the eastern portion of 4053 East Tamar Highway (CT152399/2), Bell Bay, as generally shown below: <div style="text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p>Portion of CT152399/2 to be zoned General Industrial Zone</p> </div>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

<p>Representation No.19</p>	<p>Jen Welch (obo of Austrak) (incorporating feedback from Tasmanian Parks and Wildlife Service)</p>
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> Representation relates to the land at Lot 1 East Tamar Highway (CT152001/1) and the adjoining land that is to facilitate the strategic use and development of the land as a wharf. The land is subject to a Crown lease agreement which extends from the west of the site on untitled land, and also from the coastal edge which is the authority of Tasmanian parks and Wildlife Services. The Crown lease number is 46962, and covers an area of 10.37ha. The representation states that the purpose of the lease was specifically for the purpose of a deep water port. The Crown lease is shown in purple below:  <ul style="list-style-type: none"> The site was formerly owned by Gunns Limited and was approved for development as a pulp mill and wharf facilities. The Gunns Pulp Mill was approved in 2011. The representation seeks to see the Crown lease area zoned 'Port and Marine.' This is on the basis that the purpose of the Crown lease is to facilitate a future wharf subject to the ordinary development approval process. A feasibility study for a wharf in this location was previously undertaken as part of the Gunns Pulp Mill process, which found the land/wharf area to be suitable for a deep water port.

Planning Authority response

- The portion of land which is sought to be rezoned specifically relates to the Crown Lease (no 46962).
- With the exception of a portion of the lease along the coast, the balance of the lease area is currently unzoned under the Interim Scheme.
- The lease area which extends along the coastline, adjoining CT152001/1, is currently within the Environmental Management Zone under the Interim Scheme.
- Port and Shipping is a prohibited use in the current zone, however, the zoning under the Interim Scheme did not account for the existing use right for Port and Shipping which was established prior to the scheme coming into effect.
- While Council officers have not viewed a copy of the lease, it is understood that the purpose of the lease was to facilitate a deep water port associated with industrial development of CT152001/1. It is understood that the Gunns Pulp Mill Permit from 2011 included a new berth within the existing lease area.
- The purpose of the Port and Marine Zone is to:

25.1.1 – To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.

It is assessed that as the Crown lease is specifically written to provide for a wharf in this location, that the application of the Port and Marine Zone (PMZ) would be consistent with the relevant zone purpose.

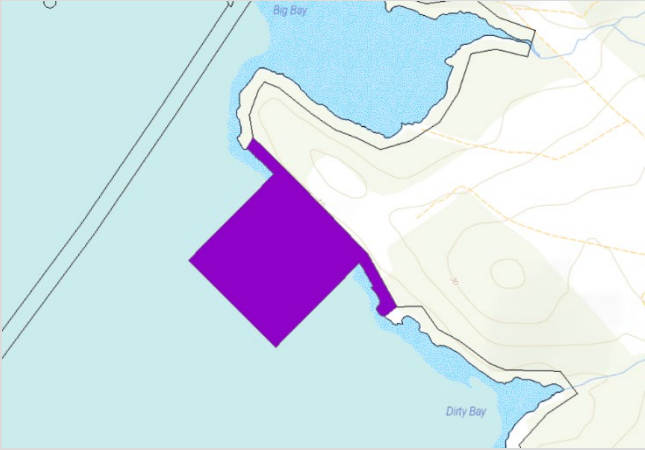
- PMZ 2 of the 8a Guidelines states:
PMZ 2 - The Port and Marine Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, large scale port and marine activities of facilities.

It is Councils view that as the Crown lease is for the purpose of providing a wharf, that there is a clear intention to provide for port and marine activities and facilities within this location. The approval of the pulp mill permit in 2011 included wharf facilities within the Crown lease area.

- Application of the PMZ to the Crown Lease area is considered broadly consistent with the Regional Land Use Strategy for Northern Tasmania (RLUS). The RLUS identifies the importance of Bell Bay as a key transport hub. The RLUS specifically identifies the importance freight distribution and logistics under strategic direction G1.3.
- The Northern Tasmania Industrial land Supply notes that the industrial areas associated with Bell Bay are identified as regionally significant precincts. The existing Port of Bell Bay is recognized as a key port within the Northern Region of Tasmania. The location of port activities in the Bell Bay area represents a strategic long-term opportunity to grow northbound freight volumes out of the region and stage. The site is well connected by both rail and road to the remainder of the State.
- The representor has provided feedback by the Tasmanian Parks and Wildlife Service, currently responsible for the management of the land.
- While Parks and Wildlife have objected to the proposed rezoning, this is partly on the assumption that a pathway is provided in the State Planning Provision via clause 7.6 which provides for access and infrastructure over land in another zone.
- This notion is rejected. It is highly unlikely that Clause 7.6 should be interpreted so broadly to allow what would essentially comprise a separate use under the planning scheme or for a port development of significant scale.
- Port and Shipping is a prohibited use in the Environmental Management Zone.
- Despite the zoning, Parks and Wildlife, as the administrators of the land ultimately have control over approval to use the land for any purpose and the degree of environmental assessments required to make them comfortable with such a development.
- It is also noted that the land will remain subject to the Natural Assets Code which will allow assessment of environmental impacts relating to kanamaluka.
- Strategically Bell Bay has been identified as being a focus for existing and expanding Port and Shipping activities, previously planning approval has been granted for development of a wharf in this location and a lease has been issued explicitly for that purpose. The proposed zoning is considered to be consistent with Local and Regional planning and will not compromise the ability of Council to regulate the environmental



values via the Natural Assets Code or the ability of the land owner to require further assessment prior to approving further use and development of the land.

<p>Recommended action</p>	<p>Modification of the draft LPS is required to apply the Port and Marine Zone to the area of land subject to Crown Lease 46962 as highlighted below:</p> 
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

<p>Representation No.20</p>	<p>Peter Cox</p>
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> • The draft George Town LPS has no local Heritage overlay. • George Towns Regent Square and local heritage has remained unrecognized and unprotected in the George Town planning scheme • Other municipalities (Launceston and Flinders) contain a Local Heritage Code. • A local heritage overlay must include locally significant buildings and precincts, as well as significant landscapes and nature reserves. These areas must be consistent with the Burra Charter and <i>guide to heritage listing</i> published on Heritage Tasmania website.

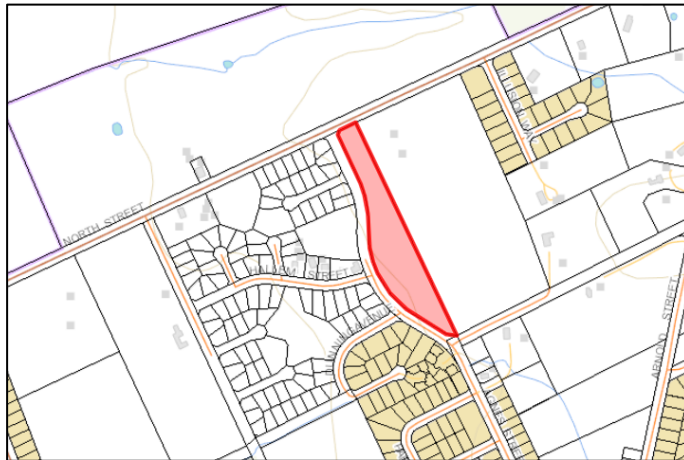
Planning Authority response	<ul style="list-style-type: none"> • The <i>George Town Interim Planning Scheme 2013</i> currently does not include a Heritage Code. On this basis, Council did not propose to include a Heritage Code under the draft George Town LPS. • Several representations to the draft LPS have raised similar concerns regarding the lack of a Heritage Code. • Council Planers have discussed the issue of a Heritage Code with Councilors. • It is understood that Council is willing to complete a baseline heritage study in the future. It is expected this study would assist in informing if there is a need for a Heritage Code and specific protections outside of the existing requirements of the existing <i>Historic Cultural Heritage Act 1995</i>. • Following the preparation of a Heritage Study Council can make an informed decision regarding the inclusion of a Local Heritage List in the LPS. • Places within the George Town municipality which are currently entered on the Tasmanian Heritage Register will continue to be protected under the <i>Historic Cultural heritage Act 1995</i>. The lack of a Heritage Code will not mean these places are unprotected.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.21	Department of Communities
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • CT240776/1 is proposed for the Future Urban Zone (FUZ) under the draft LPS. The land is currently within the Rural Resource Zone under the Interim Planning Scheme. The application of the General Residential Zone is considered more appropriate due to its characteristics, proximity to existing GRZ land and existing services.

	<ul style="list-style-type: none">• Removal of the priority vegetation overlay on CT240776/1. A natural values report from EcoTas has been provided with the representation, and confirms that there are no values that qualify as priority habitat on the site.• 38 Main Road, George Town (CT6751/59) is currently zoned General Residential under the Interim Scheme. Communities Tasmania is aware that Council is looking at zoning the title 'Open Space Zone,' under the draft LPS. Communities Tasmania states that the application of the General Residential Zone to this site is more appropriate. <p>Communities Tasmania notes the significance of the site to the community and has no immediate plans to develop the site, however rezoning the site would reduce the value of the land and restrict the future use and development options.</p>
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Planning Authority response

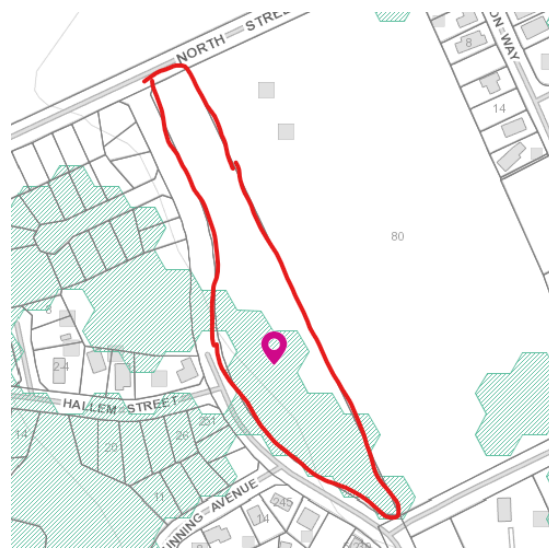
- Department of Communities is seeking to have the General Residential Zone applied to CT240776/1, located in the northern part of the George Town area. The lot in question is shown below:



- The land is currently within the Rural Resource Zone under the Interim Planning Scheme. The land has been proposed to go to the Future Urban Zone under the draft LPS.
- The subject site is 2.07ha in size. It has frontage to two Council maintained roads, and a further undeveloped road reserve. The land is listed as serviced for both water and sewer on TasWater's asset mapping. It is contiguous to existing residential land to the south and west of the site.
- The land has been identified within the George Town Structure Plan (GTSP) as being suitable for residential development, albeit shown as a Future Growth Area (page 39 of the GTSP). The GTSP identifies this site within Growth Area B. under SG7 (page 45) it is recommended that land to the east of Agnes Street be developed for residential purposes, infilling the urban area gap of the structure plan study area.
- Under the Regional Land Use Strategy the site is considered to be within an Urban growth area (Map D.2 – page 17) and is essentially considered part of the 'Supporting Consolidation Area'.
- In accordance with the 8a Guidelines, it is considered that rezoning the site to GRZ is consistent with GRZ1 in that the site is connected to reticulated water and sewer. The application of GRZ is also consistent with GRZ 2 c), in that both the RLUS and the George Town Structure Plan identify the land as suitable for future residential use.
- The representor correctly states that the site is generally free from natural hazards, with only a small portion of land subject to the flood prone areas overlay. Bushfire

separation requirements can be achieved for and to the east. A natural values report was provided with the submission that stated the site did not support any natural values that would constrain the rezoning of the title to General Residential Zone.

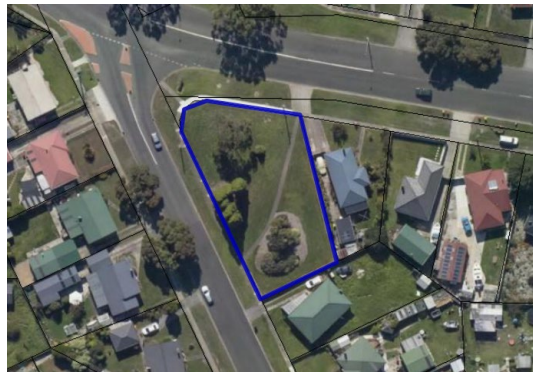
- Although the land is identified in the George Town Structure Plan as being a future Growth Area, the Planning Authority notes the role of Communities Tasmania in providing affordable housing within the George Town Local Government Area. The ability to ensure the supply of land for affordable housing is sufficient to warrant prioritizing the rezoning of land owned by Communities Tasmania.
- Council agrees that the land is suitable and appropriate for rezoning to General Residential Zone under the LPS process.
- It is also noted that the *Housing Land Supply Act 2018* likely provides an alternative mechanism for the land to be rezoned, bypassing the normal amendment process.
- CT240776/1 is currently subject to the Priority vegetation area overlay. This overlay covers a portion of the site as shown below:



- The representation seeks to have the priority vegetation overlay removed entirely from this site. In support of the representation, a natural values assessment by EcoTas has been provided with the documentation. The report states that:

“the site does not support any natural values that qualify as “priority vegetation” meaning that no part of the subject title should be subject to the Priority vegetation Area overlay pursuant to the Tasmanian Planning Scheme – George Town”.

