



ABN 68 300 116 092

George Town Council – Submission to Local Provision Schedule

Scenic Protection Code

GEO – Table C8.1 and C8.2

George Town has a significant area of General Industrial land. While the scenic protection code does not apply to General Industrial Zoned land a significant portion of the land surrounding the General Industrial Zone is subject to Scenic Management areas and Tourist Road Corridors. It is likely that development of this land will require linear infrastructure, particularly the development of overhead electricity distribution and it is inevitable that such infrastructure will enter into or cross scenic management areas.

While the Bridport Road and the East Tamar Highway poses many scenic qualities, the landscape also possesses a significant industrial element; it is not a pristine landscape. It is appropriate that the Management Objectives acknowledge that linear infrastructure is an existing landscape element and essential to supporting the adjoining industrial precinct, such that linear infrastructure is not effectively prohibited by the Performance Criteria.

The following Scenic Value and Management Objective is proposed to be inserted for all Scenic Protection Areas and Scenic Tourist Corridors:

Scenic Value

- The presence of existing linear infrastructure, the high visibility of such infrastructure, and the importance of maintaining infrastructure access to adjacent industrial land is acknowledged.

Management Objectives - Scenic Management Areas

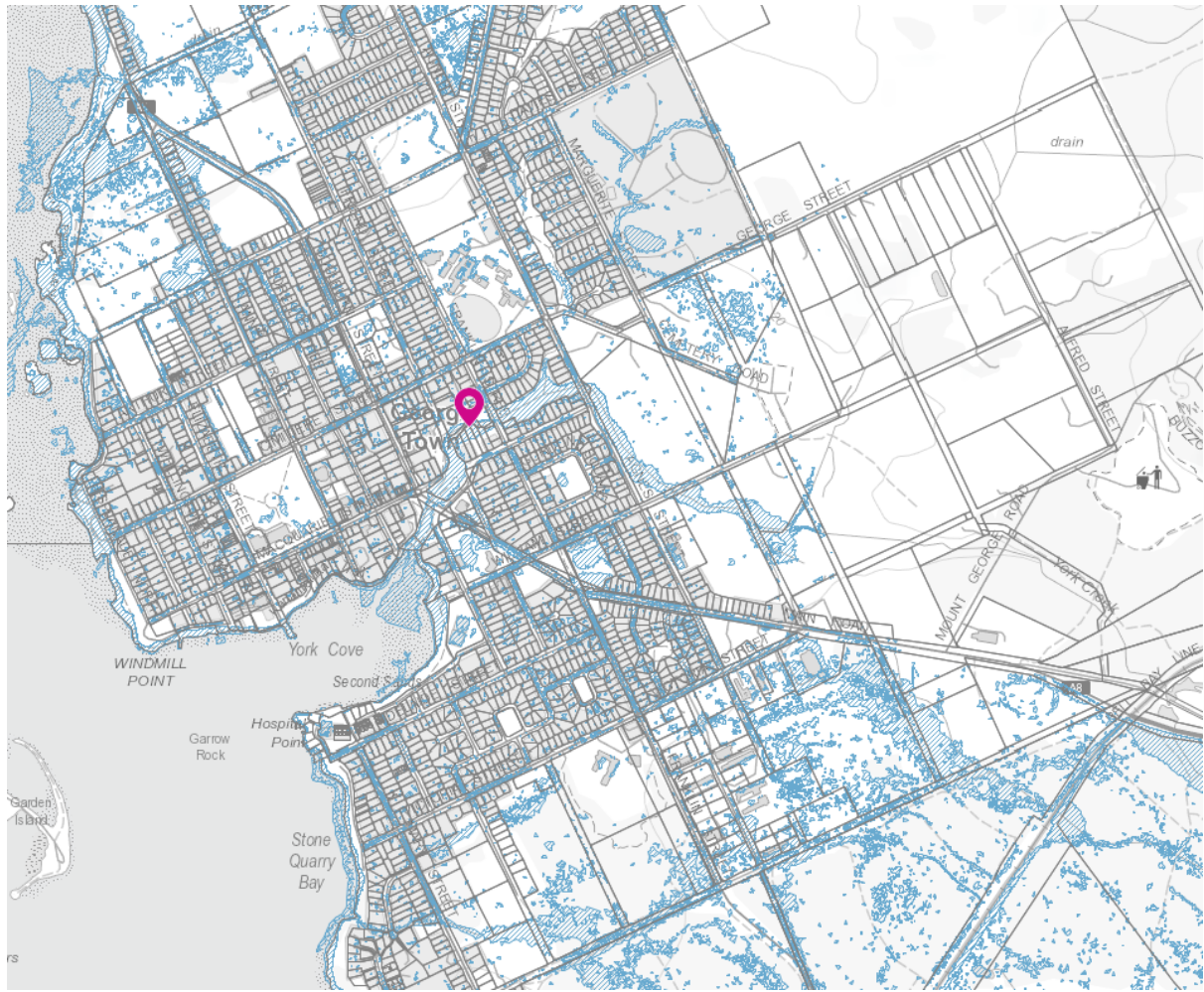
- Linear Infrastructure:
 - i) is to be co-located in existing infrastructure corridors where possible and feasible.
 - ii) is to avoid prominent landscape scarring when viewed from public roads and residential areas of George Town.

