

## Representation No 50

**From:** [geoffmurray48@dodo.com.au](mailto:geoffmurray48@dodo.com.au)  
**To:** [Break O Day Office Admin](#)  
**Subject:** Fwd: Local Planning Scheme  
**Date:** Monday, 13 December 2021 2:37:01 PM  
**Attachments:** [Break O Day Future Directions.docx](#)

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----- Original Message -----

Subject: Local Planning Scheme

Date: 2021-12-13 10:39

From: geoffmurray48@dodo.com.au

To: admin@bodc.tas.gov.au

The General Manager

Break O' Day Council

Please find enclosed our response to this matter which has to be submitted today.

I would appreciate an indication of receipt of this email.

Thanks

Geoff and Rosie Murray

Ph 0439 80 27 05

908 Oceana Drive  
Howrah  
12<sup>th</sup> Dec 2021

The General Manager  
Break O Day Council  
St Helens

### **Subject Local Planning Scheme**

I am writing to provide my opinion on some of the essential features of future planning in the Break O' Day municipality and particularly at Binalong Bay where my family has a long time association and particular interest. My family has multiple properties the first of which was acquired in the early 1950's when Binalong Bay (or Boat Harbour as it was then known) was a genuine natural paradise.

Our interests are in ensuring that the future direction of any development is based on the principle of retaining as much of the natural values that make this area so unique. My comments are based on my personal experience of more than 70 years and an appreciation of the intrinsic qualities this municipality offers.

#### **Acknowledge Intent of Zones**

It is essential that the conditions and restrictions of zones be acknowledged and respected despite the pressure that may arise from those with particular (and often financial interests).

#### **Over Development**

One of the most important considerations is imposing limits on development in terms of:

*Lot Size:* There should be sensible limits on the minimum lot sizes depending on the actual zone. For example general residential lots should be limited to 700m<sup>2</sup> or greater.

*Strata Development:* An essential requirement is the implementation of restrictions on strata and multiple dwellings developments to those areas which are appropriately serviced and not within sensitive zones such as the Landscape Conservation Zone.

*Ribbon Development Prevention:* If one reflects on sensible development strategies from other countries such as the UK there will be an appreciation of measures that have been imposed to prevent one of the most inappropriate development outcomes, namely ribbon development which is seen so often in other states. We support the retention of prohibition of further subdivisions within one km of the coastline.

*Site Coverage:* Similarly limits on site coverage will encourage retention of the greenery and natural vegetation and minimise the rainwater runoff. Each zone will

need to have specific limits and these should not be discretionary and general residential should be no greater than 40%. Furthermore there should be provisions to account for concrete surfaces which should in some proportional ratio add to the site coverage.

*Height Envelope:* Ensuring compliance with height envelopes will benefit the community by minimising the overwhelming intrusion of towering buildings in contrast to the natural trees and vegetation. Whilst these may be some discretion on minor non-compliance these must be minimal.

### **Scenic Protection**

It is recognised by all and sundry that the scenic values of this municipality are exceptional and apply across the whole of the region and are not limited to narrow corridors or just the coastline. Accordingly we fully support a wide ranging Scenic Protection Code encompassing valued sites throughout the whole municipality.

### **Stormwater Management**

As evidenced by industries sensitive to storm water outflows, (such as the oyster industry) there is need to have a quality storm water management system. It is regrettable that other Councils ignore the adverse impact of outflow and mandate storm water be directed away from local greenery (lawns and gardens) that would absorb so much but rather direct it all to the river and sea via the storm water pipes and gutters. The environmental consequences are obvious and highly visible particularly after a downpour when the waterways become a brown sludge. A more enlightened approach is required.

Appropriate infrastructure needs to be provided to minimise outflows into waterways by means of appropriate treatment/retention facilities. Fortunately so much of the municipality use water tanks whereby the water is a critically important resource to be retained.

### **Environmental Management Zone:**

Because of the high conservation values combined with scenic values we support the Future Potential Production Forests (FPPF) as Environmental Management

### **Rural vs Landscape Conservation Zone**

There is a need to review the Council's use of the Rural Zone which incorporates areas which are clearly not currently nor intended to be rural, but rather serve non-rural purposes. These have scenic and environmental qualities that merit rezoning into the Landscape Conservation Zone.

### **Native Vegetation**

The scenic and conservation values are enhanced by retention and encouragement of much appropriate native vegetation as possible. The Council displays the opposite in so many ways. One example is mowing parks and greenery where the Council so often destroys young native trees with complete disregard or reason. A more

enlightened policy will ensure that selective parks management will ensure the retention of young native trees and vegetation.

### **Weed Management**

This is a ubiquitous problem for all Councils and we are aware of the resources required. With reference to the above point where resources are employed to destroy native vegetation, the foreshores in so many areas are polluted with massive weed infestations that need to be removed under a scheduled management plan.

### **Wildlife Protection**

It is a well understood principle that there is an obvious link between protection of the natural environment, particularly the flora and the well-being of the native wildlife. This is further reason for protection of the native vegetation and removal of weeds. A policy that creates wildlife corridors is essential for protection of these creatures and is a feature of so many progressive Councils and should be adopted by this Council.

### **Reticulation Systems**

So many regions in the municipality never had nor require reticulated sewerage or water services. So many dwellings are used on a part time basis for holiday or visitor accommodation and are well served by the current arrangements. Most residents have adequate water tanks using this resource that would otherwise be an environmental problem feeding the waterways as mentioned before.

Some would like to argue that septic systems should be replaced with reticulated systems on the basis of efficiency. However even the dated systems operate efficiently and without problems as evidenced by our own systems which have trouble free operation for the last 60+ years. The more recent development of a plethora of efficient waste management technologies used throughout the country supports the case for on-site self-contained systems. It is likely that those seeking sewerage systems at massive expense to all believe it will allow for more concentrated development and subdivision of existing lots.

It is regrettable that so often community comment and advice based on personal experience and common sense have in the past been ignored in the quest for inappropriate development. By means of an example I reference my objection (Jan 2018) to the massive break wall where I foreshadowed the rocks falling into the gulch *“the surge will assuredly move any in-fill material “and “issue of repositioning of displaced rocks and material needs to be funded”*, and restricted visibility of on-coming waves resulting in boats being washed onto the rocks – both of which have now resulted from this obvious Council-endorsed danger. Warning signs now acknowledge the danger to all mariners using the facility.

The point of this is that the community rather than bureaucrats lacking familiarity are in a much better position to make appropriate recommendations.

This is an opportunity of the Council to give serious consideration to the objective wishes of the Break O'Day community wishing to sensibly retain the qualities of the region, rather than responding to the developers or those who have a financial interest in particular options. Decisions of today will determine the future direction of this outstanding Tasmanian municipality.

Thank you for considering our submission and will be willing to provide additional information if required.

Geoff and Rosie Murray

Ph 0439 80 27 05

c.c     The Mayor and Aldermen Break O'Day Council