

From: [Kym Achilles](#)
To: [Contract Planner](#)
Subject: Comments on the draft LPS
Date: Friday, 14 February 2020 1:19:24 PM
Attachments: [GSBC Gulch.docx](#)

Dear Ms Nettlefold

Please find attached comments/submission on

GSB-P2.0 Particular Purpose Zone - The Gulch

Please let us know if you are unable to open the attached file.

Thank you for your time

Kym & John Achilles

Glamorgan Spring Bay Council draft LPS

Particular Purpose Zone - The Gulch GSB-P2.0

This is crown land that borders a marine reserve and is unique geographically and visually for its deep “gulch” harbour. This type of environment does not exist anywhere else in Tasmania and as such attracts a large number of visitors. It is also a high value little penguin habitat and part of Bicheno’s fragile penguin population. A Tasmanian Heritage Listed Structure (ID1498) is also in this zone.

This unique natural visual amenity needs to be available and maintained for **all** members of the community, our visitors and our wildlife. No visual pollution i.e. shop signage, tall buildings, concrete car parks etc. And protection of the little penguins environment and ability to move freely in this area has to be a priority.

The area is currently struggling from overuse with traffic and parking an issue for locals and visitors, not to mention our little penguins trying to get to their burrows. **Any expansion of businesses and buildings in this area will put more pressure on this fragile environment therefore any new businesses need to be created within existing building footprints.**

Our Bicheno community lifestyle and economic growth **relies** on our natural environment so it is imperative that we take all possible steps to protect our natural assets. For the above reasons we submit the following.

GSB-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone, “The Gulch” needs to be written so as to provide strong protection for the environment, visual amenity and heritage values of the area. The current wording states to “minimise” impact and needs to be replaced with **protect and enhance the distinctive local features and landscapes and the wildlife.**

GSB- P2.4 Use Table

Use Class

PERMITTED

Passive Recreation Only use class to be permitted

We object to **Manufacturing and processing, Resource Development and Resource Processing** (Qualification - if associated with a maritime or aquaculture activity) being included under *Permitted*. These use classes under the Glamorgan Spring Bay Council *definition* table do not limit the size of manufacturing or processing nor do the *definition standards* address any potential pollution associated with this type of use. For reasons stated in our opening paragraphs the impact of these type of uses on the Gulch natural visual amenity, 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 classes to be not in keeping with the Gulch's unique natural amenity and wildlife.

All other uses under *Discretionary* need to remain within the existing building footprints and need precise qualifications that address the concerns in our opening statement.

GSB-P2.5 Use Standards

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

These use standards need to provide adequate 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.

No Mention has been given to traffic and visitor parking. In peak visitor times the Waubs Esplanade struggles with the traffic and parking generated from existing businesses. The Esplanade becomes a carpark. 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.**

GSB-P2.6 Development Standard for Buildings and Works

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

For the reasons outlined in our opening statement no new buildings to be built in this area and any renovations to 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.

During any construction periods little penguin activity needs to be fully considered and prioritised with no loss of habitat or disruption to their breeding cycle. Any fencing will need to be constructed in such a way as not to impede little penguin movements with consultation from DPIPWE and Birdlife Tasmania.

Kym & John Achilles
Residents & Commercial Rate Payers
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Bicheno