

From: [Charles Morgan](#)
To: [Contract Planner](#)
Subject: Representation re GSB Local Provisions Schedule
Date: Saturday, 15 February 2020 10:40:22 AM
Attachments: [Submission by residents of the Fisheries, Coles Bay.docx](#)

Attention: Contract Planner, Glamorgan Spring Bay Council

Please find attached a representation from a group of residents of the Fisheries (Coles Bay) in response to the draft Local Provisions Schedule of the Tasmanian Planning Scheme.

Yours faithfully

Charles Morgan

Tasmanian State-wide Planning Scheme

Representation from a group of residents of The Fisheries (Coles Bay) in response to the draft Local Provisions Schedule of the Tasmanian Planning Scheme

Introduction

The Fisheries is a 20-acre pocket of private land adjacent to Parson's Cove and situated within the bounds of Freycinet National Park. George Meredith, one of the first settlers at Swansea, established a whale 'fishery' at Parsons Cove in 1824. It became known as 'The Fisheries'. Harry Parsons retired to Coles Bay in the 1920s and promoted the tourist potential of the area. He established shacks at The Fisheries, which were the forerunners of today's holiday homes in the area.

Thirty-eight residents' shacks are located amongst the trees on the slopes behind the beach. Small dinghies are stored on and launched from the beach and a number of small boats are usually moored in the bay. Many shacks have remained in the hands of the original families, who have been holidaying in the area since the 1950s. Visitors often come to spend the day on the beach.

The shacks became a legacy of history when the National Park was established around The Fisheries, making it essential for special consideration within the Council's planning scheme.

Submission

Views of the Hazards from Tasmania's Great Eastern Drive and the approach to Coles Bay are iconic and of national significance from a tourist and environmental perspective.

The Council's current approach to development at The Fisheries supports additional urban growth without the necessary consideration of environmental and infrastructure impacts.

During the past year, a group of residents of The Fisheries have made numerous approaches to the Glamorgan Spring Bay Council regarding the lack of any strategic approach to future development at The Fisheries.

The Council's ad hoc approach to future development at The Fisheries is exemplified by the lack of consideration given to the impact(s) additional development will have on Freycinet National Park and adjacent properties.

The concern of residents of The Fisheries can be best illustrated by the omission of a provision contained in the Glamorgan Spring Bay Planning Scheme (1994), which unfortunately was not transferred into the current Glamorgan Spring Bay Interim Planning

Scheme (2015). This provision specifically prohibited future subdivision (as well as a range of other uses and developments at The Fisheries). The extract from the 1994 Scheme (page 4) provides a rationale for the provision, citing the 'unique' character of The Fisheries and the potentially damaging impact of further development at The Fisheries on Freycinet National Park.

Given the 'obvious purpose' and importance of the provision in the 1994 Glamorgan Spring Bay Planning Scheme, residents did not consider that this provision would be 'over-looked' in transitions to the Glamorgan Spring Bay Interim Planning Scheme (2015).

Residents took the view that the subdivision restriction formed such an obvious and important role in ensuring the existing level of development at The Fisheries that the provision would simply be 'transferred' into the 2015 Glamorgan Spring Bay Interim Planning Scheme as a matter of course. Consequently, residents did not see the need to make any representation at that time (nor were they advised of the provision's exclusion).

The 'obvious purpose' of the provision prohibiting future subdivision at The Fisheries reflected existing environmental concerns about over-development. As a result of massive growth in the region, these concerns have significantly increased during subsequent years.

Not only have environmental concerns increased over recent times due to development in the area, but they have been compounded by a substantial increase in human activity as a result of the recent unprecedented level of tourism activity.

With the location of The Fisheries on the doorstep of Freycinet National Park and, in particular, iconic Wineglass Bay, a further increase in ad hoc development at this location with resultant negative impacts needs no detailed explanation. If it was considered necessary to prohibit subdivision at The Fisheries under the 1994 Glamorgan Spring Bay Planning Scheme in order to protect important environmental features on the Peninsula, it is plainly obvious that this prohibition is even more necessary today.

The catalyst for the introduction of the original subdivision prohibition at The Fisheries was a commitment to limit human impacts in order to protect the diverse environmental values of the National Park and surrounding area. Whilst the increase in human traffic impacts directly on the environmental values of the National Park and its environs, any increase in human activity also impacts on local services such as roads, car parking, toilets, waste management, fire management and other infrastructure issues. It is therefore evident that additional subdivision within The Fisheries will impact on both the environment and Council services. The additional impacts on infrastructure would likely not have been considered when the prohibition was introduced in the 1994 Glamorgan Spring Bay Planning Scheme, making it even more important for the prohibition to be reinstated as soon as possible.

For the above reasons, we request that the Glamorgan Spring Bay Council and the Tasmanian Planning Commission recognise the ever-increasing negative development

pressures on Freycinet National Park. To limit these pressures, we ask the Council to re-instate the subdivision prohibitions of the 1994 Planning Scheme insofar as the Fisheries is concerned.

This submission is presented on behalf of residents of The Fisheries listed below.



Charles Morgan (on behalf of)

Warren and Julie Clark, 101 / 103 Freycinet Drive

Christine Cox, 408 Freycinet Drive

Hillary Bennell and Laura Edwards, 409 Freycinet Drive

Malcom and Felicity Nicolson and David Nicolson, 410 Freycinet Drive

Pat and Christine Dwyer, 411 Freycinet Drive

Louise Eccelston, 412 Freycinet Drive

Greg and Christine Hannan, 414 Freycinet Drive

Charles and Jenny Morgan, 416 Freycinet Drive

Greg Johnston, 418 Freycinet Drive

Andrew Climie and Trudi Disney, 420 Freycinet Drive

Robert and Judy Finney, 422 Freycinet Drive

Tamar Weatherly and Candace Weatherly, 424 Freycinet Drive

Robyn Mundy and Penny Mundy, 425 Freycinet Drive

Neal Mackintosh and Karen Gartlan, 426 Freycinet Drive

Julian Adkins, 428 Freycinet Drive

Bert, Jo and Marion Shugg, Mary Pohl and Alice Tallis, 2 Parsons Lane

Andrew Robinson and Marita Long, 4 Parsons Lane

Scott Woodroffe, 6 Parsons Lane

Peter and Margie Stackhouse, 8 Parsons Lane

Susie Eade, 12 Parsons Lane

Extract from the 1994 Glamorgan Spring Bay Planning Scheme

b) Non-settlement areas

The area to the south of Coles Bay is occupied by the National Park that contains the area known as "The Fisheries". This freehold subdivision is unique and accordingly is subject to some specific controls.

- VII.** Use or development within "The Fisheries" shall be subject to specific controls to mitigate any impact on the Freycinet National Park.

b) Discretionary Use or Development

The following use or development is discretionary in the Village zone:

Active Recreation
Child Care Centre
Civic Building/Centre
Communal Dwelling
Educational Establishment
Local Shop
Miscellaneous
Multiple Dwelling Units
Subdivision
Telecommunications Infrastructure
*Visitor Accommodation **

c) Prohibited Use or Development

The following use or development is prohibited in the Village zone:

- Use or development not specifically defined as exempt, permitted or discretionary within this zone.

Notwithstanding the provisions of the above, any use or development other than that identified as either exempt or permitted shall be prohibited in the area known as "The Fisheries" at Coles Bay.