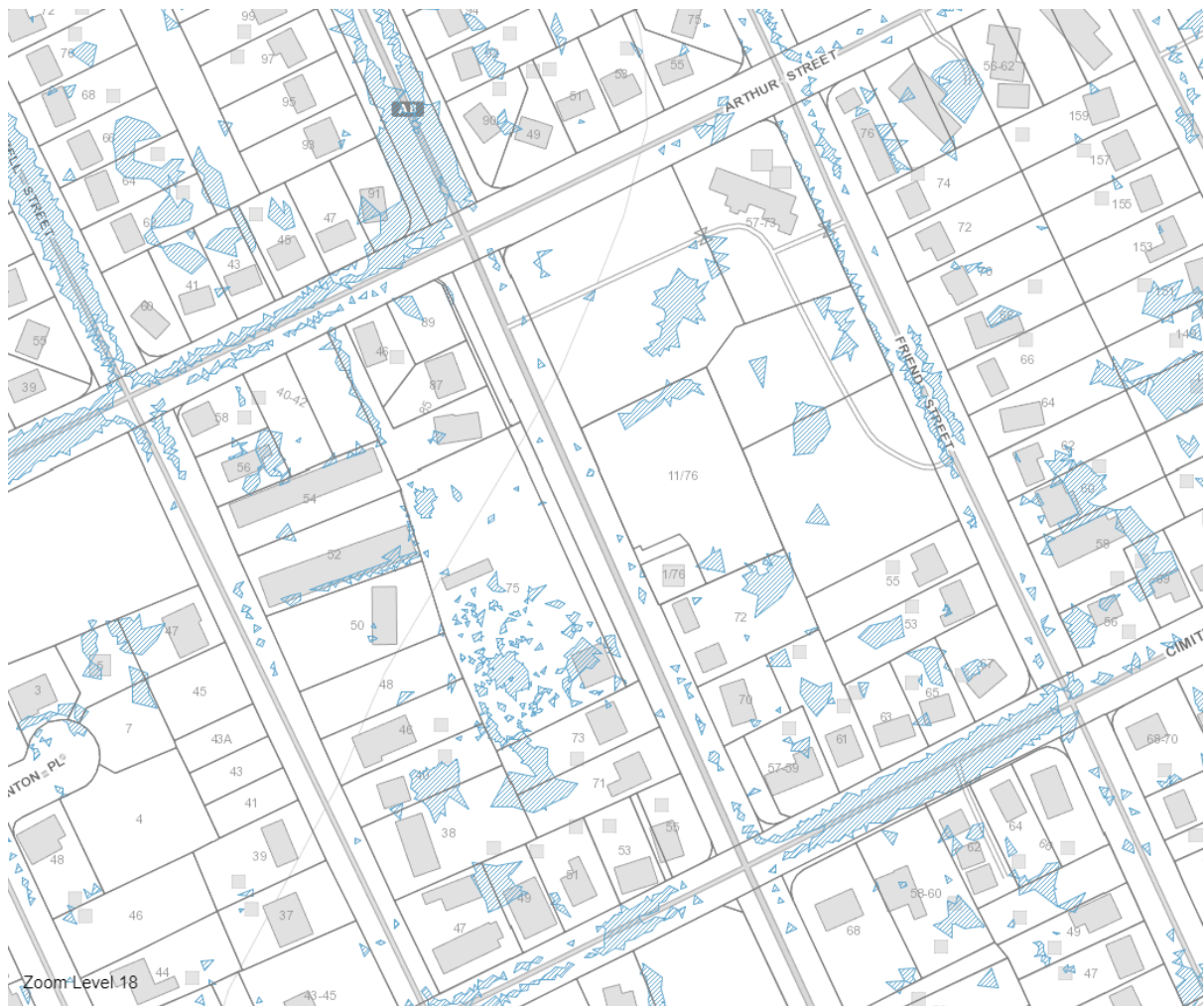
Management Objectives – Scenic Road Corridors

- Linear Infrastructure may be visually prominent immediately adjacent to public roads where road crossings are required or where proximity to the road is essential to the function.

C12.0 Flood-Prone Areas Hazard Code

The current Flood-Prone Areas overlay is likely to trigger the requirement for a significant number of discretionary planning applications associated with new dwellings and extensions to existing dwellings. The mapping currently included in the LPS at the direction of the Commission, includes significant areas of indicative flooding that are unlikely to pose a risk to life or property as a result of the shallow depth, slow velocity and presence of piped reticulated stormwater networks. The presented mapping is based on contour mapping and does not account for the substantial impact that stormwater and other man made drainage has on eliminating flood prone areas. It is recommended that urban areas with an identified depth less than 30mm and a velocity less than 0.1m/s be removed from the flood mapping as there is insufficient justification for these areas to be considered “flood prone” and a case by case assessment by a suitably qualified person is not warranted.





CT 6751/59

Rezoning CT 6751/59 to Open Space. The land is currently in the General Residential Zone under the George Town Interim Planning Scheme 2013 and the draft LPS. George Town Council is of the opinion that this land should be zoned Open Space. The land has for a long time been used as public open space and has been developed over time as a park with footpaths and garden beds.

Anecdotally, this land was dedicated as a park following a tragic housefire on the site. While the existing zoning does not prohibit continued use as public open space, rezoning the land to Open Space will restrict the use of the land and prevent future residential development.



Figure 1: CT6751/59



Figure 2: proposed zoning