

Document 10

TASMANIAN PLANNING COMMISSION

Our ref: DOC/14/45262
Officer: Johanna Edwards
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6 June 2014

Mr A Schaap
Director, Environment Protection Authority
GPO Box 1550
HOBART TAS 7001

Dear Mr Schaap

Draft amendment 01/14 to the Glamorgan-Spring Bay Planning Scheme 1994

The Tasmanian Planning Commission is currently assessing the draft amendment above to rezone the Triabunna Mill site at 555 Freestone Road from Industrial to Spring Bay zone. Your advice is sought as to whether the land is suitable for the uses proposed, given its former use as a wood chip mill.

The Commission has an obligation to consider whether the amendment is in accordance with State Policies and the National Environmental (Assessment of Site Contamination) Measure 1999 has the effect as a State Policy. Consequently, it wishes to be assured that any potential site contamination issues are considered to have been adequately dealt with, for example through a 'sign off' by the EPA.

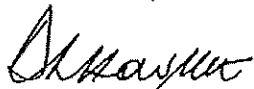
At a hearing for the amendment on 4 June 2014, the Commission noted that a decommissioning and rehabilitation plan (DRP) for the Mill site has been provided by the applicant and a letter from John Mollison of the EPA dated 4 February 2014 confirmed that the DRP has been approved with reference to ENP 8631/2. In these documents, it does not appear that a change in zoning was been considered and that they are documents that pertain to the requirements of the EPN.

Rezoning from Industry to Spring Bay zone will allow more sensitive uses (including educational establishment and visitor accommodation) than the current Industrial zoning provides for. A copy of the draft amendment is attached for your information.

Could you please let me know if you have any advice or comment on the draft amendment and also whether your comments in the letter dated 4 February 2014 are still relevant or applicable to the draft amendment?

If you require any additional information, please contact Johanna Edwards, Planning Adviser, on the number supplied above. It would be appreciated if you could respond as soon as you are able given the Panel is anxious to deal with the amendment as soon as possible.

Yours sincerely



Roger Howlett
Chair of Delegated Panel for the Commission

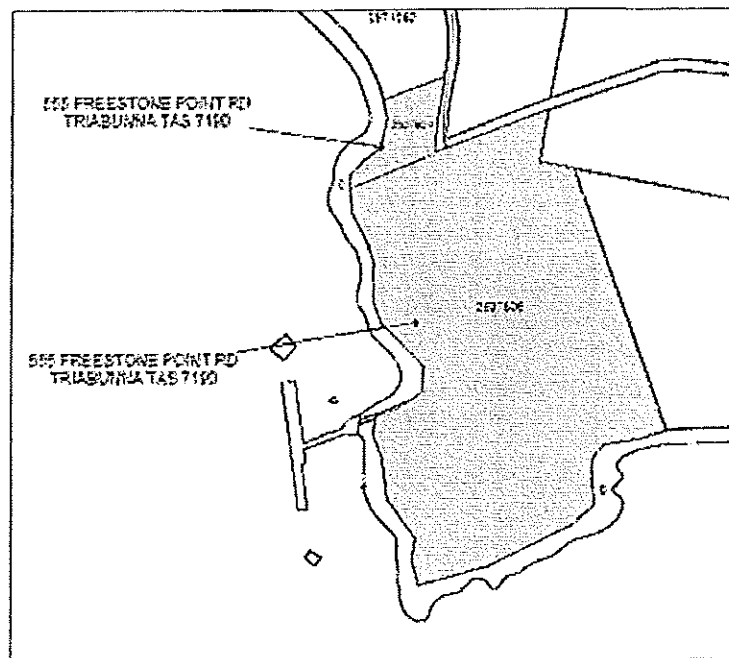
Encl: Draft Amendment 01/14

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Glamorgan Spring Bay Planning Scheme 1994

Amendment 01/14

- i) LOCATION: 555 Freestone Point Road, Triabunna
- CURRENT ZONING: Industrial
- PROPOSED ZONING: Spring Bay Zone



- ii) Insert New Zone – 8.17 – Spring Bay Zone

8.17.1 Zone Intent

To provide for a range of visitor accommodation, community, marine and horticultural research, community gardens, commercial and cultural uses that will allow redevelopment of the site in a visually and ecologically sensitive manner.

8.17.2 Zone Objectives

- a) *to encourage appropriate use or development particularly for the visual and performing arts and cultural activities, education and research particularly for marine and gardens, visitor accommodation and associated facilities.*
- b) *to ensure the environmental and visual values of the site are respected and enhanced.*
- c) *to ensure visitor accommodation and commercial development of the site is ecologically sustainable.*
- d) *to allow adaptive re- use of the existing infrastructure and buildings.*

8.17.3 Status of Use or Development

a) Permitted Use or Development

The following use or development is permitted in the Spring Bay Zone:

Agriculture
Cultural Establishment
Educational Establishment
Licensed Establishment
Light Industry (provided it has a substantial educational component)
Market Stall
Passive Recreation
Plant Nursery
Processing Plant (provided it has a substantial educational component)
Public Utilities (minor)
Restaurant
Shop
Tourist Operation (if predominantly utilising existing buildings)
Visitor accommodation

b) Discretionary Use or Development

The following use or development is discretionary in the Spring Bay Zone:

Active Recreation
Communal Dwelling
Light Industry (if not permitted)
Miscellaneous
Motel
Processing Plant (if not permitted)
Rural Industry
Telecommunications Infrastructure
Tourist Operation (if not permitted)

a) Prohibited Use or Development

The following use or development is prohibited in the Spring Bay Zone:

Use or development not specifically defined as exempt, permitted or discretionary within this zone.

8.17.4 Development Standards

In considering use or development the planning authority must take into consideration, the following:

a) Subdivision

A boundary alignment is permitted but no further subdivision is permitted.

b) Height

The maximum building height of any building must not be more than 10 metres unless it can be shown that a greater height does not adversely impact upon visual amenity when viewed from surrounding locations, or its impact can be screened by vegetation.

c) Siting

All boundary setbacks must be 10m from all boundaries or 30m from the adjoining Industrial Zone unless otherwise approved by the Council.

d) Landscaping

Wherever possible existing endemic vegetation is to be preserved.

Vegetation clearance within the 30m setback from the adjoining Industrial Zone is discretionary and must ensure a suitable vegetation buffer from the Industrial Zone is maintained.

e) Lighting

Security, safety and landscape lighting must minimise light spill from the site and wherever possible be baffled against upward projection and minimises reflection from hard paved surfaces. Wherever possible landscape lighting is to be installed at ground level.

f) Building material

Building cladding must be of a non -reflective type.

g) Amenity

For discretionary uses Council must have particular regard to hours of operation and odor, light and sound emissions.

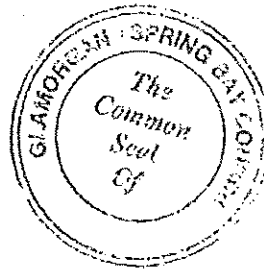
h) Site Coverage

Site coverage must not exceed 5 per cent. Site coverage means: the proportion of a site (excluding any access strip) covered by roofed buildings.

The Common Seal of the Glamorgan
Spring Bay Council is affixed below
Pursuant to Councils resolution of the
23rd April 2014 in the presence of :

B. Cadart

.....Mayor



[Signature]

.....General Manager