- NAC 11 of the 8a Guidelines, allows for the priority vegetation overlay to be based on field verification, having regard to a more detailed local assessment. In this instance, Mark Wapstra has undertaken such an assessment. It is concluded in the assessment that there are no threatened native vegetation communities or threatened flora species present. The site does not support populations of threatened fauna nor significant habitat of such species.
- Subsequently, and in accordance with NAC 11, it is assessed that field verification by EcoTas confirms that the priority vegetation overlay should not be applied to CT240776/1.
- Communities Tasmania is seeking to see the General Residential Zone retained for the site at 38 Main Road, George Town. Council has expressed a desire that this site be placed into the ‘Open Space Zone’ as part of the LPS process. Council has submitted its own representation to the draft LPS, which included the zoning of this parcel.



- The lot has a size of 1331m². It contains no buildings. There is a small amount of managed vegetation, as well as a footpath that transects the block. It is used by members of the public as a general thoroughfare when coming from Franklin Street or Main Street.



- The land is maintained by Council as part of its works program of mowing and general maintenance. The land once contained a residence which was destroyed in a fire. It is understood that the fire sadly took the life of someone living in the property.
- Given the circumstances surrounding the lot, as well as the nature of the land and how it is used, it remains Councils desire to see the land zoned Open Space Zone. Council has spoken to this point in its representation (submission number 35).
- Council acknowledges the comments from Communities Tasmania in relation to this lot and understands this matter will be further discussed as part of subsequent hearings. Further recommendations regarding this land are made in relation to Representation No. 35.

Recommended action	<ol style="list-style-type: none"> 1. Modification of the draft LPS is required to apply the General Residential Zone to North Street, George Town (CT240776/1). 2. Modification of the draft LPS is required to remove the Priority Vegetation Area Overlay from North Street, George Town (CT240776/1).
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.22	Department of State Growth
Matter(s) raised in the representation (including property information details where applicable)	<p>Hillwood</p> <ul style="list-style-type: none"> • The draft LPS proposes expansion of Hillwood, by providing additional Rural Living B Areas, and reserving additional land for future rural living. • Comments that access to Hillwood is via the East Tamar Highway (ETH), which is a limited access category 1 road. Maintaining the safety and efficiency of this Highway is critical. • State Growth have previously commented on the Hillwood Structure Plan, noting that the upgrades of existing Junctions to Hillwood which have been identified by the Hillwood Structure Plan, have not been endorsed by State growth and not within the forward roads program. Any upgrades will need to be delivered as part of an infrastructure contribution scheme. • State Growth recommends no further expansion of Hillwood until ETH concerns are resolved. <p>Zoning of State Road Network.</p> <ul style="list-style-type: none"> • State roads have been correctly zoned Utilities zone. • Notes there are some minor errors/omissions in the casement layer. • State Growth to provide a list of parcels within the George Town municipality that require an update to their zoning, prior to the hearing.

	<p>Application of Road and Railway Attenuation buffer</p> <ul style="list-style-type: none"> • State Growth supports Councils decision not to map road attenuation areas and instead rely on provision of the code. <p>Natural Assets overlay.</p> <ul style="list-style-type: none"> • Notes several instances where priority vegetation mapping has been applied to State Roads where it was not previously applied under the Interim Scheme. • State Growth requests that the mapping be removed from the State Road Network at these locations, noting that the mapping does not accord with threatened vegetation areas mapped under TasVeg 3 or 4. Comments that works will be exempt from the code anyway under clause 4.2.4 of the SPP's. <p>Mineral Resources</p> <ul style="list-style-type: none"> • Does not support the application of Landscape Conservation zone to three titles between Bellingham and Fordington, located in the north east of the municipality (PID7236374, 2937892, and 6472076). The sites are not covered by the natural assets code or scenic protection code. • State Growth does not support the application of the Scenic Protection Code to Tipporgoree Hills, which has been the subject of extensive exploration for construction materials. • Retention of General Industrial Zoning over the entirety of CT252678/1 is recommended for review.
<p>Planning Authority response</p>	<p>Hillwood</p> <ul style="list-style-type: none"> • The draft LPS for Hillwood proposes a small amount of additional land zoned Rural Living B. • The land which has been proposed as Rural Living B, are existing residential lots which contain a single dwelling. These lots are generally established lifestyle lots and are less than 4ha in size. • Due to the lot size permissible under the Rural Living B zone, this zoning does not provide any increased capacity for subdivision and will not result in any additional lots. • Rural living B zoning purely recognizes the existing residential use which is present on lots with a size of approximately 1ha-4ha.

- The application of Rural Living B has no impact on the ETH, as there is no intensification of use or change in the current use of the land. The changes are all as per the zoning recommendations of the Hillwood Structure Plan.
- Additional residential zonings for Hillwood were purposefully **not** put forward until such time as the access arrangements onto the ETH could be resolved with DSG.
- No change is recommended in relation to Hillwood zonings under the draft LPS.

Zoning of State Road Network.

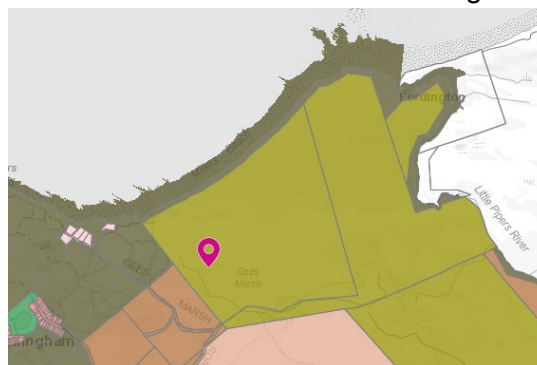
- Council notes that State Growth are yet to provide a list of parcels within the municipality that require an update to zoning. Council is happy to discuss the matter at or prior to the Commission hearings.

Natural Assets overlay.

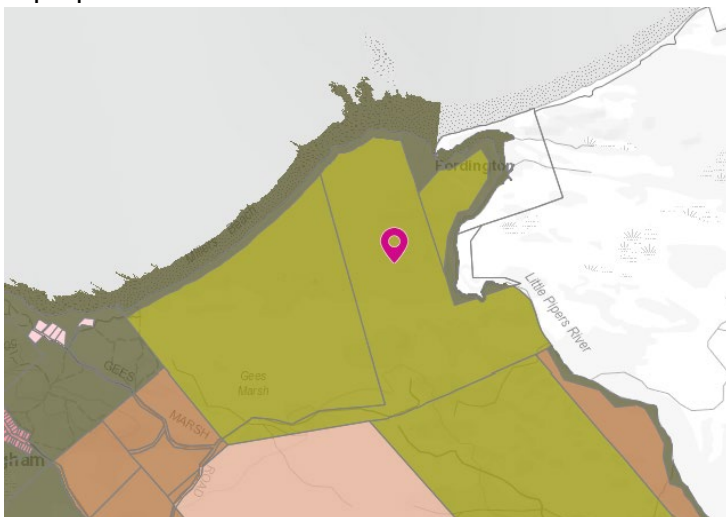
- Council understands State Growth’s concern over some portions of priority vegetation overlay. State Growth have not provided a location for these Priority Vegetation overlays and where they wish for them to be removed. If State Growth can provide specific locations over the overlay, Council will be in a better position to provide specific feedback.
- The Priority Vegetation Area Overlay has been based upon the statewide work conducted by Rod Knight from Natural Resource Planning. The overlay has not been modified by the Planning Authority.
- In accordance with NAC 11, if field verification can be provided in relation to these areas, the Planning Authority would be open to having these portions removed from the Priority Vegetation Area Overlay.

Mineral Resources

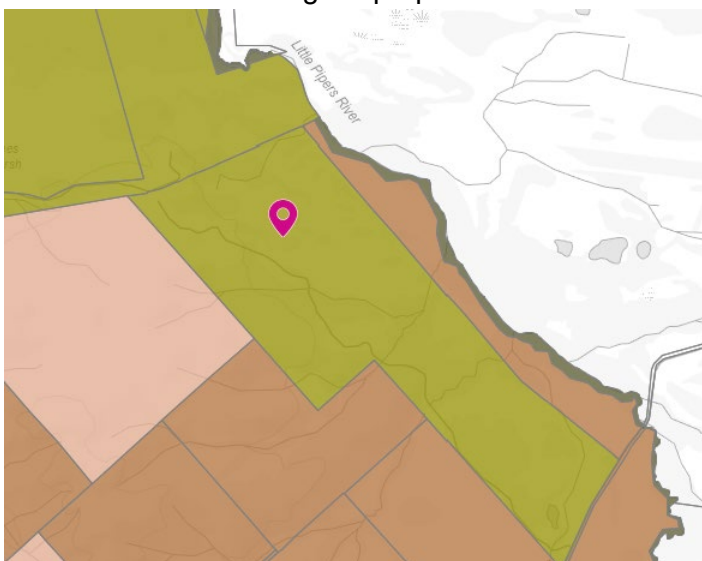
- PID 7236374 contains a conservation covenant (Plan Ref CPR6959). Application of the Landscape conservation zone to this title is consistent with LCZ 1, as the block is considered to have landscape values that are identified for protection and conservation. No change is proposed.



- PID 2937892 contains a conservation covenant (Plan Ref CPR9527). Application of the Landscape conservation zone to this title is consistent with LCZ 1, as the block is considered to have landscape values that are identified for protection and conservation. Council was contacted in by the owner in relation to the zoning of this title in Dec 2019. There was no objection to the zoning. No change is proposed



- 'PID6472076 contains a conservation covenant (Plan Ref CPR9116). Application of the Landscape conservation zone to this title is consistent with LCZ 1, as the block is considered to have landscape values that are identified for protection and conservation. The land owner for this site submitted a representation (Rep no 2) stating that he supported the proposed zoning of Landscape Conservation. No change is proposed



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| | <ul style="list-style-type: none">• State Growth's Comments in relation to the Scenic Protection Code applying to Tipporgoree Hills is noted. The Scenic Management overlays which are proposed under the draft LPS have been transitioned from the existing Interim Scheme. There have been no alterations or changes to these overlays made. The retention of these areas is considered appropriate. The Tipporgoree Hills area is a highly visible location from both East Tamar Highway, Bridport Road, and from the George Town township. The area is highly vegetated and contains large areas subject to the Priority Vegetation Overlay. No change is proposed.• State Growth have provided a general comment in relation to the zoning over CT252678/1, and requested the General Industrial Zoning be reviewed. Council has received a number of submissions relating to the overall zoning for this site which is over 3000ha in size. It is anticipated that there will be some changes to this area, which have been dealt in more detail in later representations, particularly No.34 and No.36. |
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Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

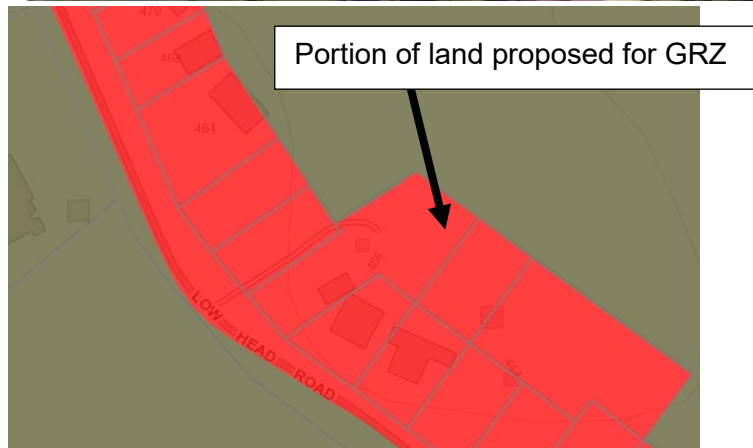
Representation No.23	Louise Flood (obo Friends of the Heads Inc.)
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Concerns raised regarding the Planning Permit DA 2021/97 issued by Council in 2021 for the subdivision of a portion of CT: 168065/1 located within the General Residential Zone and associated infrastructure in the adjacent East Beach Reserve, with particular concern for the environmental values of the Low Head area. • Recommends expansion of the Environmental Management Zone to cover the entirety of CT: 168065/1, including areas currently zoned in the Interim Planning Scheme as General Residential and Rural Resource. • Recommends maintaining the Environmental Management Zone at Council's East Beach Reserve at 22 East Beach Road, Low Head, CT: 198835/1. • Recommends rezoning Council's land at 356 Low Head Road, CT: 12548/138, from Open Space to Environmental Management Zone. • Objects to the partial rezoning in the Draft LPS of 456 Low Head Road, CT: 39748/27, from Environmental Management to General Residential. • The representation includes a copy of a representation submitted by the Tasmanian Land Conservancy to the Launceston City Council, highlighting the inherent issues associated with the inability to apply the Priority Habitat Overlay to land within the Agriculture Zone.

