

6. PLANNING SCHEME AMENDMENT TO REVISE THE WATERWAY AND COASTAL PROTECTION AREAS OVERLAY AND ADD NEW AREAS TO THE FLOOD PRONE HAZARD AREAS OVERLAY – VARIOUS PROPERTIES

Author: Senior Strategic Planner (Lyndal Byrne)

Qualified Person: Senior Strategic Planner (Lyndal Byrne)

Property ID: 265478

REPORT SUMMARY

Application No.:	PLAM-21/03
Applicant:	Prepared by Council Officers
Owner:	Various
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	<p>To seek approval to prepare a planning scheme amendment and place it on exhibition.</p> <p>The amendment reduces the width of the Waterway and Coastal Protection Areas Overlay to align with the text of the Natural Assets Code and adds new areas to the Flood-Prone Hazards Areas Overlay.</p> <p>The overlays apply throughout the municipality.</p>
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

REPORT IN DETAIL

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of *Land Use Planning and Approvals Act 1993* (LUPAA), and it is recommended that it be prepared.

The amendment will ensure the planning scheme maps contain the most up-to-date information and reflect the requirements in the written part of the planning scheme.

The social, economic, and environmental benefits of the proposal are:

- Identification, through modelling, of areas prone to flooding.
- Reduction in costs for applicants, by providing updated mapping, which indicates which properties are impacted by these values and hazards.
- Protection of the environmental values of waterways by mapping the current alignment of watercourses.

The social, economic, and environmental consequences of the proposal are:

- While the maps are based on the most up to date information and best practice modelling was used, unknown factors may impact the data. However, as the Glenorchy Local Provisions Schedule is required to be reviewed every 5 years, negative impacts should be mitigated.

On balance, the proposal is considered to be a fair, orderly and sustainable amendment to the planning scheme, and it is recommended that the planning authority prepare the amendment.

The report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for at least 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

If the planning authority resolves not to prepare the amendment, the applicant can appeal the decision to the Commission. (It is noted that the amendment has been prepared by Council officers)

Any representations to the amendment will be considered at a future Glenorchy Planning Authority meeting, where modifications can be recommended. In response to the representations, the Planning Authority could also recommend that the Commission does not approve the amendment.

If no representations are received, the senior planning staff have delegation to forward a report to that effect to the Commission.

The Commission will assess and decide on the amendment based on the issues raised in the representations and the outcomes of any hearings it may hold.

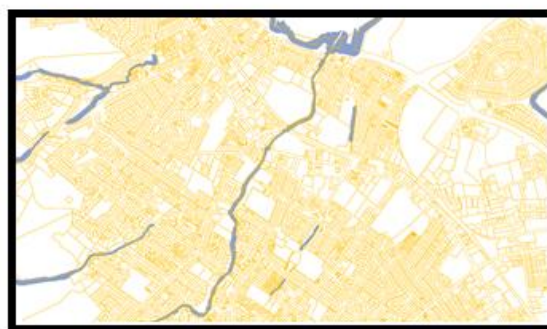
PROPOSED PLANNING SCHEME AMENDMENT The amendment seeks to update two existing Code overlay maps in the Glenorchy Local Provision Schedule (Glenorchy LPS):

- Waterway and Coastal Protection Areas Overlay under C7.0 Natural Assets Code

The existing maps are modified so that the width of the buffer areas around waterways and coastal protection areas is reduced to 10m either side of a watercourse or coastal protection area that is within or adjoins an urban zone (ie the zones listed in Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas) and is remove from piped waterways – see Figure 1.



Extract of current Waterway and Coastal Protection Overlay



Extract of draft Waterway and Coastal Protection Overlay

Figure 1 – comparison of current and draft overlay

The revised mapping also reflects the correct course of some waterways, see Figure 2, as the State guidance maps used for the existing mapping appears to be out of date.

