

From: jcazaly <jcazaly@bigpond.com>
Sent: Monday, 2 August 2021 9:44 AM
To: Development Services
Subject: Planning Exhibition Representation
Attachments: Planning Submission Representation 2021.doc

Follow Up Flag: Follow up
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To the General Manager
Flinders Council
Please find attached my Planning Submission Representation,
Regards
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General Manager
Flinders Council
1/08/2021

Confidential – Planning Exhibition representation.

Dear Sir,

Thank you for the opportunity to comment on the Draft Flinders Local Planning Scheme.

I recognize that there are constraints imposed by the requirements of the LPC to operate within the terms of the SPP.

I would therefore like to qualify my support for the zoning and code definition and applications by saying that in some cases they not strong enough to provide for and protect the essential mix of the visually stunning natural environment and magnificent and ecologically important coastlines and environs of the Furneaux islands.

I recognize that the Islands have been occupied mainly by Europeans for many years and consequently land use has reflected non sympathetic land clearing and settlement practices. Remediation of this is a challenge.

Recent world events namely the occurrence of the pandemic Covoid 19 and the belated recognition of climate change induced by human activity will apply a more intense spotlight on land use Australia wide. In all likelihood pandemic “refugees” and climate change population movements will result in the Furneaux group of Islands becoming a more relevant location for many. The Flinders Planning Scheme could be one useful tool in preserving our unique way of life and natural environment”” as mentioned in the Flinders Council’s Vision statement .2021-2030.

Within the constraints of the scheme I offer the following.

SCENIC PROTECTION CODE

I support the application of the Scenic protection Code 8 in the draft LPC with the following addendums

In addition to the areas currently identified

- All outer island should have the application of the Scenic protection Code C8
- The east coast should have the application of the Scenic protection Code 8.
- The land bordered by Palana Rd. and Killiecrankie rd extending to the Killiecrankie settlement should be included (C8.1.4)
- Extension of the Killiecrankie Bluff overlay to the back of all of the building titles in Killiecrankie Village..(there seems to be a gap or it could be a print error) to at least the 20 metre contour.
- Killiecrankie open Space Zone should also be included.

However there seems to be one omission from the translation of the old Visually Sensitive Area to the new Scenic protection Code.

The current Planning Scheme states that objectives of the Visually Sensitive Area 7.2.2 are

- (a) to retain the natural appearance of each Area
- (b) to minimize the visual impact of use or Development
- (c) To retain and restore where possible the natural vegetation cover.**

I submit that these objectives should be included in the LPS application to the Furneaux group in addition to the SPP requirements as part of an LPS.(if that is the appropriate mechanism)

LANDSLIP

Fli-C8 1.4 . THE MEDIUM Landslip Hazard Zone should be extended down to the 20metre contour on the west Side side of Killiecrankie Rd .

Killiecrankie Bluff is a granite rock face extending from the 20 metre contour up to at least 120 metres. Consequently with increasing rain fall and heavier inundations of rain events together with the bushfire hazard zones which necessitate clearing, the stability of the land form is decreasing.

Less vegetation allows for greater instability of surface soil and less absorption of subsurface water and groundwater. Run off from both surface and subsurface requires greater attention.

Very little storm water management exists in Killiecrankie and with land clearing for construction of dwellings increasing the problems caused by poor drainage are also increasing.

COASTAL AREA SPECIFIC PLAN

I support the application of the Coastal Area Specific plan to Killiecrankie and other areas as specified in the LPC FLI.S..7.1.

In particular I support A-1 Building Height must not be more than 5 metres. (if I have understood it correctly this applies to all buildings in the Coastal Area Specific plans.

BUILDING HEIGHT ELSEWHERE has increased from 8.0 to 8.5 metres.

I do not support this increase. It should be reduced to 6 metres.

Light Pollution

Light Pollution should be a key feature in assessing the impact of any development on the surrounding landscapes and amenity.

SHORELINES AND WATERBODIES OVERLAY

I support the setback of 100 metres from Coastal Shorelines of 100 m in the Shorelines and Waterbodies Overlay to protect the coastal area.

AGRICULTURAL ZONING of the land adjoining Killiecrankie Bay immediately east of Killiecrankie Bay and South of Mt Killiecrankie.

Recent efforts by the landowners have ensured that this land is carrying a significant increase in domestic cattle and would seemingly compare favourably with any of the Eastern Agricultural zones in terms of agricultural use and therefore AGRICULTURAL ZONING . I support this zone classification for this area .

Thank you for the opportunity to contribute to this discussion.

If any of these contributions are not in a technically correct form then please do not reject the intention . Public consultations must also tolerate public understandings of what is required.

Planning Schemes can be particularly challenging to read- not all of the public feel confident to participate because of that.

. I urge Council to listen to the sentiment behind its community's expression and engage its expertise to ensure that it is heard.

Regards

Jude Cazaly 504 Killiecrankie Rd KILLIECRANKIE