**Planning Authority
response**

- The representation partly results from the inherent conflict which arises as a result of the LPS Guidelines prohibiting the application of the Priority Vegetation Area Overlay to land located within the General Residential and Agriculture Zone, amongst other zones. Although not an ideal means of managing environmental values which may span these zones, this is the policy approach adopted by the State Government.
- 292 Low Head Road, CT: 168065/1, is a large title 193.9ha including areas currently zoned Environmental Management, General Residential and Rural Resource. The representation suggests expanding the Environmental Management Zone to cover the entire property.
Currently the draft LPS proposes to maintain those areas in the Environmental Management Zone and the General Residential Zone. The land in the Rural Resource Zone is identified as transitioning to the Agriculture Zone.
- The area to transition directly to the Environmental Management Zone appears to be supported by the representation.
- The land currently in the General Residential Zone is an internal parcel of land largely surrounded by urban forms of development, including residential development bordering the east and west and Council owned public recreation areas to the north and south. A large portion of the land has recently been approved for residential subdivision, DA 2021/97, with construction substantially commenced. The site is highly modified, with very few standing trees, and is slashed and mowed on a regular basis due to its urban setting. The site has direct access to reticulated water, sewer and stormwater services as well as convenient access to roads.
- There is insufficient evidence to demonstrate that the Environmental Values of this site are of such significance that the site warrants inclusion in the Environmental Management Zone.
- While some advice regarding the Environmental Values of the site have been included in the representation, this advice relates specifically to the land that has already been approved for residential subdivision and is not considered to be a comprehensive assessment of the site values.
- A large portion of the title to the east of Gunn Parade and Low Head Road is proposed to transition from the Rural Resource Zone to the Agriculture Zone. This land is mapped as being unconstrained in the "Land

Potentially Suitable for Agriculture Layer” on the LIST, hence its inclusion in the Agriculture Zone.

- While the land is mapped as containing some priority vegetation, this is fairly typical of most land within the Agriculture Zone. There is insufficient information provided to demonstrate that the environmental values of this specific land are sufficient to warrant inclusion in the Environmental Management or Landscape Conservation Zone.
- The Draft LPS includes a partial change of zoning for the property at 456 Low Head Road, CT: 39748/27, from Environmental Management to General Residential.
- This property has a split zone in the George Town Interim Planning Scheme 2013, with 1400m² approx. in the Environmental Management Zone. This portion of the land comprises a fenced private yard attached to a residential property and within the immediate curtilage of a dwelling, as shown below:



- The land is not identified as having any specific environmental values in the Priority Vegetation Area Overlay or any other environmental value layers on the LIST. Visual inspection of the site did not identify any readily apparent natural values. The land is largely maintained as lawn.
- Rezoning the land to the General Residential Zone is consistent with the existing use of the land and the existing lack of natural values.
- As the land is on the State Heritage Register changes to the land require approval from the Tasmanian Heritage Council under the Historic Cultural Heritage Act 1995.
- Council owned land at 22 East Beach Road, Low Head, CT: 198835/1, serves as the primary point of public access to East Beach for recreational purposes. The land is highly modified with a significant portion of the site having been converted to maintained lawns, parking areas, toilet and change room facilities bbq shelters and all abilities beach access. The existing use of the land is consistent with the Zone Application Guidelines, in that the Open Space Zone is intended to provide for passive recreational opportunities as well as natural amenity within a landscape setting. The extent to which the land has already been modified for this purpose and the existing concentration of public recreational infrastructure makes the Open Space Zone an appropriate fit for the site.
- Although the site includes natural values, the historic and current use of the land generally prioritises public recreational opportunities over natural values. The site is highly modified and the environmental values are not considered to be of such significance that the application of the Environmental Management Zone is warranted.

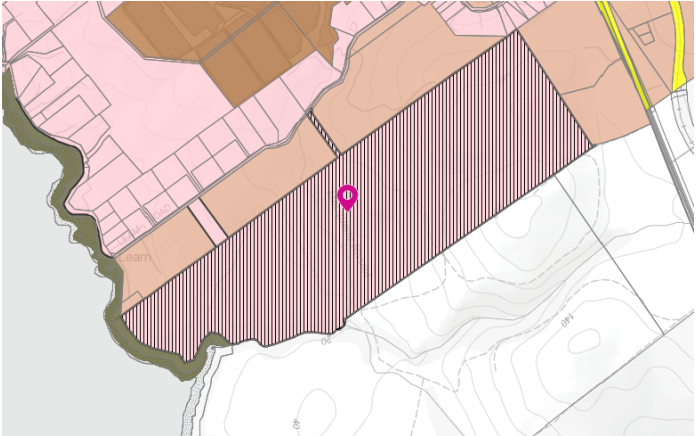


- It is, however, noted that the land is contiguous with land within the Environmental Management Zone and this

zoning would not compromise the ability to continue using and developing the land for Passive Recreation, which is a 'No Permit Required' use in the Environmental Management Zone.

- Council's land at 356 Low Head Road, CT: 12548/138, is currently located in the Open Space Zone in both the Interim Planning Scheme 2013 and the Draft LPS. The land serves as a public park, community garden and overflow parking area to support the Lagoon Beach reserve. Its principle existing use is to support passive recreational opportunities in the area. The proposed Open Space Zoning is consistent with both the existing zoning and the existing use of the land.
- The land is largely cleared of standing vegetation, is highly modified and regularly mowed. While the natural values of the site contribute to its appeal as open space, the natural values of this title are not considered of such significance to warrant inclusion in the Environmental Management Zone. As the land is not contiguous with any land currently or intended to transition to the Environmental Management Zone, this zone is not considered to be appropriate for 356 Low Head Road.

Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.24	Claire Gregg (obo The JAC Group)
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> In relation to Lot 1, East Tamar highway, Mount Direction (CT149336/1), the representor supports the proposed zoning of Rural Living B with the Site-Specific Qualification Geo-11.1/  <ul style="list-style-type: none"> Notes the inaccuracy of the Rod Knight Ecosystem Model (REM) and how this translates into the Natural Assets Code.
Planning Authority response	<ul style="list-style-type: none"> Representors support for the zoning and SSQ for CT149336/1 are noted. The comments regarding the Rod Knight Ecosystem Model and questions regarding its accuracy are noted.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.25	TasPorts
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Matter(s) raised in the representation (including property information details where applicable)

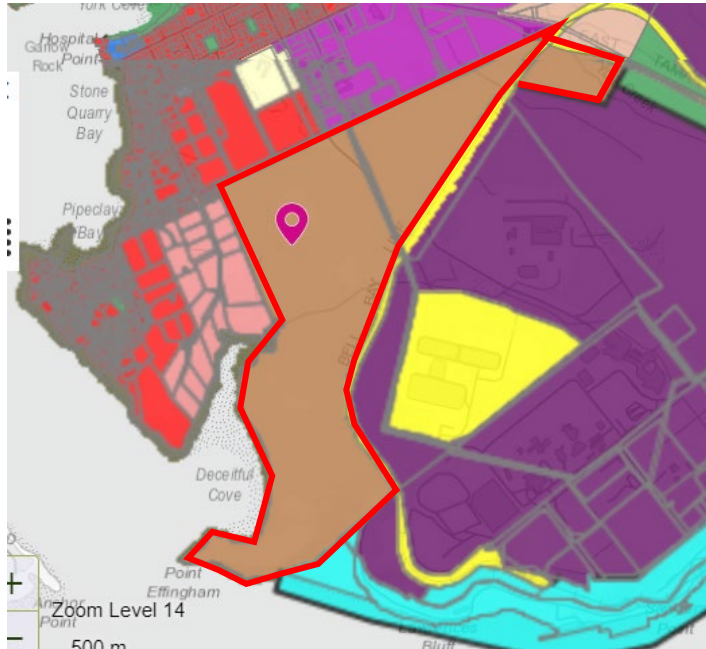
- TasPorts do not support the proposed partial zoning of 135 Bell Bay Road, Bell Bay (CT154929/1) to Agriculture Zone. TasPorts are seeking that the Light Industrial Zone be applied to that portion of CT154929/1 which is located to the north and west of General Industrial land on CT168618/2. The area in question is shown in the figure below:



- The Priority Vegetation overlay and water way and coastal protection overlay across the utilities zoned areas of the industrial estate and port area, do not appear logical and should be removed.

Planning Authority response

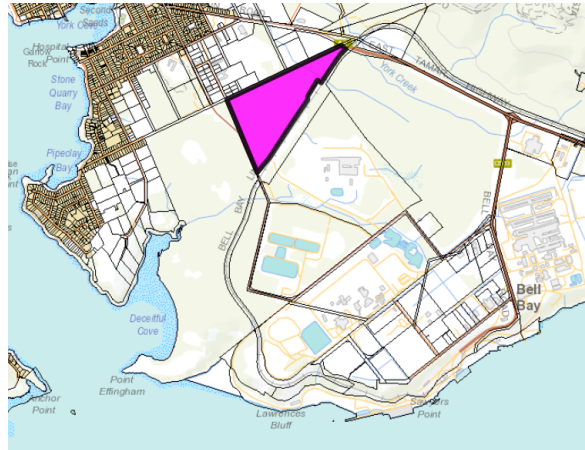
- The representor has concerns over the Agriculture Zone being applied to that portion of land on 135 Bell Bay Road. The land in question is shown below, with the current draft LPS zone of Agriculture applied.



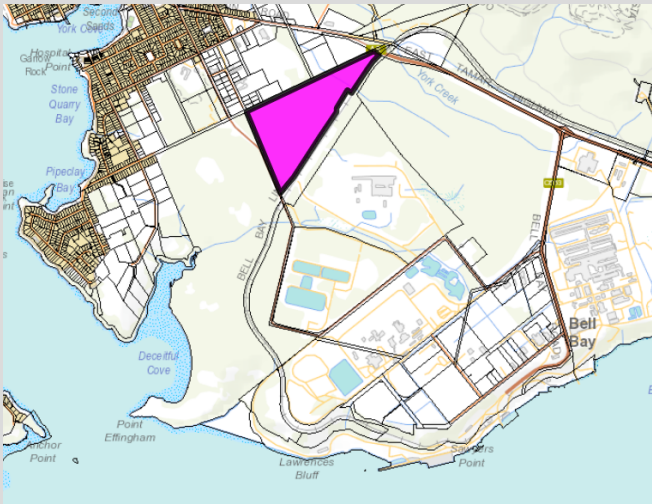
- The land is currently within the Rural Resource zone under the Interim Scheme.
- The land is listed as unconstrained on the 'Land Potentially Suitable for Agriculture Zone' overlay as shown on LISTMAP.
- On this basis, and in accordance with AZ1 of the 8A guidelines, Council applied the Agriculture Zone to this portion of land.
- Council acknowledges that the Agriculture Zone is arguably not the correct zoning choice for this parcel of land.
- The portion of land shown as Agriculture Zone adjoins General Industrial and Utilities land to the south east, and residential land to the north west. While Council does not agree that a wholesale rezoning to General Industrial is an appropriate approach, there is agreement that the Agriculture Zone is not appropriate.
- Council has recommended support for a portion of this land being zoned Light Industrial Zone, it is Councils view that the remainder of the land shown as Agricultural Zone be rezoned to Rural Zone under the draft LPS. The portion of land proposed for Light Industrial Zoning adjoins existing industrial areas and provides sufficient separation from residential uses. It is considered that application of the Light Industrial Zone is consistent with

the George Town Structure Plan and Broadly consistent with the RLUS and 8A Guidelines.

