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20 June 2014

Mr Roger Howlett
Chair of Delegated Panel for the Commission
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Attention: Johanna Edwards

Dear Mr Howlett

DRAFT AMENDMENT 01/14 – GLAMORGAN-SPRING BAY PLANNING SCHEME

I write in response to your letter, dated 6 June 2014, which seeks advice or comment on the draft amendment 01/14 to the Glamorgan-Spring Bay Planning Scheme in relation to the land located at 555 Freestone Road, Triabunna.

As you are aware the site is currently occupied by a woodchip mill, owned by Triabunna Investments Pty Ltd (TI), which is undergoing decommissioning and rehabilitation in accordance with an approved Decommissioning and Rehabilitation Plan (DRP). The DRP was approved on 4 February 2014.

I can advise that TI has recently been issued with an Environment Protection Notice (EPN) to require the mill and surrounds to be decommissioned and rehabilitated in accordance with the approved DRP. A second EPN was issued to TI which included a condition preventing production of woodchips. These EPNs were issued on 29 May 2014.

In your letter you comment that a change in zoning to a more sensitive use does not appear to have been considered. In the drafting of the DRP, TI was required to consider future land use/zoning and to demonstrate how the site would be remediated to achieve the standards for that zoning. The DRP explicitly identifies commercial-industrial as the zoning for the site.

Hence, the comments made in this office's letter to TI, dated 4 February 2014, remain relevant in relation to the standard that the site is required to be remediated to, that being commercial-industrial.

I can advise that decommissioning and rehabilitation is yet to be completed. The DRP states that TI will report after the completion of the required works to demonstrate that the site has been decommissioned and rehabilitated to the standard required for commercial-industrial zoning. Until this reporting is submitted, and approved the Freestone Road site will continue to be regulated by the EPA.

At this point in time I am not able to comment on the suitability of the site for rezoning to allow more sensitive land uses on the site.

Should you have any queries in regard to this matter, please do not hesitate to contact Sarah Whatley on (03) 6165 4616.

Yours sincerely

Alex Schaap
DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY