
From: Graeme Beech <beechy28@gmail.com>
Sent: Sunday, 23 October 2022 5:26 PM
To: TPC Enquiry
Cc: NE Bioregional Network
Subject: Break O'Day Council LPS

Categories:

Additional to my previous submission, I am emailing to advise my support for the North East Bioregional Networks representation in relation to the following three issues:

1. SCENIC PROTECTION REPORT

I support the NEBN Scenic Protection overlay being incorporated into the new Break O Day Planning Scheme as per the Scenic Protection Assessment-North East Tasmania report by Geoscene International. I also fully support the proposed Scenic Protection Areas and Management Objectives as listed in BRE Table C8.1 in the NEBN representation.

In order to ensure the critical and important scenic values in the Break O Day municipality are identified, protected and can be enjoyed by future generations.

2. COASTAL ENVIRONMENT AND CHARACTER SPECIFIC AREA PLAN

I support the NEBN Coastal Environment and Character Specific Area Plan (SAP). This SAP seeks to maintain the current prohibition on subdivision within 1km of the coast which was inserted into the Break O Day Planning Scheme in 2006 after a review of the Break O Day Planning Scheme by the Resource Planning and Development Commission (now known as the Tasmanian Planning Commission). I have seen first-hand the benefits to the environment and scenic values as a result of this prohibition which has been critical in preventing sprawling residential and ribbon developments along our coastline. The NEBN SAP also proposes to limit multiple dwellings for tourism accommodation across a range of zones. The reason for this is firstly to limit the intensification of development in unserviced settlements such as Binalong Bay, Falmouth, and Beaumaris where high-density development leads to wastewater and stormwater impacts on coastal wetlands and waterways as well as neighbouring properties and infrastructure. Lower-density development allows wastewater and stormwater to be treated on-site successfully. The second main reason is to stop multiple dwellings for tourism accommodation and strata development being allowed in zones such as Environmental Living (soon to be Landscape Conservation Zone) where the focus is supposed to be on low-density development which maintains natural and scenic values. At the moment multiple tourism dwellings are permitted in almost every zone which means that both the Council and the community have minimal opportunities to have any say on such developments. Ultimately the intent of what is proposed by NEBN is to focus development in existing serviced settlements, properly manage development density in unserviced settlements and discourage ribbon development and urban sprawl outside of settlements. If population growth is to be managed sustainably and the environment protected then these limitations and initiatives must be incorporated into the planning scheme.

3. STORMWATER SPECIFIC AREA PLAN

I support the proposed NEBN Stormwater Specific Area Plan (SAP) as it aims to reduce the volume of stormwater leaving development sites as well as improving the quality of stormwater leaving sites and entering waterways and wetlands thus reducing the impact of stormwater on wetlands and waterways as well as impacts on adjoining properties and infrastructure.

The Council's proposed Stormwater SAP only ensures new development connects to stormwater infrastructure but does little to deal with the issue of water quality or quantity issues arising from stormwater.

These 3 NEBN submissions are complementary, sensible and very well-considered. They will assist in the maintenance and protection of the scenic and natural values of the area as well as ensure the residential amenity for local ratepayers/landowners are protected from inappropriate and poorly planned and environmentally integrated development.

Kind Regards

Graeme Beech
Beaumaris