The portion of land recommended for Light Industrial Zone, as per the representation is shown below:



- Council does not agree that application of the General Industrial Zone to the remainder of land zoned 'Agriculture' under the draft LPS is consistent with the RLUS or 8A Guidelines. Future changes through this area of land and what the appropriate zoning should be, require further investigation.
- In relation to the natural values code mapping, it is observed that the areas identified contain patches of native vegetation, albeit in a rather haphazard appearance. The representation from TasPorts does not include any natural values assessment. The priority vegetation overlay mapping has been applied based on the model from Rod Knight. The haphazard appearance of the mapping is exaggerated by the fact that the adjoining General Industrial Zone is considered an incompatible zone under NAC13 of the 8a Guidelines. Based on how the mapping was applied, along with the presence of native vegetation within areas shown as priority vegetation overlay, it is not recommended that any changes be made to the mapping.
- The waterway and coastal protection overlay map was derived from the guidance map as shown on LISTMAP. The mapping identifies relevant buffer distances for the overlay based on the class of watercourse or type of wetland. It is not recommended that any changes be

<p>Recommended action</p>	<p>Modification of the draft LPS is required to apply the Light Industrial Zone to the northern portion of 135 Bell Bay Road, Bell Bay (CT154929/1), as generally shown below:</p>  <p>The map shows the coastal area of Bell Bay, Tasmania. A pink-shaded triangular area is highlighted, representing the northern portion of 135 Bell Bay Road. The map includes labels for various locations such as York Street, Stone Quarry Bay, Pipeclay Bay, Deceitful Cove, Point Ethingam, Lawrence's Bluff, and Bell Bay. A road labeled '135' is also visible near the highlighted area.</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

<p>Representation No.26</p>	<p>TasNetworks</p>
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> • Removal of priority vegetation overlay from the cleared/developed portion of the George Town Converter Station Communication Site located 6738 Bridport Road (CT139714/1). • Notes that PPZ1.0 Low Head Pilot Station prohibits Utilities Use Class as well as subdivision for utilities. The submission points out that alteration of the PPZ is prevented under schedule 6 of the act. • Raises numerous concerns with the State Planning Provisions, noting that these comments were made during the recent State Planning Provisions Reviews. • Removal of the Communications Station Buffer at the Mount George Communications site, located north of CT161559/1. This site is not used by TasNetworks for the electricity network, and as such TasNetworks requests the removal of the buffer.

**Planning Authority
response**

- The George Town Converter Station at CT139714/1 currently contains the Priority Vegetation Area Overlay across approximately 60% of the site. An aerial image of the site, showing the extent of the proposed priority vegetation overlay is shown in the below figure.



- It is understood TasNetworks are seeking to have the priority vegetation overlay removed from that portion of the site where there is no vegetation present.
- The overlay, based on Rod Knights Model appears to follow the TasVeg 3 mapping for the land, including FPE and DAC vegetation within the overlay. It is observed that the updated TasVeg 4 mapping includes the developed portion of the land as 'Modified Land'.
- Based on there being no vegetation present on the developed portion of the site, Council supports the removal of the 'Priority vegetation overlay' from that portion of the land that contains infrastructure and development for the George Town Substation Communication Site
- Comments in relation to the Low Head Pilot Station PPZ are noted. Under schedule 6 transitional provisions Council does not have scope to make amendments to the PPZ.
- TasNetworks have also sought to have the Communication Station Buffer Area removed from the Mount George Communication Site, located on a small title to the north of CT161559/1. The site and buffer is shown below:



	<ul style="list-style-type: none"> • TasNetworks have stated the Communication Station Buffer can be removed from this site on the basis that the site is not used by TasNetworks for the electricity network. It is used commercially to supply communications to private companies and government entities and not for the electricity network management. As such, it does not meet the purpose or criteria for protection under the ETIPC – Communication buffer. • The purpose of C4.0 Electricity Transmission Infrastructure Protection Code is designed to protect TasNetworks infrastructure. Given that TasNetworks have indicated the site is not used by TasNetworks as part of the electricity network, it is assessed that the buffer should not be applied to this site.
<p>Recommended action</p>	<ol style="list-style-type: none"> 1. Modification of the draft LPS is required to remove the Priority Vegetation Area Overlay from that portion of CT139714/1 that contains infrastructure and development associated with the George Town Communications Site. 2. Modification of the draft LPS is required to remove the Communications Station Buffer Area from the portion of land surrounded by CT161559/1. As identified in the below image: <div data-bbox="667 1205 1321 1637" data-label="Image"> <p>The image is an aerial photograph showing a dense forest. A red rectangular outline is drawn around a small clearing or area within the forest, which is identified as the site mentioned in the text above. The surrounding area is covered in trees, and there are some faint lines or paths visible in the landscape.</p> </div>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.27	John Madison
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Supports the scenic protection overlay in relation to Tippogoree Hills area and surrounds. • Comments that some areas of priority habitat under the Interim Scheme have not carried over under the draft LPS. Highlights CT46549/1 as an example. • Believes that areas of priority habitat under the interim scheme should also apply under the draft LPS
Planning Authority response	<ul style="list-style-type: none"> • Support for the scenic protection overlay is noted. • In relation to the area of priority habitat, it is noted that the priority habitat overlay under the Interim Scheme applied to all zones. As per <i>NAC 13 of the 8A Guideline No 1</i>, the priority vegetation overlay now only applies in specific zones. • Under the interim scheme, the majority of George Town Municipalities rural areas were zoned 'Rural Resource Zone'. The priority vegetation overlay applied in the Rural Resource Zone under the interim scheme. • These areas are now generally zoned a combination of 'Rural Zone' and 'Agriculture Zone.' Land which is in the Agricultural Zone does not contain the priority vegetation overlay. • It is noted that the example provided by John Madison relates to a property zoned for Agriculture. While Council can't comment on all areas of priority vegetation overlay, it can confirm that the guidelines under section 8A were followed, and the priority vegetation overlay was based upon the statewide work conducted by Rod Knight from Natural Resource Planning. • Subsequently, there will be some areas under the draft LPS which are not shown as priority vegetation, however were shown as priority habitat under the Interim Scheme.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.28	Brian Walsh
<p>Matter(s) raised in the representation (including property information details where applicable)</p>	<ul style="list-style-type: none"> • Refers to the area of land known as the 'Four Mile Creek Wildlife Sanctuary' as being historically significant as a result of natural values, and historical significance relating to Bass and Flinders obtaining a water supply at this location. • Representation refers to included correspondence from Peter Cox to the Australian Heritage Commission regarding the above points. • Questions who is responsible for the area identified, and whether this is George Town Councils responsibility. • States that the Supporting Report for the draft LPS be corrected when it states "there are no local heritage sites to manage in the draft LPS. • In addition to the correspondence from Peter Cox which was included in the submission from Brian Walsh, the representation also includes a copy of the 'Place Details', in relation to the Four Mile Creek Wildlife Sanctuary. The annexure is extracted from the Australian Heritage Database and provides a statement of significance and description of the Four Mile Creek Wildlife Sanctuary.

Planning Authority response

- It is somewhat unclear on the location of land that the representors submission is referring to. Based on the 'Place Details' included in the representation, it refers to an area of 607ha, located 4km south east of George Town, adjacent to the east bank of the Tamar River, and west of the East Tamar Highway.
- The general vicinity that the representation is referring to appears to be the below area of land, CT152001/1. This parcel adjoins the East Tamar Highway in the east, and borders the Tamar River to the West.



- The above land in question is a privately owned title which is currently in the General Industrial Zone under the Interim Planning Scheme. The draft LPS shows no change to the zoning of this land, which has been proposed to be zoned General Industrial.
- It was observed in the attachment from the Australian Heritage Database, and included in the representation from Brian Walsh, that the statement of significance for the 'Four Mile Creek Wildlife Sanctuary' stated:

"Four Mile Creek Environmental Sanctuary has low environmental significance nationally and regionally. It is of possible local significance as a remnant of native vegetation in a modified landscape. The place is assessed as no longer reaching threshold for National Estate listing.

It is possible that Indigenous cultural values of National Estate significance may exist in this place. As yet, the Australian Heritage Commission has not identified, documented nor assessed these values"

- The site does appear to contain several 'Private Sanctuaries' as per the 'Land Tenure' and 'Tasmanian Reserve Estate' layers on LISTMAP.

	<ul style="list-style-type: none"> • The representor appears to imply that the subject site should be included in a Heritage Code under the draft LPS. • Council has indicated they are willing to undertake a heritage study to determine whether a Heritage Code be established for inclusion in the scheme at a future date. This study would be outside of the LPS process, noting that the scope and parameters of such a study are not yet identified. • At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a Heritage Code as part of this process • In relation to the zoning, it is recommended that the General Industrial Zone for the site be retained. The subject site has historically and is currently used for industrial purposes. It is understood the current owners are intending to develop the site further for industrial purposes. Representation 19 to the draft LPS was on behalf of the current land owners for this site. • Retention of the General Industrial Zone is consistent with GIZ1 which allows for land that is used, or is intended to be used for a range of industrial activity to have the General Industrial Zone applied. • The owners obligations in relation to the private sanctuary and any ramifications that development may have under the <i>Nature Conservation Act 2002</i> are a matter for the land owner to be aware of and comply with.
Recommended action	No modification to the draft LPS is required.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

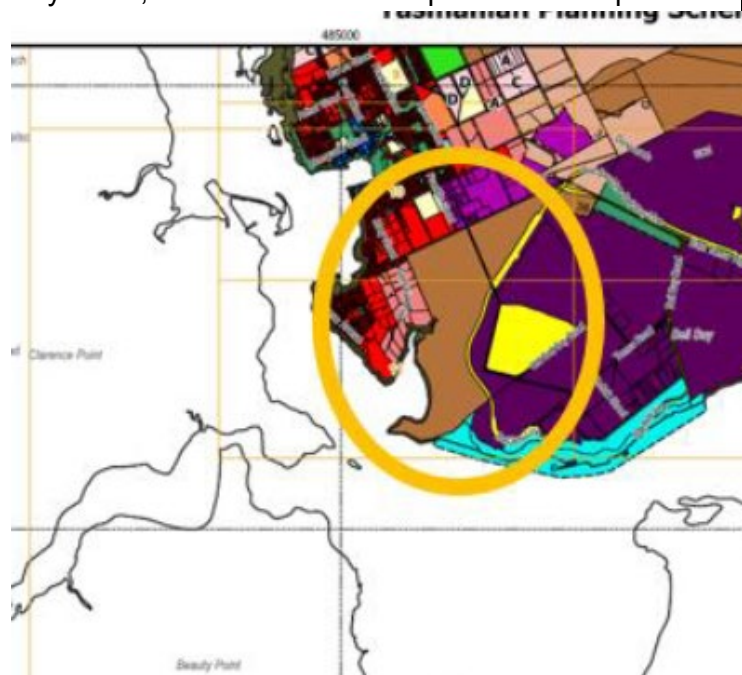
Representation No.29	Lorraine Wootton
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • Concerns regarding no Heritage Code or Heritage overlay under the draft George Town LPS. • Comments on the historical significance of the municipality as one of the oldest European Settlements in Australia. Notes George Town and Low Head are officially recognized as ‘Historic Towns.’ • Requests a cultural surveys be completed for the historic towns, as have been completed in areas such as Deloraine and Longford. • States that the draft George Town Interim Planning Scheme 2013 included a heritage code but was removed in the version that went to Council for endorsement.
Planning Authority response	<ul style="list-style-type: none"> • Council acknowledges the comments from Lorraine Wootton in relation to provision of a Heritage Code. • The <i>George Town Interim Planning Scheme 2013</i> currently does not include a Heritage Code. On this basis, Council did not propose to include a Heritage Code under the draft George Town LPS. • Several representations to the draft LPS have raised similar concerns regarding the lack of a Heritage Code. • Council Planers have discussed the issue of a Heritage Code with Councilors. • It is understood that Council is intending to complete a baseline heritage study in the future. It is expected this study would assist in identifying the need for a Heritage Code and specific protections outside of the existing requirements of the existing <i>Historic Cultural Heritage Act 1995</i>. • Following the preparation of a Heritage Study Council can make an informed decision regarding the inclusion of a Local Heritage List in the LPS. • At this stage, given no Heritage Study has been completed, it is not recommended that the LPS be modified to insert a Local Heritage List as part of this process. • The parameters and scope of the Heritage Study is still to be determined by Council. The indication to complete such a study has been provided in response to submissions to the LPS.
Recommended action	No modification to the draft LPS is required.

Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.
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Representation No.30	Jennifer Jarvis - TasRail
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • All State Rail Network land should be zoned Utilities and covered by the Road and Railway Assets Code. • Identifies four parcels of State Rail network which were not appropriately zoned under the Interim Scheme, it is requested that these titles are zoned Utilities under the Draft LPS. Identified titles are: <ul style="list-style-type: none"> i. CT168837/1 ii. CT177658/1 iii. CT177658/3 iv. CT177658/4 • States that the existing Bell Bay Rail Alignment that runs into Port of Bell Bay was impacted by a series of significant land slips in 2016 that have prevented the re-opening of the rail link through the port. TasRail are currently investigating a new rail alignment, which indicates a future rail realignment will run through the property at 135 Bell Bay Road. • The exact location of the future rail realignment is not confirmed, however expects to be confirmed prior to the LPS being finalized. • Requests Council consider the inclusion of a future railway alignment within the land identified in appendix B of the representation. • Concerns that CT154929/1 is shown as Agriculture Zone under the draft LPS. Zoning is in conflict with its intended use. Requests general industrial zoning be applied to this title.

Planning Authority response

- The four titles identified by TasRail are (with the exception of CT168837/1), zoned General Industrial. CT168837/1 is currently dual zoned, Utilities Zone and General Industrial. All the titles are owned by the 'State Rail Network.' Council supports the rezoning of these titles from General Industrial Zone to Utilities Zone.
- In principle Council supports the inclusion of a 'Future Railway' overlay under the Road and Railway Assets Code. The area of land that TasRail have identified for this overlay remains unclear. The map provided from TasRail indicates numerous titles, and covers an area of several hundred hectares. The address of 135 Bell Bay Road covers an enormous expanse of land in Bell Bay. TasRail states that they expect to be in a position to confirm the location of the 'Future Railway Alignment' prior to the conclusion of the George Town Draft LPS.
- Council recommends that TasRail provide the exact location of the future railway overlay as part of the hearing process. Should an area be appropriately identified by TasRail as being suitable for inclusion as a Future Railway, Council would support the inclusion of the overlay.
- Inclusion of a future railway overlay as identified by TasRail would be consistent with RRAC1 of the 8A guidelines.
- The representor has concerns over the Agriculture Zone being applied to that portion of land on 135 Bell Bay Road, as identified in the representors map below:

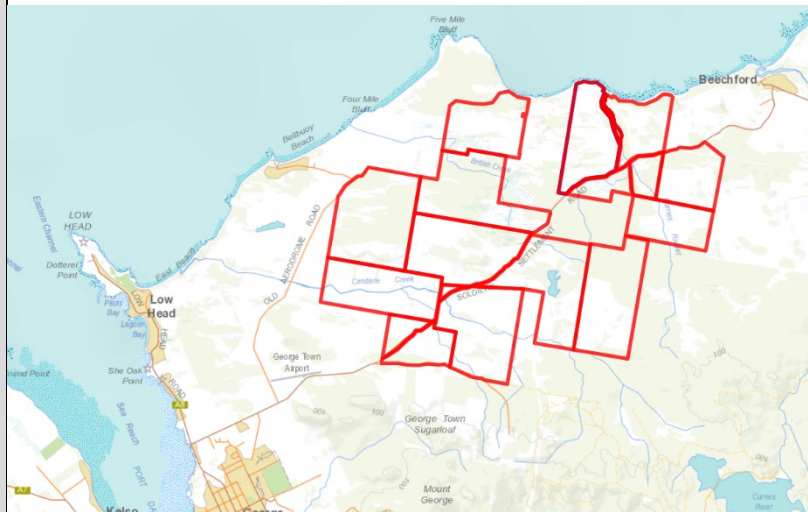


	<ul style="list-style-type: none"> • The land is listed as unconstrained on the 'Land Potentially Suitable for Agriculture Zone' overlay as shown on LISTMAP. • On this basis, and in accordance with AZ1 of the 8A guidelines, Council applied the Agriculture Zone to this portion of land. • Council acknowledges that the Agriculture Zone is arguably not the correct zoning choice for this parcel of land. • The portion of land shown as Agriculture Zone adjoins General Industrial and Utilities land to the south east, and residential land to the north west. While Council does not agree that a wholesale rezoning to General Industrial is approach, there is agreement that the Agriculture Zone is not appropriate. • Council has recommended support for a portion of this land being zoned Light Industrial Zone, with the remainder of the area currently shown as Agriculture Zone, to be zoned Rural. The response to representation 25 outlines Councils support for the Light Industrial Zone to expand. The response to representation 36 outlines Councils response to expand the Rural Zone.
<p>Recommended action</p>	<p>Modification to the draft LPS is required to apply the Utilities Zone to CT168837/1, CT177658/1, CT177658/3 & CT177658/4</p> <p><i>Note: Council would support modification of the draft LPS to include a 'future railway' overlay over 135 Bell Bay Road, should TasRail be able to provide the location of a future railway alignment prior to or at the public hearings.</i></p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.31	Winston Archer (obo Effingham Pty Ltd)
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none">• The representation requests that all titles owned by Effingham Pty Ltd (PID 3456388) be zoned 'Agriculture'.• The representation states that the priority vegetation overlay is inaccurate and covers large amounts of long established and improved pasture.

Planning Authority response

- The PID provided by the representor relates to 14 separate titles.
- All of the 14 titles identified are currently within the 'Rural Resource Zone' under the Interim Planning Scheme.
- A map showing the location of the identified 14 titles is shown below. The titles are located between Low Head to the west and Beechford to the east.



- The table below identifies the relevant titles and provides information on the proposed draft LPS zoning.

Title Number	Interim Scheme Zoning	DRAFT LPS zoning
CT107403/1	Rural Resource	Agriculture Zone
CT43382/1	Rural Resource	Agriculture Zone
CT170914/1	Rural Resource	Agriculture Zone
CT154906/1	Rural Resource	Agriculture Zone
CT43381/1	Rural Resource	Agriculture Zone
CT104543/1	Rural Resource	Agriculture Zone
CT152982/5	Rural Resource	Agriculture Zone
CT107404/2	Rural Resource	Agriculture Zone
CT152982/4	Rural Resource	Rural Zone
CT104545/1	Rural Resource	Rural Zone
CT104543/2	Rural Resource	Agriculture Zone
CT152982/1	Rural Resource	Agriculture Zone
CT104543/4	Rural Resource	Rural Zone
CT104543/3	Rural Resource	Rural Zone

- The representors comments relate to the above four Rural highlighted titles, and questions why these titles have been included within the 'Rural Zone' as opposed to the Agriculture Zone

- The 'Land Potentially Suitable for Agriculture Zone' layer on list map lists all the above titles, including those titles identified as Rural Zone, as being unconstrained.
- Of the four titles proposed for Rural Zone, three of the titles contain 'Private Timber Reserves (PTR)'. CT: 104545/1 does not contain a PTR.
- CT: 104545/1 contains a mining lease (No 1631P/M – Sand Lease). The mining lease was considered a significant constraint to agriculture and therefore, proposed the land to be zoned Rural.
- In accordance with the 8A guidelines, it was deemed appropriate to allocate properties containing PTR's and mining leases into the Rural Zone. This explains why three of the titles listed as unconstrained for agriculture were recommended for the Rural Zone.
- The four titles proposed for Rural Zone appear to contain large amounts of pasture which are used for agricultural purposes.
- Altering the zoning to Agriculture zone on CT: 104545/1 would have little impact in relation to the mining lease. In accordance with section 11(3)(b) of *LUPAA*, mineral exploration in accordance with a mining lease is exempt from assessment under the scheme and use for Extractive Industries can be considered as a Discretionary Use within the zone. Rezoning of the land would not compromise any existing use rights.
- Altering the zoning to Agriculture zone on CT152982/4, CT: 104543/4, CT: 104543/3 would have little impact in relation to the harvesting of timber. In accordance with section 11(3) (a) of *LUPAA*, forestry operations on land declared as PTR is exempt from assessment under the scheme.
- Altering the zoning of these four titles to Agriculture Zone would remain consistent with AZ 1, as the land has been identified as 'unconstrained' on the 'Land Potentially suitable for agriculture zone' layer published on list map.
- It is Council's view that should the owner use these titles predominantly for agriculture (which they have indicated), and it be requested that they are zoned in accordance with surrounding titles under the same ownership, that the Agriculture Zone be applied.

- Comments on the Priority Vegetation overlay are noted. The Priority Vegetation Overlay for the Natural Assets Code has been based upon the statewide work conducted by Rod Knight from Natural Resource Planning and applied to the relevant zones unmodified.
- It is noted that should the above four titles be rezoned from Agriculture Zone to Rural Zone, then the Priority Vegetation overlay would be removed from these titles. The code does not apply to land in the Agriculture Zone.

Recommended action	Modification to the draft LPS is required to apply the Agriculture Zone to CT104545/1; CT104543/3; CT104543/1; andCT152982/4
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.32	State Emergency Services
Matter(s) raised in the representation (including property information details where applicable)	<p>The representation has raised matters relating to</p> <ul style="list-style-type: none"> • Flood prone areas hazards; • Coastal inundation hazards • Zoning and Specific Area Plans <p>Flood Prone Hazards</p> <ul style="list-style-type: none"> • SES support the use of the flood prone hazards overlay. • Commented that the original filtering approach applied by Council has been applied and adopted in other flood studies across Tasmania. • Comments in relation to SES Strategic Flood Mapping which will be completed for the state by the end of 2022, this mapping to inform the development of a new flood prone areas code and overlay. • Comments that Council has scope to apply the flood prone areas code in the absence of any overlay mapping. <p>Coastal inundation hazards</p> <ul style="list-style-type: none"> • SES support the use of the coastal inundation hazard code and overlay <p>Zones and Specific Area Plans</p> <ul style="list-style-type: none"> • SES supports the use of zones that provide for the management of density in flood prone and coastal inundation hazardous areas.

<p>Planning Authority response</p>	<ul style="list-style-type: none"> • The SES representation does not make any recommendations or changes to the George Town Council draft LPS. <p>Further comments relevant to the SES submission</p> <ul style="list-style-type: none"> • <i>Council notes that the representation comments on the original flood prone area overlay which was proposed by Council, and subsequently altered at the direction of the Commission.</i> • <i>Council wishes to highlight to the Commission comments by SES which state that filtering approaches applied by Council as part of the original overlay, have been applied in other contemporary flood studies.</i> • <i>Council has lodged a submission to the LPS, which reiterates its position that the original flood prone area overlay map proposed for the draft LPS is appropriate.</i> • <i>It is Council's position, and appears supported in principle by the SES representation, that the original overlay map for flood prone hazard areas be endorsed as the appropriate overlay map.</i> • <i>Council wishes to discuss the flood prone areas overlay further as part of the LPS hearing process.</i>
<p>Recommended action</p>	<p>No modification to the draft LPS is required. However, it is noted that the representation supports proposed changes included in George Town Council's representation No. 35.</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

Representation No.33	Ashley Brook (obo 6ty° Pty Ltd)
Matter(s) raised in the representation (including property information details where applicable)	<ul style="list-style-type: none"> • The representation seeks inclusion of a Specific Area Plan (SAP) for Lot 1 Bellbuoy Beach Road, Low Head (CT: 183917/1). The SAP would affect the residential zoned portions of Bell Buoy Beach. • The SAP recognizes that the Bellbuoy Beach area is connected to a small low pressure sewerage treatment plant managed by TasWater. • The SAP supports mandatory connection for all lots to the reticulated system to increase both the utility and efficiency of the system. • The SAP also supports subdivision at a higher density than normally permitted in the Low Density Residential Zone, due to the availability of an offsite waste water treatment option. • The representation proposes to vary the acceptable lot size originally included in the SAP from 1000m² down to 800m². • The submission states that the Bellbuoy Beach area has particular environmental qualities that are relatively unique and warrant the introduction of the planning provisions contained within the proposed draft SAP put forward by Council.

