

From: [Lucy Landon-Lane](#)
To: [Contract Planner](#)
Subject: Submission for Particular Purpose Zone - The Gulch GSB-P2.0
Date: Sunday, 9 February 2020 10:53:20 AM
Attachments: [GSBC Particular Purpose- The Gulch, Bicheno.docx](#)

Dear Nell,

Please find attached our submission regarding the Particular Purpose Zone - The Gulch, Bicheno.

Regards,
Chris and Lucy Landon-Lane
199 Rosedale Rd
Bicheno.

Glamorgan Spring Bay Council draft LPS

Particular Purpose Zone - The Gulch GSB-P2.0

This land to be rezoned is crown land looking onto one of the few marine reserves on the East Coast. Many people visit this area to see the bird colony on Governor's Island; to fish off the wharf; to eat from the existing restaurants; to go out on the glass-bottom boat; and to launch their boats. Importantly, this region also has habitat for little penguins and is part of Bicheno's penguin population which has repeatedly undermined by the presence of people, dogs and cats. A Tasmanian Heritage Listed Structure (ID 1498) is also in this zone.

Our primary concern for this area is that it is already congested at times. Despite the extension of parking for cars with boat trailers, there is often not enough parking for everyone wanting to be in this area. The foreshore and walkway is beautiful and to increase its usage with more buildings and parking areas will severely threaten the penguin habitat and spoil the beauty.

Protection of the little penguin habitat and coastal foreshore has to be a priority. Any expansion of businesses, buildings and car parks in this area will put more pressure on this fragile environment therefore any new businesses need to be created within existing building footprints.

People come to visit Bicheno for its beautiful natural environment. Bicheno's economic growth depends on the protection of our natural assets. For this reason, we submit the following:

GSB-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone at "The Gulch" needs to be written so as to provide strong protection for the environment, visual amenity and heritage values of the area.

GSB- P2.4 Use Table

Use Class

PERMITTED Passive Recreation

We object to *Manufacturing and Processing, Resource Development and Resource Processing (Qualification - if associated with a maritime or aquaculture activity)* being included under Permitted. We believe that under the GSBC definition table this Use Class does not limit the size of manufacturing or processing, nor do the definition standards address any pollution associated with this type of use. We also believe that the impact of these type of uses on the Gulch's natural values; Governor Island Marine Reserve; and the little penguin habitat cannot be Permitted.

Use Class

DISCRETIONARY

We object to Resource Processing and Utilities being included as *discretionary* as the GSBC definitions define these types of use class not in keeping with the Gulch's unique beauty, natural amenity and wildlife habitat.

All other uses under Discretionary must remain within the existing building footprints and need precise qualifications that address our concerns regarding penguin habitat and this unique and beautiful environment.

GSB-P2.5 Use Standards

Hours of Operation, Noise, External Lighting, Commercial vehicle movements & Outdoor Work Areas

We strongly believe that these use standards must provide protection for the little penguins that live in this area. Consultation as to best practices for this site for penguin protection needs to be made in discussion with DPIPWE and Birdlife Tasmania.

With any development comes an increase in traffic and there is no mention of traffic and visitor parking. In peak visitor times the area struggles with traffic and parking for existing businesses at the Gulch overflows onto the Esplanade. Added to this congestion, between dusk and dawn, are numbers of little penguins trying to cross the Esplanade to get to burrows. They become confused and blinded by car lights with some unable to get back to burrows to feed chicks. Again this highlights that further expansion of businesses and buildings in this area is not sustainable and will seriously threaten the little penguins which have their burrows in this area.

GSB-P2.6 Development Standard for Buildings and Works

Building Height, Setback, Building design, Outdoor Storage Areas, Fencing

For the reasons already stated we object to any new buildings to be built in this area, and we prefer that any renovations be created on existing building footprints with no loss of vegetation.

Building renovation height must be not more than 5m and positioned at a lower elevation than Waubs Esplanade with building designs that do not detract from the natural visual amenity. Access to business premises from existing access points. There is a cleared area closer to the school which could be converted to a carpark if one is needed, which would prevent any loss of vegetation.

During any construction periods little penguin activity needs to be fully considered and prioritized with no loss of habitat or disruption to their breeding cycle. Any fencing used will need to be constructed in such a way as not to impede little penguin movements. As stated before, consultation with DPIPWE and Birdlife Tasmania is needed to ensure the complete protection of the little penguins in this area.

Lucy and Chris Landon-Lane.