

TPC Enquiry <tpc@planning.tas.gov.au - Tasmanian Planning Commission

Dear Sir/Madam

Re: Support for the North East Bioregional Network's Submission - LPS-BRE-TPS

We would like to express our endorsement and support for the NEBN submissions in regard to the:

1. COASTAL ENVIRONMENT AND CHARACTER SPECIFIC AREA PLAN (SAP)
2. STORMWATER SPECIFIC AREA PLAN (SAP)
3. SCENIC PROTECTION OVERLAY

we would like to see the three components be incorporated into the new BODC Planning Scheme for the following reasons:

1. COASTAL ENVIRONMENT AND CHARACTER SPECIFIC AREA PLAN (SAP)

We have always believed in and supported the 1 km coastal subdivision prohibition.

The Council supported the 1km status quo in the early stages of the LPS discussions but now BODC claims the new zones will have the same effect. This is not the case for multi dwelling tourism developments which are permissible in the new zones.

The 1 km subdivision prohibition has been imperative in preventing urban sprawl and ribbon development over the last 16 years and needs to stay in place and not be watered down.

The focus needs to be low density development along the coast.

We support the NEBN's aim of focusing development in the existing serviced settlements, correctly managed development density in un-serviced settlements and to discourage ribbon development and urban sprawl outside the settlements.

2. STORMWATER SPECIFIC AREA PLAN (SAP)

The Council proposed SAP for Stormwater is not adequately dealing with the amount and quality of the stormwater leaving new development sites.

The waterways, wetlands and neighbouring properties are therefore not protected from adverse effects by the stormwater.

3. SCENIC PROTECTION OVERLAY

BODC features some of the highest visual / scenic quality in the State.

The tourism industry and local residents will be worse off if these scenic / visual qualities are not identified and protected.

All three components work together to ensure the scenic and natural values and the residential amenity for local ratepayers/landowners are protected from inappropriate development.

For these reasons we totally support the North East Bioregional Network's submissions in regard to the above.

Thank you for taking our support for the above into consideration.

Yours sincerely
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President

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