Planning Authority response

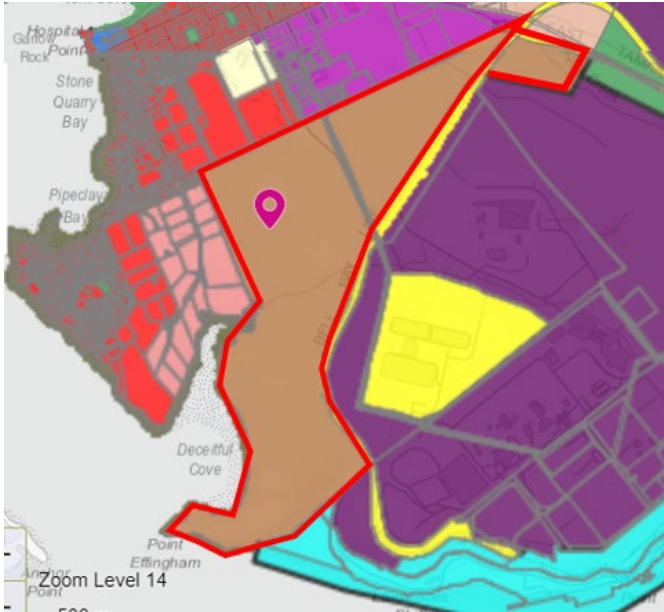
- The SAP was originally put forward by Council as part of the Draft LPS, however, Council was directed to remove the SAP by the Tasmanian Planning Commission prior to exhibition.
- It is contended that there is sufficient variation in the character of development and unique environmental qualities at Bellbuoy Beach as a result of the existing sewerage treatment plant to warrant the inclusion of specific provisions in the LPS which reflect this.
- The Low Density Residential Zone is considered to be the appropriate zone for the site based on the individual development provisions and use provisions of the TPS. The site lacks the level of services warranting inclusion in the General Residential Zone and other zones, such as the Village or Urban Mixed-Use Zone, allow for a mix of uses that would substantially alter the character of the settlement.
- However, the presence of the sewerage treatment plant represents high financial investment specifically targeted at allowing smaller lot sizes that will effectively be prohibited by the TPS.
- The SAP is considered to be consistent with Clause 32 (4) (b) of the *Land Use Planning and Approvals Act 1993*. Given the significant financial investment to install and ongoing cost to TasWater to manage the system, which removes the need for significant area to manage waste water onsite, it is considered that area of land has particular environmental and economic qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for and in addition to the provisions of the SPPs.
- Prohibiting the implementation of the SAP will result in underutilization of existing infrastructure installed at considerable expense for the express purpose of facilitating smaller lot sizes. Absence of a SAP will also allow properties to manage waste onsite, contrary to the intent of the Bellbuoy Beach residential area.
- Council has discussed the lot sizes at considerable length and has determined that lots of 1000m² are of greater consistency with the existing lot size and character of the

	<p>area. As such changes to the size of lots in the SAP is not supported.</p> <ul style="list-style-type: none"> • A copy of the original SAP was included in the original supporting documents, along with supporting advice from TasWater demonstrating that increased connections will generally increase the efficiency of the system.
Recommended action	Modification to the draft LPS is required to include the original Specific Area Plan for Bellbuoy Beach put forward by Council and included in Attachment 3.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Council is satisfied that the SAP is consistent with the LPS criteria at section 34(2) of LUPAA, including section 32 (4) (b).

Representation No.34	John Perry - Coordinator-General
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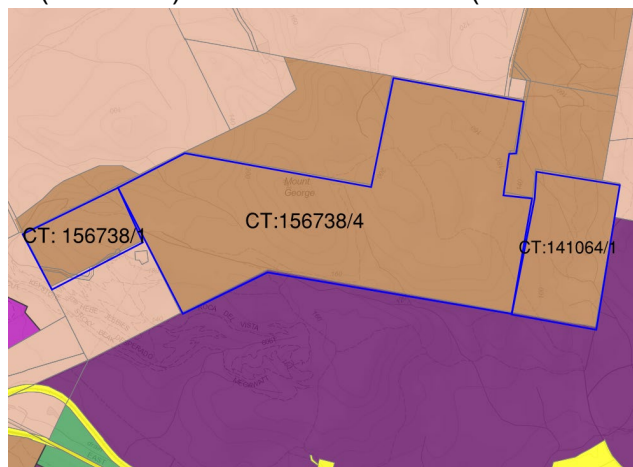
Matter(s) raised in the representation (including property information details where applicable)

- This representation generally relates to a recent Master Planning exercise undertaken by the Office of the Coordinator General (OCG) relating to the extensive land holdings of Rio Tinto/Bell Bay Aluminum in the Bell Bay Area.
- The focus on the Master Planning exercise is on maximizing opportunities to accommodate and attract industrial activities to the Bell Bay area and better utilize the land owned by Rio Tinto.
- The declaration of the site as a National Hydrogen Hub has resulted in a significant opportunity to capitalize on the existing industrial infrastructure in the vicinity and to attract new investment.
- The representation opposes the application of the Agriculture Zone to part of the land owned by Rio-Tinto at 135 Bell Bay Road, Bell Bay (CT:252678/1). The land in question is located to the west of the Bell Bay Industrial Precinct outlined in blue.

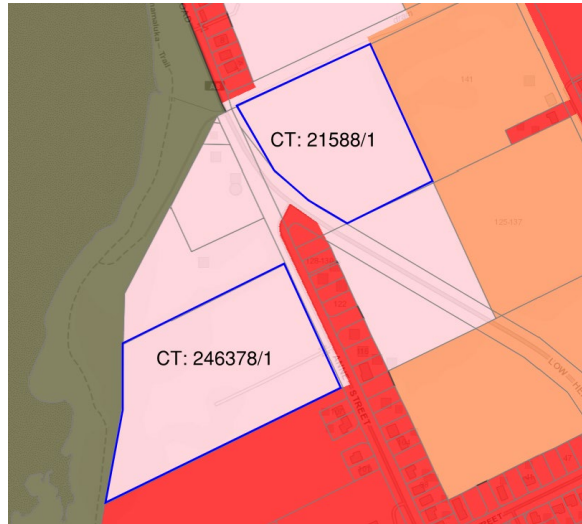


- This land comprises a buffer between residential areas and industrial areas. The Agriculture Zone does not reflect this purpose.
- The land is isolated from other agricultural land and is not currently used for any agricultural activity.

- The Land Capability Survey of Tasmania identifies the land as Class 5 and it has minimal improvement.
- The land is suited to meet an identified need for light industrial and support businesses in order to facilitate growth of major industries within the existing General Industrial Zone.
- The site is also suited to support cargo handling and other support roles for the port and railway.
- The land has been identified in the George Town Structure Plan as a transitional area, and supports the expansion of the existing Light Industrial Zone into this land.
- The representation objects to the application of the Agriculture Zone to 193 Mt George Road (CT: 156738/1), 195 Mt George Road (156378/4) and Musk Vale Road (CT: 156738/4).



- The land is isolated from other Agricultural Land.
- The Land Capability Survey of Tasmania identifies the land as Class 6, it has minimal improvement and minimal agricultural potential.
- The Agriculture Zone directly conflicts with the strategic importance of the General Industrial Zone.
- The representation supports the Rural Zone for the above mentioned three titles.
- The representation objects to the application of the Rural Living Zone for land owned by George Town Council, located off Anne Street (CT : 246378/1 and 21588/1).



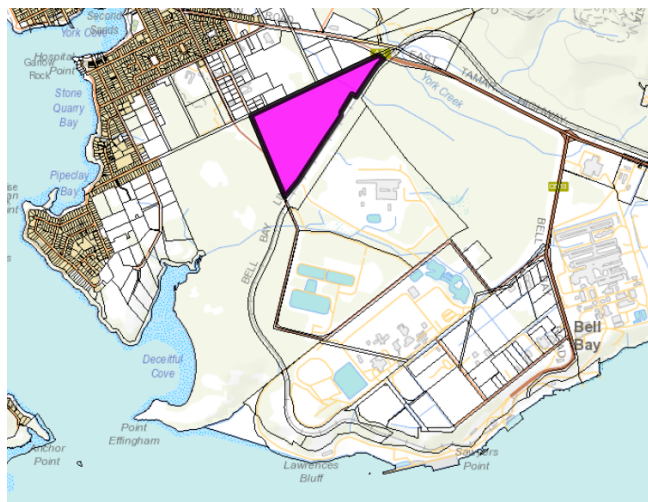
- Both titles about General Residential Land and Future Urban Land.
- The titles would be well placed to provide accommodation for essential workers and affordable housing. Recent changes to Federal Legislation has also made opportunities for funding to support Councils to undertake housing supply projects.
- The Future Urban Zone is supported for these sites.
- The representation supports the draft LPS in regard to the proposed zoning of the existing wharf areas to Port and Marine, the application of the utilities zone to the George Town Sewerage Treatment Plant and State Rail Corridor, and the General Industrial Zone as it is otherwise applied in the Bell Bay Industrial Precinct.

Planning Authority response

- Council is of the opinion that the Agriculture Zone is an inappropriate zone for the subject land. The Agriculture Zone generally has limited control over vegetation removal and has the potential to significantly diminish the effectiveness of the land as a transitional or buffer zone between the residential parts of George Town and the industrial activities to the south. Currently the vegetation in this area has a significant screening effect such that the industrial estate is invisible from George Town and there is a distinct separation between the urban form of George Town and the large scale industrial facilities in Bell Bay.
- The land is also considered to be constrained by land capability, proximity to residential properties, and fragmentation by roads and existing infrastructure.
- The strategic importance of the Bell Bay Industrial Precinct is also evident in the George Town Structure Plan, Northern RLUS, and in its declaration as a Hydrogen Hub by the Federal Government. The subject land is immediately adjoining this land and provides access to strategically important infrastructure.

Light Industrial Zone

- Application of the Light Industrial Zone is generally supported to the east of Old Bell Bay Road. This land has been strategically identified in the George Town Structure Plan (pp 46-47) as being suitable for consideration of expansion. The expansion also supports the strategic importance of the existing Bell Bay Industrial Precinct identified in the NRLUS. Application of the Light Industrial expansion is supported in the below area:



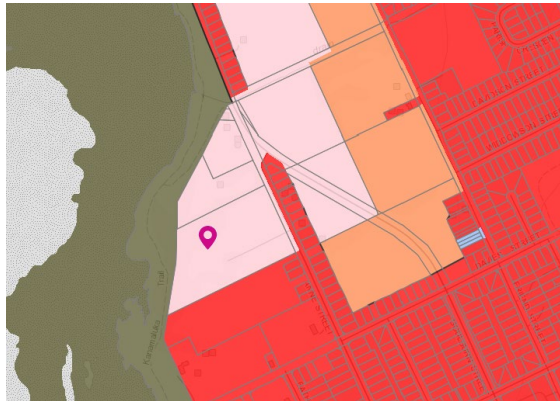
- The proposed Light Industrial Zone is a greater distance from residential zones than the existing Light Industrial area and is considered to be satisfactory to mitigate general impacts.
- It is agreed that the application of the Light Industrial Zone is generally consistent with the Guidelines.
- The land to the East of Old Bell bay Road is further addressed in representation No. 36 and recommendation to change this land to Light Industrial is included there.
- It is not recommended that the remainder of the land zoned Agriculture, and as highlighted in the representor's submission be zoned Light Industrial.
- Council does not agree that application of the Light Industrial Zone is appropriate over the remainder of the area of the title identified in the representation.
- Council's preference is that the Rural Zone be applied to this area. The Rural Zone allows for the application of the Priority Vegetation Area Overlay and greater control over the retention of vegetation. This zone has greater potential to condition planning permits to maintain vegetation and the effectiveness of the buffer.
- The Rural Zone also provides a Discretionary pathway for a range of industrial activities and has the potential to facilitate some industrial activities, subject to detailed assessment. This provides an opportunity to consider proposals on a case-by-case basis.
- Application of the Rural Zone to this land is further discussed and recommendations made in response to representation No. 36, which deals with a similar matter.

Application of the Agriculture Zone.

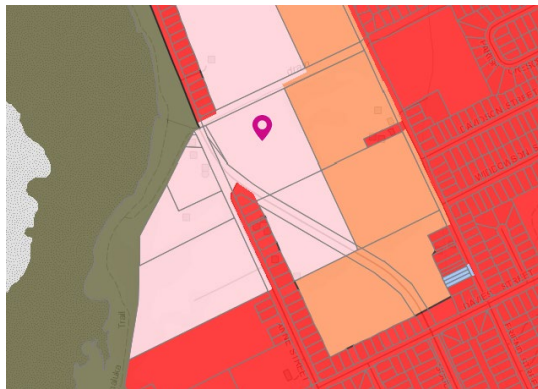
- The representation objects to the application of the Agriculture Zone to 193 Mt George Road (CT: 156738/1), 195 Mt George Road (156378/4) and Musk Vale Road (CT: 156738/4).
- The three titles were listed as unconstrained on the 'Land Suitable for Agriculture Zone' layer as published on LISTMAP.
- It is noted that the owners of these lots have not put in submissions to the draft LPS, or given any indication they would support the change of zone.
- No agricultural report was submitted as part of the representation in support of the Rural Zone being applied.
- No change to the zoning of 193 Mt George Road (CT: 156738/1), 195 Mt George Road (156378/4) and Musk Vale Road (CT: 156738/4) is recommended under the draft LPS>
- The intent of this is largely to protect conflicts with the adjoining General Industrial land. There are few provisions in Agricultural Zone in the SPPs that would result in unreasonable fettering of the General Industrial Land.

