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Subject: PSA 2023/1 Representation Received [ID:1494081]

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Planning Scheme Amendment to LPS (PSA2023/1) Representation Form

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I believe that the scenic overlay proposal is a significant and important addition to the CH planning scheme. The overlay is very much required. Scenic protection and appropriate considerations are of outmost importance when assessing planning applications. The protection and consideration of scenic values are often at the foremost of importance to the community when new developments are proposed. Many residents are very surprised to learn that those values are not taken into account unless an overlay in the planning scheme exists. To representors , those values are often the highest concerns . The scheme ought to reflect the level of community concern The overlay proposed is consistent with other scheme's overlays and not unusual or unique. The overlay is moderate and workable and contains appropriate levels of balance between an developer's ability to obtain a planning permit with reasonable permit conditions and the requirement to satisfy the scheme's intent regarding the considerations of the developments impact on the scenic values. The community need not be concerned that the overlay will unduly impact on well considered and formulated developments. The importance of the scenic values areas of protection is undeniable. those area are some of the most highly regarded areas for both locals and the broader Tasmanian, Australian and international visitors. The overlay will forever have those values to be assessed and taken into account in future developments. The economic benefits will be very high , due to the innate value that comes with them for tourism , lifestyle , community pride and self . worth. I commend the Council initiative in developing the overlay.

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#QAP PSA 2023/1 LPS Amendment - Scenic Protection