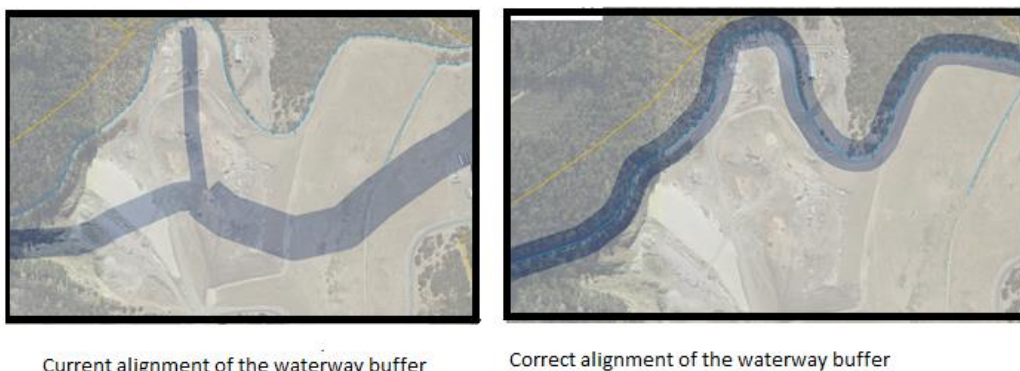


Figure 2 Corrected alignment of the buffer to follow the watercourse

It is noted that representations were received on the width of the buffer area along Roseneath Rivulet during the exhibition of the Glenorchy LPS. The buffer was reduced as a result of these representations and approved under the new scheme. The new maps reflect these changes.

- Flood-Prone Areas Hazard Overlay

The Flood-Prone Areas Hazard Overlay maps are amended to include flood prone areas identified by recent flood studies and modelling by Councils Hydraulics engineers.

The flood studies have been undertaken in line with the national guidelines for flood modelling in Australia [*Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia (Geoscience Australia), 2019]. Computer models were run using historical flood data, which enabled the extent of urban flooding for a range of flood events, including flood scenarios related to climate change, to be estimated. Rural catchment areas were not assessed.

Draft maps were put on informal consultation from 1 July to 28 July 2021. There were no issues raised during this comment period. The maps however were reviewed, and further filtering parameters adopted to:

- Remove all inundated area with water depth less than 50mm and with DV (depth times velocity) less than 0.008 m²/s
 - Remove all separate 'puddles' with an area of 100m² or smaller.

This has reduced the extent of the area shown as flood-prone in the informally exhibited maps.

The CBD catchment area (Barossa Creek, Humphreys Rivulet and Little John Creek) was approved as part of the Glenorchy LPS and already forms part of the planning scheme. However, it is recommended that the full extent of the flood maps be exhibited to minimise confusion, as exhibiting the new maps without the existing CBD area may imply that area is not impacted by flooding.

Both map series are included in **Attachment 1** – Amendment Documents.

SITE AND LOCALITY: Site characteristic and adjoining land

Both the Flood-Prone Hazard Area maps and the Waterway and Coastal Protection Area maps apply to numerous properties across the municipality.

Infrastructure

The Waterways and Coastal Protection Areas maps will not impact on Council or State infrastructure as the purpose of the Code is to minimise potential impacts on natural values of the watercourse.

The identification of flood prone areas, while a requirement of the Tasmanian Planning Scheme, is also an outcome of Council's stormwater management plan developed under the *Urban Drainage Act 2013*.

The identification of flood-prone hazard areas seeks to ensure that buildings and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood, and that they will not increase the risk of flood to adjacent land and public infrastructure. In this regard, identifying flood-prone hazard areas, will assist in the protection of council infrastructure.

Environmental, social, and economic values relevant to the land

The revisions to the Waterway and Coastal Protection Area maps will ensure that biodiversity values are appropriately protected.

BACKGROUND: 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 was for the maps to reflect the widths outlined in Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas. This new approach was introduced after the Glenorchy LPS had been exhibited. The Commission subsequently encouraged Council to revise the overlay via a future amendment.

ASSESSMENT / STRATEGIC OUTCOMES Local Strategy, Policy and Impacts: The amendment is essentially a consequential amendment resulting from discussions with the Commission to produce mapping that matches the text of the Natural Assets Code (ie a standard watercourse buffer width for urban areas) and the implementation of outcomes from Council's stormwater management plan developed under the *Urban Drainage Act 2013*.

Revisions to the Waterways and Coastal Protection Areas mapping to realign buffer areas and correctly reflect watercourses, will also assist in protecting local environmental values.

Identifying Flood-Prone Hazard areas and revising the buffer extent of the Waterways and Coastal Protection areas furthers the objectives of Council's Strategic Plan as it creates certainty for the developers, making it clear whether they are affected by these planning scheme controls or not (see **Appendix 1** Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA).

Regional Strategy and Policy

To be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. In providing updated flood hazard mapping and ensuring natural values of watercourses are recognised through correct mapping, the amendment promotes and is consistent with the following regional policies:

- *BNV 1: Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change*
- *WR 1: Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.*
- *WR 2 Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.*
- *C 1: Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.*
- *MRH 2: Minimise the risk of loss of life and property from flooding.*

(See **Appendix 1** - Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA, for assessment of the amendment against the relevant STRLUS policies).

