

From: Clarence General Mail User
Sent: Tue, 17 Mar 2020 14:22:04 +1000
To: City Planning
Subject: FW: Clarence draft Local Provisions Schedule

From: ANNI MCCUAIG <nash_mccuaig@netspace.net.au>
Sent: Tuesday, 17 March 2020 3:09 PM
To: Clarence General Mail User <clarenc@ccc.tas.gov.au>
Subject: Clarence draft Local Provisions Schedule

Dear Madam/Sir,

Please find below my representation on the Clarence LPS. Thank you for the opportunity to comment.

Sincerely
 Ann McCuaig
 7 Britannia Place
 Bellerive
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Representation on Clarence Draft Local Provisions Schedule

Zoning

Rosny Hill

Rosny Hill is incorrectly zoned as Recreation. It is a Nature Recreation Area under the *Nature Conservation Act 2002* with the legislated Purpose of “Public recreation and education consistent with conservation of natural and cultural values”. It has significant natural values including the largest population of *Thelymitra bracteata* the leafy sun orchid and *Dianella amoena*, both species listed under the Tasmanian Threatened Species Act. The reserve contains threatened native vegetation – comprising the Critically Endangered Lowland Native Grasslands of Tasmania ecological community (EPBC-listing).

Rosny Hill NRA would qualify as locally significant with the Clarence Municipality on a range of issues, including:

- presence of threatened species (*Thelymitra bracteata* and *Dianella amoena*) not known to occur in any other reserve in Clarence;
- presence of Lowland *Themeda* grassland(GTL) on the basis that it has a limited distribution in Clarence, and (on the basis of TASVEG mapping and other information) is known from only two reserves in Clarence;
- presence of EPBC-listed Lowland native grasslands of Tasmania (Critically Endangered Ecological Community).

Rosny Hill should be zoned either **Environmental Management Zone** (as are most Nature Conservation Act reserves around Tasmania) or **Open Space Zone**. Nearby Rosny foreshore is zoned Open Space.

As outlined by Guideline No 1, Zone 23.0, the Environmental Management Zone is the best zone for Rosny Hill as “the purpose of the Environmental Management Zone is:

- 23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.
- 23.1.2 To allow for compatible use or development where it is consistent with:
 - (a) the protection, conservation and management of the values of the land; and
 - (b) applicable reserved land management objectives and objectives of reserve management plans.

Further, Guideline No 1 indicates that “The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as:

- (a) land reserved under the *Nature Conservation Act 2002*;
- (e) any other public land where the primary purpose is for the protection and conservation of such values; “
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Historic Heritage

This important planning consideration is under done.

Table C6.3 mainly includes a short list of older buildings that were once on the State heritage register. There should have been an historic cultural assessment as part of the planning scheme to review historic heritage in Clarence, or at least pick up recommendations from the 1994 Peter MacFie and Lindy Scripps report done for Clarence. Historic themes for Clarence would include: colonial settlement, trans Derwent transport, boat building, transport, other maritime, different stages of development, communications etc.

Table C6.3 - illustrates the point above. Local historic landscape precincts should have been identified.

Table C6.4 - as above, should be used in LPS.

Table C6.5 - significant trees. Inadequate table. There needs to be a survey to identify these and to include not just single trees but groupings, such as the magnificent gums on the eastern side of Gordons Hill road, above the retirement village. Another example would be the striking avenue of poplars at the entrance to Cremorne.

Table C8.1. - should be used in LPS. These areas need to be identified.

Bellerive Bluff

The historic quality and charm of the Bluff has been diminished over the past 20 years through subdivision and construction of stark modern buildings with little reference to the character of the Bluff. Compared with Battery Point, Bellerive Bluff has gone backwards over this period.

The Woolley report refers to a near treeless streets. It wasn't always so. The LPS should identify opportunities for enhancement, especially as part of adaptation to hotter periods due to global warming.

The "Emerging design principles" of the Woolley report are broadly supported. The planning provisions need to clearly encompass these.

Important historic streetscapes need to be identified and protected, eg. the "O'May watermen's cottages" in Britannia Place.

Ann McCuaig

15 March 2020