Application of the Rural Living Zone (George Town)

- The representation objects to the application of the Rural Living Zone for land owned by George Town Council, located off Anne Street (CT : 246378/1 and 21588/1).
- CT246378/1 is currently proposed for Rural Living Zone, as shown below:



- While the land does adjoin existing General Residential zoned land, this particular site was not identified as land appropriate for higher density urban development. The George Town Structure Plan classified this site as part of a minimal intensification area with areas of 1ha or more.
- Through the LPS Council has made several zone changes to provide additional Future Urban Land within the George Town township. Given the Structure Plans recommendations for this site, and current the amount of residential land within the town, it is recommended that no further changes are made to the zoning at this time.
- It is noted that accommodation for essential workers, may still be appropriate under the current 'Rural Living Zoning', given the use class of 'Visitor Accommodation is a permitted use within the zone.
- CT21588/1 is currently proposed for Rural Living Zone, as shown below:



- The subject site forms part of a strip of Rural Living that adjoins future urban land to the east.

- While the site has been identified within the Structure Plan as a growth area suitable for urban development, it is recommended that uptake of the proposed future urban land to the east be examined prior to further rezoning any Rural Living land located in Growth areas under the Structure Plan.

Recommended action	Modification to the draft LPS is required in regard to this parcel to remove the Agriculture Zone. However, this is addressed in more detail in response to representation No. 36 which deals with a similar matter.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.

Representation No.35	George Town Council
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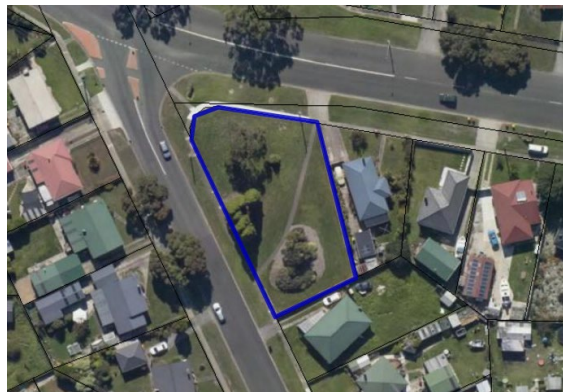
<p>Matter(s) raised in the representation (including property information details where applicable)</p> <p>& Planning Authority response.</p>	<ul style="list-style-type: none"> • George Town Council has determined to make a submission to the LPS to address some matters that have arisen since the original draft was submitted and to raise matters that have previously been dismissed by the Planning Commission, but are considered to be of importance to Council. <p>Scenic Protection Code - GEO – Table C8.1 and C8.2</p> <ul style="list-style-type: none"> • The intertwined nature of the scenic management areas, scenic road corridors and industrial land surrounding George Town is likely to result in conflict around linear infrastructure which is likely to pass through scenic management areas. Currently the Scenic Values and Management Objectives offer insufficient flexibility to provide for infrastructure, which by its nature, is often visually prominent. • It is proposed that the following additional Scenic Value and Management Objective is proposed to be inserted for all Scenic Protection Areas and Scenic Tourist Corridors: <ul style="list-style-type: none"> Scenic Value <ul style="list-style-type: none"> - The presence of existing linear infrastructure, the high visibility of such infrastructure, and the importance of maintaining infrastructure access to adjacent industrial land is acknowledged. Management Objectives - Scenic Management Areas <ul style="list-style-type: none"> - Linear Infrastructure: <ul style="list-style-type: none"> i) is to be co-located in existing infrastructure corridors where possible and feasible. ii) is to avoid prominent landscape scarring when viewed from public roads and residential areas of George Town. Management Objectives – Scenic Road Corridors <ul style="list-style-type: none"> - Linear Infrastructure may be visually prominent immediately adjacent to public roads where road crossings are required or where proximity to the road is essential to the function. • The additional provisions provide additional clarity to assist assessing discretionary applications as per Practice Note 8 issued by the Tasmanian Planning Commission. <p>C12.0 Flood-Prone Areas Hazard Code</p> <ul style="list-style-type: none"> • The current Flood-Prone Areas overlay is likely to trigger an excessive volume of unnecessary planning applications as a result of inappropriate thresholds used to inform the final mapping. • The current mapping which was included in the draft LPS at the direction of the Planning Commission, includes significant areas of indicative flooding that pose negligible risk to life or property as a result of the shallow depth, slow velocity and
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presence of piped reticulated stormwater networks. The presented mapping is based on contour mapping and does not account for the substantial impact that stormwater and other man made drainage has on eliminating flood prone areas.

- It is recommended that urban areas with an identified depth less than 30mm and a velocity less than 0.1m/s be removed from the flood mapping as there is insufficient justification for these areas to be considered “flood prone” and a case by case assessment by a suitably qualified person is not warranted.
- The original mapping convention is also supported by the SES who are preparing flood mapping for the entire state intended to be used in the TPS/LPS and note similar conventions were utilized to rationalize flood risk mapping in other Councils already transitioned to the TPS. See representation No. 32.
- Council is seeking further evidence to support this approach.

38 Main Road, George Town

- Council is seeking to have the Open Space Zone applied to land at 38 Main Road, George Town. This matter has also been raised by the Department of Communities in Representation No.21.



- The site is currently used as open space and application of the Open Space Zone is consistent with the Guideline OSZ 1.
- The lot has a size of 1331m². It contains no buildings. There is a small amount of managed vegetation, as well as a footpath that transects the block. It is used by members of the public as a general thoroughfare when coming from Franklin Street or Main Street.



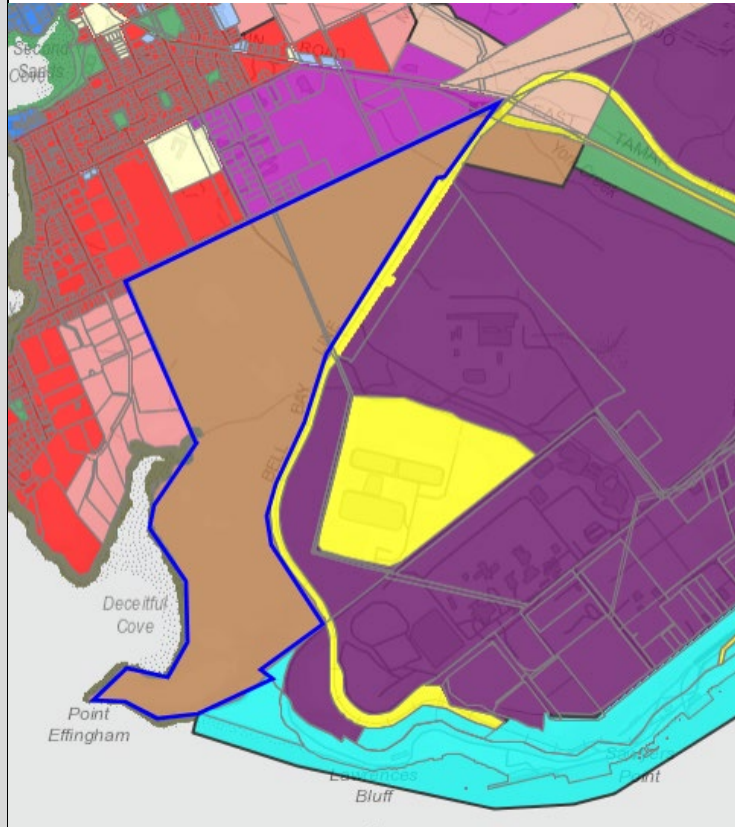
- The land is maintained by Council as part of its works program, with mowing and general maintenance. The land once contained a residence which was destroyed in a fire. It is understood that the fire sadly took the life of someone living in the property.
- Given the circumstances surrounding the lot, as well as the nature of the land and how it is used, it remains Council's desire to see the land zoned Open Space Zone.
- While the existing use is not prohibited under the General Residential Zone. Council is aware Communities has an interest in developing the site in the future and rezoning will provide certainty of outcome.
- Council acknowledges that this land is owned by the Department of Communities and would only be available for public use at the discretion of the landowner. Council also acknowledges the comments from Communities Tasmania in relation to this lot and understands this matter will be further discussed as part of subsequent hearings. Further recommendations regarding this land are made in relation to Representation No. 35.

<p>Recommended action</p>	<p>Modification of the LPS is recommended to include Additional Scenic Values and Scenic Management Objectives in Table C8.1 and C8.2 of the Scenic Protection Code – GEO, for all Scenic Management Areas and Scenic Protection Corridors as follows:</p> <p style="padding-left: 40px;">Scenic Value</p> <p style="padding-left: 80px;">- The presence of existing linear infrastructure, the high visibility of such infrastructure, and the importance of maintaining infrastructure access to adjacent industrial land is acknowledged.</p> <p style="padding-left: 40px;">Management Objectives - Scenic Management Areas</p> <p style="padding-left: 40px;">- Linear Infrastructure:</p> <p style="padding-left: 80px;">i) is to be co-located in existing infrastructure corridors where possible and feasible.</p> <p style="padding-left: 80px;">ii) is to avoid prominent landscape scaring when viewed from public roads and residential areas of George Town.</p> <p style="padding-left: 40px;">Management Objectives – Scenic Road Corridors</p> <p style="padding-left: 80px;">- Linear Infrastructure may be visually prominent immediately adjacent to public roads where road crossings are required or where proximity to the road is essential to the function.</p> <p>Modification to the LPS is required to reinsert the original Flood Prone Areas Overlay Map originally submitted with the draft LPS and included in Attachment 4.</p> <p>Modification to the LPS is required to apply the Open Space Zone to land at 38 Main Road, George Town (CT: 6751/59)</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

<p>Representation No.36</p>	<p>Ashley Brook (obo 6ty⁰)</p>
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Matter(s) raised in the representation (including property information details where applicable)

This representation generally relates to land owned by Rio Tinto (Bell Bay Aluminum). Particularly the representation opposes the application of the Agriculture Zone to part of the land owned by Bell Bay Aluminum at 135 Bell Bay Road, Bell Bay (CT: 252678/1); the land located to the west of the Bell Bay Industrial Precinct outlined in blue below.



- This land is also raised in Representation No. 34, with similar objection to the Agriculture Zone, and is also touched on by a number of other representations.
- Agriculture Zone is inconsistent with Guideline AZ 6.
- The land has been strategically identified in the George Town Structure Plan as a transitional area between industrial land and residential developments to the north.
- The declaration of the site as a National Hydrogen Hub has resulted in a significant opportunity to capitalize on the existing industrial infrastructure in the vicinity and to attract new investment.

The Landscape Conservation Zone and Environmental Management Zones are not appropriate due to insufficient natural values identified at the site.

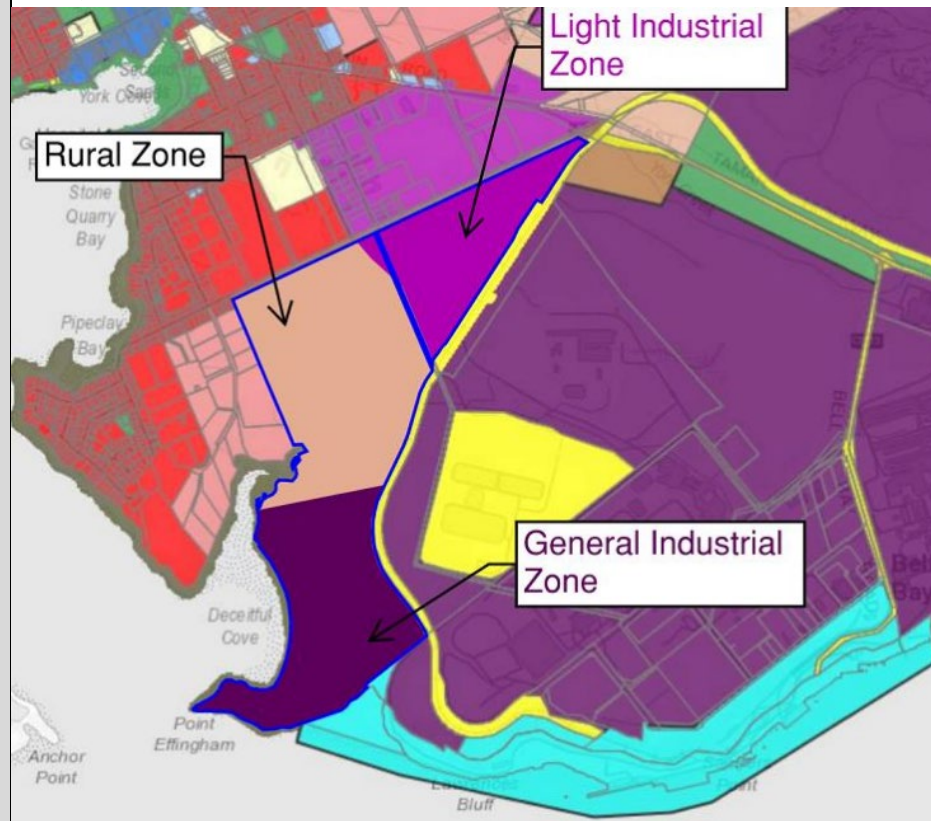
The land is strategically important and has been identified as such due to its proximity to the Bell Bay Advanced Manufacturing Zone and

associated infrastructure. Bell Bay has been identified at a Local, Regional, State and Federal level as being of strategic industrial importance. Expansion of the Light Industrial Zone is identified in the George Town Structure Plan.