STATE STRATEGY AND POLICY To be approved, the amendment must be consistent with State policy. The amendment achieves the objectives of the *State Policy on Water Quality Management 1997* by ensuring that watercourses are correctly identified, and therefore managed, under the Natural Assets Code which considers the impacts of development on water quality.

Some of the mapped areas are within the coastal zone and therefore the amendment must be consistent with the *State Coastal Policy 1996*. As the Waterway and Coastal Protection Area is designed to acknowledge and protect coastal areas, it is considered that updates and corrections to the maps is consistent with the key principles of this policy.

(See **Appendix 1** Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA, for assessment of the amendment against the relevant State policies)

STATUTORY CONSIDERATIONS Section 32 of LUPAA provides for the contents of a Local Provisions Schedules, and Section 34 outlines the LPS Criteria.

The amendment utilises the tools available under the State Planning Provisions and is consistent with the requirements under *Section 8A Guideline No 1 – Local Provisions Schedule (LPS): zone and code application*.

The amendment is consistent with the criteria. **Appendix 1** - Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA, provides a detailed assessment of the amendment against the requirements of these provisions.

PUBLIC EXHIBITION The amendment affects a large number of properties in the municipality. Under the *Land Use Planning and Approvals Act Regulations 2014*, S.7(5), a planning authority is not required to formally write to land holders unless the amendment is site specific.

Significant community engagement has been undertaken in respect to both map sets:

- Informal consultation in July 2021 for the flood mapping – noting that the area displayed during that time has been reduced in the draft amendment.
- Statutory consultation during the exhibition of the Glenorchy Local Provisions Schedule (LPS) for the waterways mapping. While most areas have been reduced in the draft amendment maps, about 8 new properties are affected and about 31 have a different part of their land affected.

Consultation on the mapping will be undertaken in line with the statutory requirements (two notices in the Mercury newspaper, website updates, copies at Council offices) with letters provided to those owners/occupiers whose properties were not affected by the waterways mapping during the Glenorchy LPS exhibition.

CONCLUSION

The amendment seeks to revise and update existing maps within the planning scheme. These updates will protect local natural values, clearly identify hazards and improve consistency between the scheme text and maps.

For the above reasons, it is assessed that the proposed amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the tenor of the Tasmanian Planning Scheme - Glenorchy and is consistent with the Southern Tasmanian Regional Land Use Strategy and State policies.

Recommendation:

- A. That pursuant to Section 40D (b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to prepare Amendment PLAM-21/03 to the Glenorchy Local Provisions Schedule to revise the Waterway and Coastal Protection Overlay and update the Flood Prone Hazard Areas overlay as shown in **Attachment 1**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- C. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Attachments/Annexures

- 1** Attachment 1 - Amendment Documents

APPENDIX 1 - STATUTORY ASSESSMENT – RESPONSE TO CRITERIA REQUIREMENTS FOR LOCAL PROVISIONS SCHEDULE UNDER LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

a) *contains all the provisions that the SPPs specify must be contained in an LPS*

LP1.7.5 provides that if a planning authority has identified areas for waterways and coastal protection, the LPS must contain an overlay showing those areas. The amendment revises the existing overlay so that the mapped buffer areas reflect the text of Table C7.3 to identify width of watercourses in urban areas.

LP1.7.10 provides that if a planning authority has flood-prone areas within its municipal area, the LPS must contain an overlay showing these areas. The draft amendment updates the existing Glenorchy LPS Flood-Prone Hazard Areas Overlay with new flood modelling data for additional catchments in the municipality.

The codes maps have been applied in accordance with the Section 8A Guideline No 1- Local Provisions Schedule (LPS): zone and code application.

b) *is in accordance with [section 32](#)*

This section identifies the technical aspects of a LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included, for instance, the inclusion of Particular Purpose Zones or provisions that, if permitted to do so under the SPPs, can override the SPPs - such as site-specific qualifications and specific area plans.

Section 32(4) identified that a LPS may only include these additional local provisions where:

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*

- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The draft amendment includes Code maps allowed under this section and does not include an additional provision.

