

Representation No 23

From: [Alan Richmond](#)
To: [Break O Day Office Admin](#)
Subject: Break O'Day LPS Submission
Date: Sunday, 12 December 2021 3:42:39 PM

Dear Council,

Having studied the BOD Draft Local Provisions and supporting documents, I make the following submission:

1. I support the Landscape Conservation classification applied to my property at Chain of Lagoons. However, the limitation of this classification in the draft plan is that it only applies to a very narrow scenic corridor along the coastline. This should be widened considerably to protect forested areas close to the coast. One area of importance is that between the Chain of Lagoons and St Marys.
2. Multiple dwellings and tourist accommodation should not be allowed in Landscape Conservation areas.
3. I strongly support the retention of a prohibition of subdivision within 1km of the coastal high-water mark. Importantly, this helps prevent ribbon development, urban sprawl and loss of vegetation and habitat. Development should only occur in serviced settlements
4. The planning scheme must prevent multiple dwellings and strata developments for tourism accommodation outside serviced areas.
5. I support a Scenic Protection Code that protects landscape values across the municipality. Noting that the Council has adopted a minimalist position on this.
6. The council must improve its proposed Stormwater Specific Area Plan (SAP) to reduce the overall quantity and improve the quality of urban stormwater flows to waterbodies to protect important aquatic ecosystem values and avoid or minimise any potential ecological impacts.
7. I strongly support zoning Future Potential Production Forests (FPPF) land as Environmental Management Zone in recognition of the FPPF areas significant high conservation values and in some cases important scenic values
8. I support the use of biodiversity overlays to determine landscape connectivity and wildlife habitat corridors in farming areas. Any identified areas should be zoned Landscape Conservation Zone
9. The vast majority of private land within the LGA is proposed as Rural or Agricultural which allows intensive uses that do not require a planning permit. This need re-examining to allow native forested areas to be zoned Landscape Conservation which has emphasis on protecting landscape values.

The primary outcome of a planning scheme should be to protect the character of the local area and native biodiversity.

I thank you for your attention to my views and please contact me if you require an additional information.

Yours faithfully,

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