The land has limited agricultural potential. It is mapped as Class 5 and Class 6 in accordance with the Land Capability layer on the LIST, and is isolated from other agricultural land. It is fragmented by roads and is likely to be further fragmented in the future by the realignment of the State Rail Corridor.

Given its strategic importance for industrial uses and proximity to the port and other infrastructure and the significant constraints to agricultural development, the land is unsuitable for the Agriculture Zone.

A mix of alternative zones are proposed including the Light Industrial Zone, Rural Zone and General Industrial Zone.



Light industrial Zone

- The Light Industrial Zone is applied to an area east of Old Bell Bay Road, between the existing Light Industrial Zone and the Existing General Industrial Zone.
- This area has been identified in the George Town Structure Plan as having potential for expansion of the Light Industrial Zone and is contiguous with the existing Light Industrial Zone. It is further from residential areas than the existing Light

Industrial Zone. Zoning Light Industrial is generally consistent with the Guidelines LIZ 1 and LIZ 2.

Rural Zone

- The Rural Zone is proposed for that part of the title which is closest to residential areas. The land has identifiable constraints, despite being mapped as unconstrained in the 'Land Potentially Suitable for the Agriculture Zone' layer on the LIST. Placing the land in the Rural Zone is consistent with the Guidelines RZ 3.
- The representation notes that the Rural Zone is suitable for some or all of the land.

General Industrial

- The representation proposes the southern portion of the title be rezoned to the General Industrial Zone.
- The land is strategically positioned adjacent existing industrial uses and infrastructure and is intended to accommodate similar types of industrial uses.
- The land does not directly adjoin a residential zone.
- The slope of the land adjacent to Deceitful Cove and areas mapped as being potentially prone to landslip are likely to discourage industrial development and provide further buffering from residential properties to the north of Deceitful Cove.
- The land is immediately adjacent the State Rail Corridor.
- As such application of the General Industrial Zone is generally Consistent with the Guidelines (GIZ 1, GIZ 2, GIZ 3 and GIZ 5).

Planning Authority response

- Council is of the opinion that the Agriculture Zone is an inappropriate zone for the subject land. The Agriculture Zone generally has limited control over vegetation removal and has the potential to significantly diminish the effectiveness of the land as a transitional or buffer zone between the residential parts of George Town and the industrial activities to the south. Currently the vegetation in this area has a significant screening effect such that the industrial estate is invisible from George Town and there is a distinct separation between the urban form of George Town and the large scale industrial facilities in Bell Bay.
- The land is also considered to be constrained by land capability, proximity to residential properties, and fragmentation by roads and existing infrastructure, consistent with the concerns raised in the representation.
- The strategic importance of the Bell Bay Industrial Precinct is also evident in the George Town Structure Plan, Northern RLUS, and in its declaration as a Hydrogen Hub by the Federal Government. The subject land is immediately adjoining this land and provides access to strategically important infrastructure.

Light Industrial Zone

- Application of the Light Industrial Zone is generally supported to the east of Old Bell Bay Road. This land has been strategically identified in the George Town Structure Plan (pp 46-47) as being suitable for consideration of expansion. The expansion also supports the strategic importance of the existing Bell Bay Industrial Precinct identified in the NRLUS.
- The proposed Light Industrial Zone is a greater distance from residential zones than the existing Light Industrial area and is considered to be satisfactory to mitigate general impacts.
- It is agreed that the application of the Light Industrial Zone is generally consistent with the Guidelines.
- It is recommended that the portion of the subject land to the east of Old Bell Bay Road be rezoned to Light Industrial.

Rural Zone

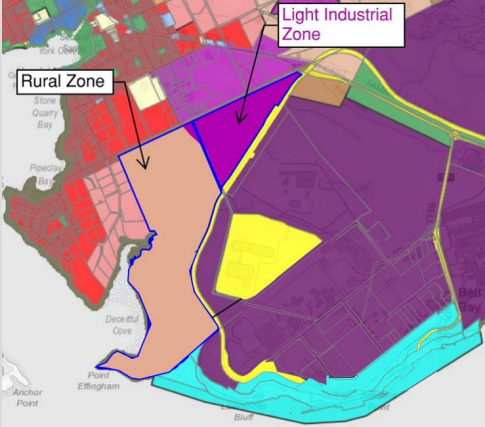
- Application of the Rural Zone is supported over the area of the title identified in the representation. The Rural Zone allows for the application of the Priority Vegetation Area Overlay and greater control over the retention of vegetation. This zone has greater potential to condition planning permits to maintain vegetation and the effectiveness of the buffer.
- The Rural Zone also provides a Discretionary pathway for a range of industrial activities and has the potential to facilitate some industrial activities, subject to detailed assessment. This

provides an opportunity to consider proposals on a case by case basis.

- Application of the Rural Zone to the entirety of the land identified is also supported in the event other zoning changes are ultimately unsuccessful.

General Industrial Zone


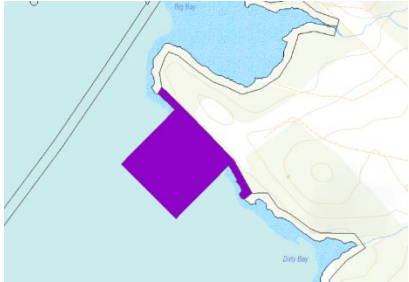

- Expansion of the General Industrial Zone is consistent with the strategic importance of the Bell Bay Advanced Manufacturing Zone and the proximity of the site to significant industrial infrastructure.
- Council does not have an outright objection to the application of the General Industrial Zone as indicated in the plan included in the representation. However, the importance of this land as both a physical and visual buffer between the urban area of George Town and the industrial estate cannot be understated.
- Currently the vegetated buffer provides significant separation between the two areas, such that the industrial estate is virtually invisible from residential properties. The loss of effectiveness will result in a drastic change to the character and identity of George Town. Council is open to expansion of the General Industrial Areas provided that it has certainty that there is opportunity to manage the visual impacts. The ability to do this is extremely limited in the General Industrial Zone.
- It is noted that the Rural Zone provides some capacity to accommodate industrial activities. The provisions of the Rural Zone, combined with the Natural Assets Code and the riparian Environmental Management Zone is considered sufficient to provide opportunities to manage industrial developments in this area.
- A SAP or Scenic Management Area are also considered to be appropriate mechanisms to manage the interface between the residential areas and the industrial estate to ensure visual separation is retained in an effective manner. Council is willing to discuss this and consider it further through the hearing process.

<p>Recommended action</p>	<p>Modification to the draft LPS is required to apply the Light Industrial Zone and the Rural Zone to that part of CT: 252678/1 identified on the following image:</p>  <p>However, it is noted that the Rural Zone should be applied to the entire portion of land in the event that Light Industrial is not successful.</p>
<p>Effect of recommendation on the draft LPS</p>	<p>There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.</p>

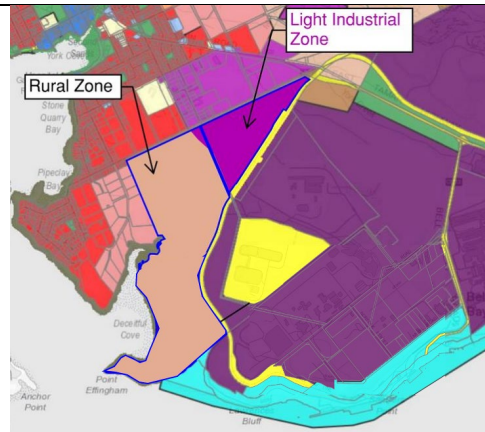
SUMMARY OF RECOMMENDED MODIFICATIONS

Following assessment of the representations received during the exhibition period, and in accordance with sections 35F (2) (c) and 35F2 (e) of LUPAA, the following table lists the Planning Authority’s recommendations for modifications to the draft LPS. The below details should be read in conjunction with the information provided in the summary of representations and the Planning Authority responses above.

Item No.	Matter for Modification
1.	Modification of the draft LPS is required to apply the General Residential Zone to 163 Low Head Road, Low Head (CT: 42061/1).
2.	Modification of the draft LPS is required to apply the Utilities Zone to Curries River Dam (CT: 135618/1) and The Duck Pond (CT: 135618/2).
3.	Modification of the draft LPS is required to include a map displaying the extent of the PANS-OPS layer relevant to the Launceston Airport and application of the Safeguarding of Airports Code.
4.	Modification of the draft LPS is required to apply to Rural Zone to Bellingham Road, Bellingham (part – PID: 2700676 which is subject to the FPPF overlay)

5.	Modification of the draft LPS is required to apply the Rural Zone to Bridport Road, Pipers River (PID: 2093060).
6.	Modification of the draft LPS is required to apply the Rural Zone to land adjoining PID: 2700676, as shown in the below map: 
7.	Modification of the draft LPS is required to apply the Environmental Management Zone to Dalrymple Road, Mount Direction (PID: 2034378), Mount Direction Historic Site (within the George Town Municipality).
8.	Place the area of land subject to Crown Lease 46962 and as highlighted below (adjacent PID: 2936339), into the Port and Marine Zone. 
9.	Rezone CT: 240776/1 from Future Urban Zone to General Residential Zone under the draft LPS.
10.	Remove the Priority Vegetation Area Overlay from CT: 240776/1.
11.	Remove the Priority Vegetation Area Overlay from that portion of CT: 139714/1 that contains infrastructure and development associated with the George Town Substation Communications site. 

12.	Remove the Communications Station Buffer Area from the portion of land surrounded by CT: 161559/1 as identified in the below image:
13.	Modification to the draft LPS is required to apply the Utilities Zone to CT: 168837/1, CT: 177658/1, CT: 177658/3 & CT: 177658/4
14.	Place the following titles into the Agriculture Zone: <ul style="list-style-type: none"> • CT: 104545/1; • CT: 104543/3; • CT: 104543/1; and • CT: 152982/4
15.	Modification to the draft LPS is required to include the original SAP for Bellbuoy Beach put forward by Council and included in Attachment 3.
16.	Modification of the LPS is recommended to include Additional Scenic Values and Scenic Management Objectives in Table C8.1 and C8.2 of the Scenic Protection Code – GEO, for all Scenic Management Areas and Scenic Protection Corridors as follows: Scenic Value - The presence of existing linear infrastructure, the high visibility of such infrastructure, and the importance of maintaining infrastructure access to adjacent industrial land is acknowledged. Management Objectives - Scenic Management Areas - Linear Infrastructure: i) is to be co-located in existing infrastructure corridors where possible and feasible. ii) is to avoid prominent landscape scaring when viewed from public roads and residential areas of George Town. Management Objectives – Scenic Road Corridors - Linear Infrastructure may be visually prominent immediately adjacent to public roads where road crossings are required or where proximity to the road is essential to the function.
17.	Modification to the LPS is required to reinsert the original Flood Prone Areas Overlay Map originally submitted with the draft LPS and included in Attachment 4, and to remove the existing Flood Prone Areas Overlay Map.
18.	Modification to the LPS is required to apply the Open Space Zone to land at 38 Main Road, George Town (CT: 6751/59)
19.	Modification to the draft LPS is required to apply the Light Industrial Zone and the Rural Zone to that part of CT: 252678/1 identified on the following image:



Reassessment and application of the Priority Vegetation Area Overlay is required for land in the Rural Zone.

Note: The Rural Zone should be applied to the entire portion of land in the event that Light Industrial is not successful.