(c) *further the objectives set out in Schedule 1 of LUPAA*

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Comment
<p>a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i></p>	<p>The revised waterways mapping will provide for the protection of wetlands, watercourses, and the coast by ensuring the mapping correctly reflects these areas. While the revised maps reduce the width of the buffer in urban areas, this aligns with the requirements under the State Planning Provisions which have been found by the State government to further the Schedule 1 Objectives.</p> <p>Identification of flood prone hazard areas within the municipality, will ensure that new development is responsive to flood hazard and developed in a sustainable manner.</p>

<i>b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>Identifying hazards such as flood-prone areas, is key to promoting orderly and sustainable use and development of land.</p> <p>Ensuring that the buffer areas over watercourses is correctly located is consistent with the achievement of fair, orderly, and sustainable planning objectives.</p>
<i>c) to encourage public involvement in resource management and planning</i>	<p>The statutory process for assessment of amendments involves a public notification period. Any representations received will be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.</p>

<p><i>d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i></p>	<p>Correctly locating the waterway buffer areas and reducing their width to reflect the written requirements of the Natural Assets Code, provides clarity for applicants and mitigates the lodgement and processing of unnecessary planning permit applications, reducing costs to Council and applicants.</p> <p>The identification of flood-prone hazard areas in the scheme alerts applicants to potential hazards and development design implications.</p> <p>The identification of hazards assists the protection of council infrastructure, mitigates costs by promoting early recognition of design requirements, and subsequently promotes sustainable economic development.</p>
<p><i>e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i></p>	<p>Community, industry, and other government agencies will have the opportunity to comment on both map overlays during the exhibition process.</p>

Part 2 Objectives	Comment
a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The map overlays have been prepared with the most up-to-date information and best practice modelling to identify flood impacts. Identification and mapping of watercourses and flood-prone hazard areas is consistent with the <i>Southern Tasmania Regional Land Use Strategy 2010 - 2035</i> (STRLUS), and the revision of the Waterway and Coastal Protection Areas mapping has been supported by Commission officers.
b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development, and protection of land</i>	The mapping of values and hazards is consistent with the mapping requirements under the SPPs: LP1.7.5 Natural Assets Code and LP1.7.10 Flood-Prone Areas Hazard Code.
c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	Updating the Waterways and Coastal Protection Areas and Flood-Prone Hazard Areas overlays in the Glenorchy LPS ensures that these values and hazards are considered when assessing applications and making broader strategic planning decisions on the use and development of land.
d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The amendment relies on the tools available under State Planning Provisions to identify these values and hazards.

<i>e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The amendment relies on the tools available under State Planning Provisions to identify these values and hazards.
<i>f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	The identification of values and hazards via publicly accessible planning scheme maps elevates community awareness and helps to promote a safe and pleasant environment.
<i>g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	This objective is not relevant to the amendment.
<i>h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The identification of flood prone land will assist in minimising risk to public infrastructure from buildings and works.
<i>i) to provide a planning framework which fully considers land capability.</i>	The amendment relies on the tools available under State Planning Provisions to identify these values and hazards within the Glenorchy municipality.

(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The proposal does not involve the conversion of prime agricultural land to non-agricultural use.
<i>State Policy on Water Quality Management 1997</i> Specific outcomes to achieve water quality objectives are specified under the following divisions: <ul style="list-style-type: none"> ▪ Division 1 – Measure to achieve policy objectives ▪ Division 2 – Management of point sources of pollution ▪ Division 3 - Management of diffuse sources of pollution. 	The proposed amendment per se would not result in an increase in sediment transport to surface waters. The revised Waterway and Coastal Protection Areas mapping, which identifies the current path of watercourses, ensures that water quality can be managed under the Natural Assets Code, noting that the current mapping does not correctly align with all of the municipal watercourses.
<i>State Coastal Policy 1996.</i> The key principles are: <ul style="list-style-type: none"> ▪ Natural and Cultural values of the coast shall be protected ▪ The coast shall be used and developed in a sustainable manner ▪ Integrated management and protection of the coastal zone is a shared responsibility. 	Some of the mapped areas are within the coastal zone. The Flood-Prone Hazard Areas mapping identifies the potential for flooding impacts and consequently will not impact on the natural values or sustainable management of coastal areas. As the Waterway and Coastal Protection Area is designed to acknowledge and protect coastal areas it is considered consistent with the key principles of this policy.

