



*Protecting the unique environment of the East Coast
from inappropriate development*

www.friendsoftheeastcoast.org

24 October 2022

Tasmanian Planning Commission
144 Macquarie St
Hobart
TAS 7000

Dear Sir

Representation on BODC Draft Local Provisions Schedule

Friends of the East Coast Inc., (hereafter the **FotEC**), made a representation on the BODC Draft LPS on 13 December 2021, (# 73). In that representation we made a number of recommendations, including:

1. that additional settlements, such as Falmouth, should be included in the proposed **Particular Purpose Zone – Coastal Settlement**
2. that a **Subdivision Specific Area Plan** should be applied to coastal areas within 1 km of High Water for **Landscape Conservation** and **Rural** zones to prohibit any further subdivision, and
3. that the solar access requirements should be uniform in **all zones**, and should be strengthened, and that solar energy installations should be further protected in **all zones**.

Following subsequent public review processes of the representations some of the above recommendation topics have been further developed as well as more detailed submissions made to the TPC on other representation topics.

FotEC would now like to make further comment on some of these representations, specifically on a number of submissions made by the **North East Bioregional Network**, (hereafter **NEBN**).

The Draft Specific Area Plan prepared by **NEBN**, as detailed in BRE-S3.0 Coastal Environment and Character Specific Area Plan, specifies in detail a proposal to restrict sub-division within 1 km of the high-water mark in Low Density Residential, Rural Living, Landscape Conservation, Rural, Agriculture and Environmental Management Zones. As such the proposal expands the **FotEC** proposal #2 above, as well as essentially incorporating the FotEC proposal #1 above. Consequently **FotEC** supports this **NEBN** proposal.

FotEC further proposes the building standards in the *Draft LPS Supporting Report*, in the section **5.1 Particular Purpose Zone – Coastal Settlement**, should be adopted in the proposed BRE-S3.0 Coastal Environment and Character Specific Area Plan, particularly in regard to building heights, boundary setbacks and overshadowing restrictions and sunlight requirements.

FotEC again recommends to the TPC that solar access requirements should be uniform in **all zones**, and should be strengthened, and that solar energy installations should be further protected in **all zones**. While this matter is outside the Draft LPS the anomalies and inconsistencies in the State Planning Provisions on this matter should be addressed.

FotEC further wishes to endorse the Scenic Protection overlay proposed by **NEBN** as well as **NEBN's** proposed amendment to BRE-S2.0 Stormwater Management Specific Area Plan.

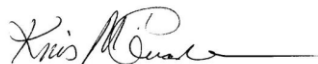
The opportunity for the TPC to protect the visual landscape of the East Coast of Tasmania is essentially a once-in-a lifetime opportunity. Restoration of scenic natural landscapes is virtually impossible, certainly not without considerable cost and difficulty in the future. The community looks to institutions such as the TPC to act in the long-term community interest, particularly in such matters as scenic protection which is vital to the important tourist industry of the East Coast of Tasmania.

We hope the Tasmanian Planning Commission gives due consideration to the above.

Faithfully



Graeme Wathen
Secretary



Kris McQuade
President