

Enquiries: Planning Department
Planning ref: LPS

23 September 2021

Mr John Ramsay
Chair – delegated assessment panel
Tasmanian Planning Commission

Email to: tpc@planning.tas.gov.au

GLAMORGAN SPRING BAY DRAFT LOCAL PROVISIONS SCHEDULE
Response to directions – substantially modified park

Dear Mr Ramsay

We provide the following response to the Commission directions issued on 17 September.

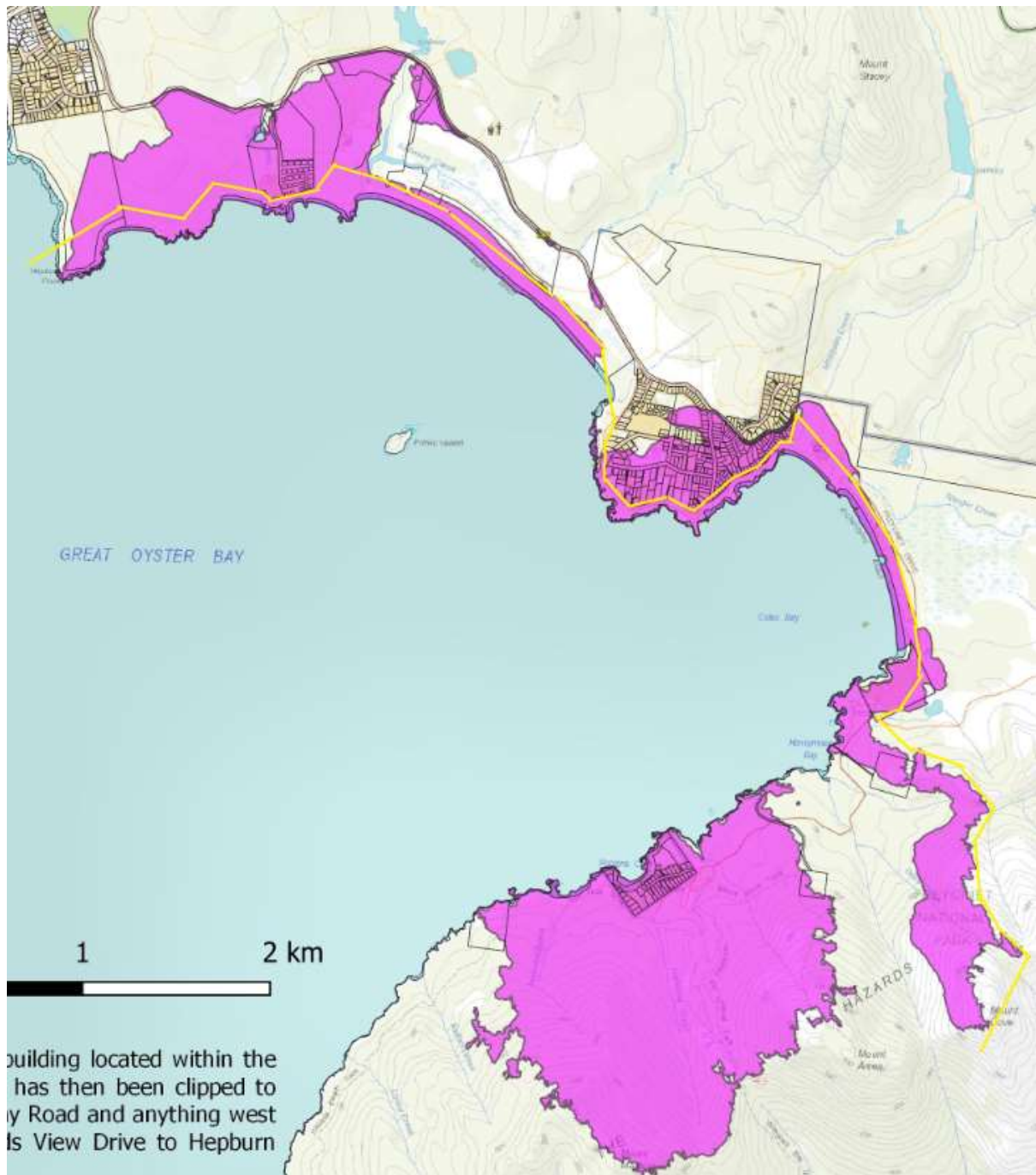
Direction 1: confirmation of ‘key public viewing points’, and to spatially delineate these areas on a map for the Impact Assessment Area in the GSB-P6.0 Particular Purpose Zone – the Fisheries

Council proposes that the Impact Assessment Area is reduced as follows:

- Include all of the exhibited area;
- Include the track and associated areas on the way to the lookout to Mount Dove;
- Include the road and land to the western side adjoining the Lodge heading to Richardsons Beach;
- Includes all land within the foreshore reserve and esplanade on the Coles Bay headland (which approximates the boundary between the General Residential and Environmental Management zones); and
- Include all land within 100 m from the Coastline layer on LISTmap (which approximates the mean high water mark) to boundaries with private property, whichever occurs first.

The yellow line approximates this boundary on the following image with the original area identified through GIS assessment.

While this image provides a representation of the area, we note that a more refined representation of the area will be required for the final LPS document and mapping. We propose to secure this following submission of these responses.



Representation of Impact Assessment Area in the GSB-P6.0
Particular Purpose Zone – the Fisheries

Direction 2: in relation to AM2019-02 to the interim planning scheme, which included applying the biodiversity protection area overlay to part of 11 Harveys Farm Road, Bicheno, confirm the appropriateness of applying the priority vegetation area overlay to the identical part of the site in the approved LPS (using the mechanism under section 35KA of the Act).

Submissions to the Commission regarding the Priority Vegetation Overlay provided expert advice regarding the location and extent of the Overlay on the subject property, as a result of

representation from the owner. The extent of the Overlay under AM2019-02 were located by GPS as part of that process.

We submit that the Priority Vegetation Overlay under the LPS be applied to the same extents as those established under AM2019-02.

If you wish to discuss this response, please contact me on 0418 597 997 or by return email.

Yours sincerely

Mick Purves
Senior Planning Consultant