State Policy	Comment
<p><i>National Environmental Protection Measures</i></p> <p>National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> ▪ ambient air quality ▪ ambient marine, estuarine and fresh water quality ▪ the protection of amenity in relation to noise (but only if differences in markets for goods and services) ▪ general guidelines for the assessment of site contamination ▪ environmental impacts associated with hazardous wastes ▪ the re-use and recycling of used materials. <p>Principle 5 of the NEPMs states that planning authorities 'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.</p>	<p>The two overlays apply to a number of sites across the municipality. However, neither overlay increases the potential for development or changes the types of use permissible on the land.</p> <p>The identification of values and hazards through the mapping is considered to be consistent with the NEPMs.</p>

(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the Southern Tasmanian Regional Land Use Policy 2010-2035 (STRLUS). Comments against the relevant STRLUS strategies are provided below:

Relevant STRLUS strategies	Comment
<p><i>Biodiversity and Geodiversity</i></p> <p>BNV 1: Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change</p> <p>BNV 1.2: recognise and protect biodiversity values deemed significant at the local level and ensure that the planning schemes:</p> <p><i>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</i></p> <p><i>b) implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</i></p>	<p>The amendment updates the existing Waterways and Coastal Protection Areas Overlay to reflect the correct location of watercourses. It will therefore promote the protection and recognition of biodiversity values within the municipality (where possible) under the provisions of the Natural Assets Code.</p>

Relevant STRLUS strategies	Comment
<p><i>Water resources</i></p> <p>WR 1: Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.</p> <p>WR 1.3: Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.</p> <p>WR 2 Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.</p> <p>WR 2.3 Minimise clearance of native riparian vegetation</p>	<p>The amendment is consistent with these regional policies as it updates and corrects the existing Waterways and Coastal Protection Areas mapping.</p>
<p><i>The Coast</i></p> <p>C 1: Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.</p> <p>C 1.1: Use and development is to avoid or minimise clearance of coastal native vegetation.</p>	<p>The amendment is consistent with these regional policies as it updates and corrects the existing Waterways and Coastal Protection Areas mapping.</p>

Relevant STRLUS strategies	Comment
<p><i>Managing Risks and Hazards</i></p> <p>MRH 2: Minimise the risk of loss of life and property from flooding.</p> <p>MRH 2.1: Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.</p> <p>MRH 2.2: Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.</p>	<p>The amendment is consistent with these regional policies as it applies the Flood-Prone Hazard Areas maps to areas within the municipality that have been identified as flood-prone.</p>

(f) *has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates*

The municipal strategic plan is the *Glenorchy Strategic Plan 2016-2025*. The amendment is consistent with the following objectives:

- **2.1 Stimulate a prosperous economy:**

The amendment will clearly identify areas which are flood prone (and hence those areas that are not). This will reduce the costs for developers to undertake flood modelling in those areas where the information was not previously available.

The revised waterways maps reduce the width of buffers in urban areas to reflect the widths identified in the text of the Natural Assets Code, removes it from piped waterways and applies it more accurately than the State mapping that was used for the drafting of the LPS. This will reduce the potential for lodgement and assessment of unnecessary applications.

▪ 4.1 Govern in the best interests of our community:

The amendment creates certainty in the application of the overlays, which promotes an efficient assessment process.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

There are no LPSs in effect in the neighbouring municipalities.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#) .

The overlays intersect in various places with the declared gas pipeline planning corridor that runs through the municipality. However, the overlays themselves do not promote increased development opportunities in these areas and will not impact on access to or the use of the corridor.

6. PLANNING SCHEME AMENDMENT TO REVISE THE WATERWAY AND COASTAL PROTECTION AREAS OVERLAY AND ADD NEW AREAS TO THE FLOOD PRONE HAZARD AREAS OVERLAY – VARIOUS PROPERTIES

File Reference: 265478

REPORT SUMMARY

Application No.:	PLAM-21/03
Applicant:	Prepared by Council Officers
Owner:	Various
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	<p>To seek approval to prepare a planning scheme amendment and place it on exhibition.</p> <p>The amendment reduces the width of the Waterway and Coastal Protection Areas Overlay to align with the text of the Natural Assets Code and adds new areas to the Flood-Prone Hazards Areas Overlay.</p> <p>The overlays apply throughout the municipality.</p>
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

DUNSBY/KING

- A. That pursuant to Section 40D (b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to prepare Amendment PLAM-21/03 to the Glenorchy Local Provisions Schedule to revise the Waterway and Coastal Protection Overlay and update the Flood Prone Hazard Areas overlay as shown in **Attachment 1**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- C. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering State Policies and having regard to the Waterway and Coastal Protection Areas overlay and the Flood Prone Hazard Areas overlay, the Glenorchy Planning Authority decided to prepare and place on public exhibition the draft amendment for the reasons set out in the officer's report.