

Our ref: PLAM-21/03
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21 July 2022

Ms Diane Cowen
Delegate
Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Ms Cowen

GLENORCHY LOCAL PROVISIONS SCHEDULE PLANNING SCHEME AMENDMENT PLAM-21/03 – APPLICATION OF THE WATERWAY AND COASTAL PROTECTION OVERLAY

I refer to the Commission's direction of 15 July 2022 seeking clarification on PLAM-21/03 which includes a revised Waterway and Coastal Protection Area overlay.

The following comments are provided in response to the direction.

As identified in the Officer Report to prepare PLAM-21/03, during the Panel hearing on the Glenorchy LPS, the Tasmanian Planning Commission (the Commission) indicated that its preference for mapping the Waterway and Coastal Protection overlay (the overlay) was for the maps to reflect the widths outlined in Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas. This new approach by the Commission was introduced after the Glenorchy LPS had been exhibited. The Commission subsequently encouraged Council to revise the overlay via a future amendment. The new overlay has been prepared as part of PLAM-21/03 to the Glenorchy Local Provisions Schedule.

In considering the Commission's recommendation to 'pull back' the width of the buffer to reflect a Class 3 watercourse in urban areas and remove it from piped areas, it was identified that mapping provided in the *Waterway and Coastal Protection Area Guidance Map* (LIST Guidance map) was often not centered over the watercourse (ie not 20m either side or the watercourse).

Further analysis of the LIST Guidance map identified that it contained several errors, in that it:

- Does not apply to the line of some watercourses on the ground evident on an aerial image and reflected through the hydrographic line data available on the LIST, meaning that

some watercourses do not appear in the LIST Guidance map or the buffer area is located in a different place and not over the watercourse.

- Does not cover the full extent of some of the watercourses.
- Sometimes shows the buffer in a skewed manner or off-centre from the waterway (ie the watercourse appears at the edge of the buffer not in the centre of the buffer).

These errors are shown more broadly in Figure 1, and in more specifically in Attachment 1 to this letter.

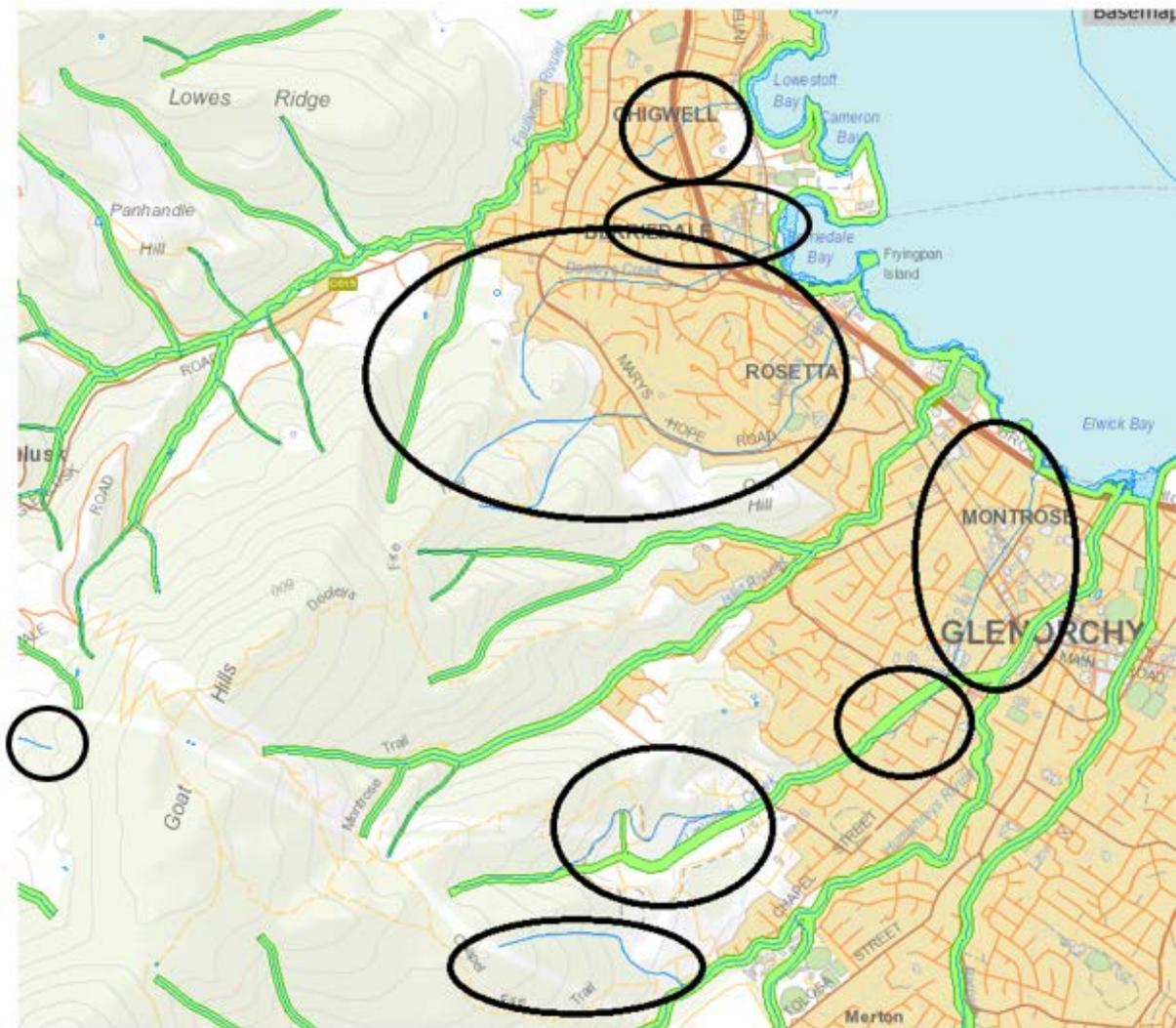


Figure 1 Extract from the LIST showing the LIST Guidance map (green buffer) and hydrographic lines (blue line) and areas where the buffer and the waterway do not match (circled).

Preparation of the mapping for PLAM-21/03

Council's hydraulics engineers identified that all watercourses in Glenorchy fall into the Class 3 category as defined in Table C7.3 of the Natural Assets Code. The mapping has therefore been prepared based on the hydrographic lines from the LIST with a 20m buffer applied on either side of the watercourse. This buffer was subsequently reduced to 10m either side of the hydrographic line where the watercourse is located in or adjoining an urban zone, in accordance with the requirements of Table 7.3, or removed where the watercourse is piped.

The Officer Report to prepare the amendment identifies that revisions to the overlay were to undertake mapping to realign buffer areas as well as correctly reflect watercourses, to assist in protecting local environmental values, that is, the amendment is not just reducing the buffer to 10m for watercourses in urban areas.

In summary the overlay under PLAM-21/03 differs from the LIST Guidance map as it:

- Reflects the alignment of watercourses using Hydrographic lines from the LIST rather than the LIST Guidance Map data.
- Shows all watercourses as Class 3 (except where modified and reduced to Class 4 to reflect the wording in Table C7.3 of the Natural Assets Code).
- Shows the buffer extending 10m or 20m from the watercourse rather than being off-centre as shown in some of the LIST Guidance Map data.

It is considered that this approach, particularly to remove errors in the alignment of the watercourse and to reflect Council's understanding of the status of the waterways is in line with NAC 3 of the Section 8A Guidelines.

If you have any further questions, please contact me by email at Lyndal.Byrne@gcc.tas.gov.au or on 6216 6424.

Yours sincerely



Lyndal Byrne
Senior Strategic Planner

Attachment 1 – Images showing errors in the LIST Guidance Maps and difference between PLAM-21/03 overlay

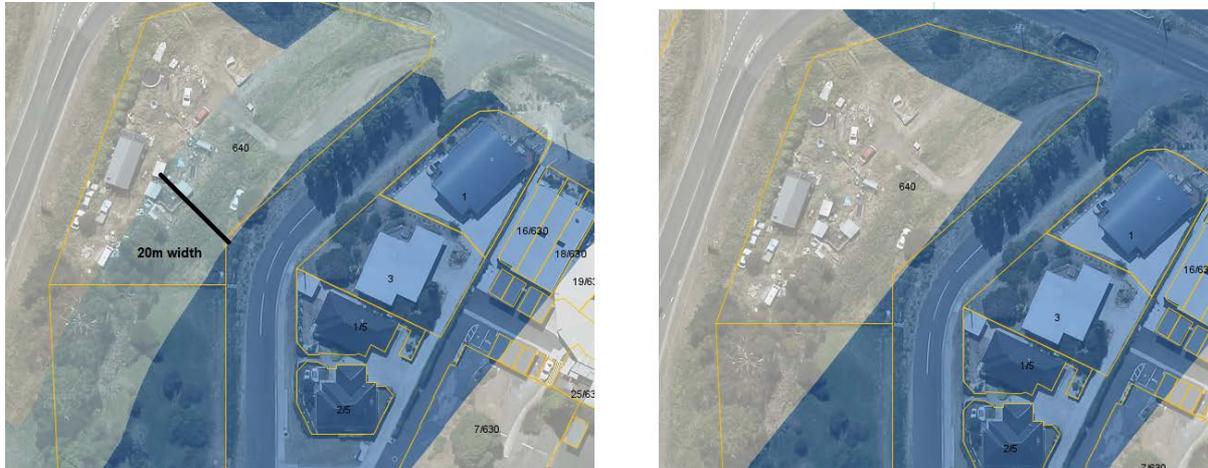


Image 1: 640 Main Road, Granton: the LIST Guidance Map (dark blue) does not map the watercourse, however the revised overlay under PLAM 21/03 (light blue) shows 10m buffer either side of the watercourse.



