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**From:** alison bleaney <alibleaney@hotmail.com>  
**Sent:** Tuesday, 18 October 2022 9:59 PM  
**To:** TPC Enquiry  
**Subject:** Tasmanian Planning Commission re support of NEBN representation.

**Categories:**

I write to specifically support three areas of the NEBN submissions which compliment each other and will help ensure the scenic and natural values of the area as well as residential amenities for local ratepayers/landowners:

### 1 SCENIC PROTECTION

I support the proposed Scenic Protection Areas and Management Objectives as listed in BRE Table C8.1 in the NEBN representation. This is essential in order to ensure important scenic values in the Break O Day municipality are identified and protected.

### 2. COASTAL ENVIRONMENT AND CHARACTER SPECIFIC AREA PLAN

The NEBN Coastal Environment and Character Specific Area Plan (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). This prohibition has been critical in preventing urban sprawl and ribbon development along the coast of Break O Day. 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 intensification of development in water and sewerage unserviced settlements such as Binalong Bay, Falmouth etc where high density development leads to issues with being able to properly manage wastewater and stormwater impacts on coastal wetlands and waterways as well as neighbouring properties and infrastructure. 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 within existing serviced settlements, properly manage development density in unserviced settlements and discourage ribbon development and urban sprawl outside of settlements.

### 3. STORMWATER SPECIFIC AREA PLAN

The proposed NEBN Stormwater Specific Area Plan(SAP) aims to reduce the volume of stormwater leaving development sites as well as improve the quality of water leaving sites and entering waterways and wetlands, thus reducing the adverse impact of stormwater on wetlands and waterways as well as adverse impacts on adjoining properties and infrastructure. In contrast the Councils proposed Stormwater SAP only seeks to ensure new development connects to stormwater infrastructure but does little to ensure water quality or water quantity issues arising from stormwater runoff. In many areas of BODC, stormwater runoff from other properties already adversely impacts landowners and waterways and is not sustainable from an environmental perspective.

Sincerely,

Alison Bleaney