Image 2: 144 & 146 Black Snake Road and 3 Sharon Drive are not covered by the LIST Guidance Map (dark blue) but are mapped under revised overlay under PLAM 21/03 (light blue).



Image 3: 26A Jackson Street: The LIST Guidance map (dark blue) does not map the watercourse which an aerial image shows in another location, and is therefore mapped in the revised overlay under PLAM 21/03 (light blue).

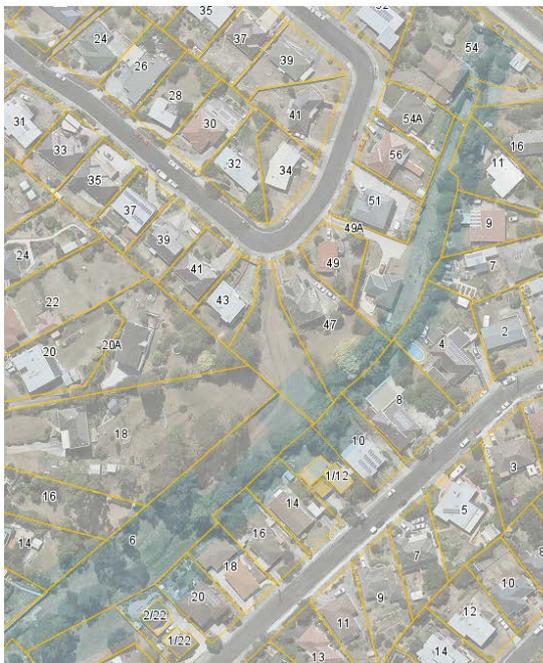


Image 4: Various properties (along Glenmore Street Rosetta and PID 7835916 – Collinsvale Road) affected by watercourses (light blue) that are not shown on the LIST Guidance Map.

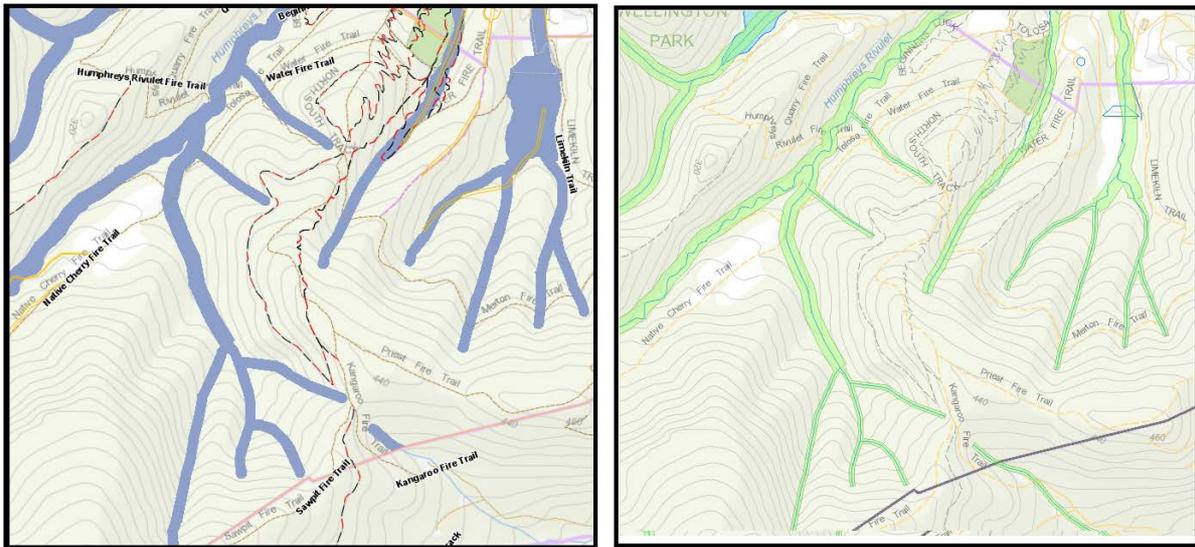


Image 5: Various watercourses which Council’s Hydraulics engineers have identified as Class 3 (left side) and the LIST Guidance maps which show the watercourses as Class 4 (right side).