

From: [Lucy Landon-Lane](#)
To: [Contract Planner](#)
Subject: submission for North Bicheno Future Urban Zone,
Date: Thursday, 6 February 2020 12:12:31 PM
Attachments: [GSB_P5.0 North Bicheno Future Urban.docx](#)

Hello,

Please find attached our submission regarding the North Bicheno Future Urban rezoning.

Regards, Chris and Lucy Landon-Lane
199 Rosedale Rd
Bicheno

Glamorgan Spring Bay Council
Tasmanian Planning Scheme – Glamorgan Spring Bay draft LPS
Review of Zoning in Bicheno Area

We submit the following feedback in relation to the Council's review of zoning in the Bicheno area, specifically GSB-P5.0 Particular Purpose Zone – North Bicheno Future Urban.

We believe that Bicheno will grow over the coming decades and are concerned that the natural and environmental values which are intrinsic to people's lifestyles and the economic growth of the region must be protected if we are to maintain the beauty of this area. For this reason, we submit comments specific to the North Bicheno Future Urban rezoning.

GSB_P5.1 Zone Purpose

GSB-P5 1.1 We have concerns over the term "***large scale integrated complexes comprised of multiple uses***" as this could include developments that have a significant impact on the environment. Small scale is more appropriate.

GSB-P5 1.2 "To ***reinforce the activity centre*** at Bicheno": we are concerned about the implications of this statement. It implies a spread of the shopping centre and we oppose this kind of development in this particular area, as we believe it is unnecessary in light of the fact that the town shopping precinct currently has multiple vacant buildings and many vacant lots. For the sake of impact on our natural environment, the shopping centre is best kept in one area.

GSB-P5 1.4 "To provide for the efficient ***servicing of future development*** of the area.": again we are concerned about what exactly this implies for the same reasons as stated above.

GSB-P5.4 Use Table

We agree with council that any development on this area should be in a manner that is sympathetic to the coastal location and we want assurances that this will be taken into account. Small scale visitor accommodation, *not* intensive, would fit with this. Small scale Food Services and Hotel Industry fits with this. The impacts on wildlife, particularly penguin habitat, must be minimised so any development must include protection of habitat from dogs, cats and people. Fencing of dune area is necessary to prevent erosion and it would be important for a public beach access and parking areas be included to alleviate the congestion which occurs on Gordon Street during summer. Ideally, a walkway behind the dunes could be included. One issue we are concerned about is that when this land is developed, there will be an increase in runoff of storm water which potentially will impact on the health and beauty of the beach (sand and ocean) which includes habitat for multiple species of land and ocean dwelling creatures.

GSB-P5.5 Use Standards

A3/P3 External lighting: Any lighting also needs to take into consideration the impacts on wildlife and habitat, particularly penguin habitat.

GSB-P5.6 Development Standards for Buildings and Works

A1 We agree that Building height must be no more than 5m and object to any potential increase of this height restriction.

GSBC draft LPS maps

We have also had a close look at the GSBC draft LPS maps and make the following comments.

We note that Coastal Inundation Code is "High" around the Diamond Island point; and "Investigation" (potentially susceptible) behind Redbill Beach, which is the area to be rezoned North Bicheno Future Urban. When this area becomes affected by sea level rise with extreme events, then where will the penguins (and other wildlife) go if the land is already taken by people?

Natural assets Code: The whole coastline has been designated Waterway and Coastal Protection Area, as well as Future Coastal Refugia Area.

It is important that any future subdivision/development be generous to the needs of our wildlife and the health of our coastline.

Water

One further concern we have regarding any development of the region is water, and we hope the Council will consider the following:

1. As the region continues to suffer from decreased rainfall and the water flow in our rivers declines, will the current water reservoir be sufficient to cope with an increase in population?
2. Will the sewage plant cope with an increase in population?
3. Will the Council consider opportunities to recycle grey-water for flushing toilets?
4. Will the Council consider promoting waterless toilets?
5. Will future developments be encouraged to capture substantial quantities of rainwater into tanks?

There are countless state-of-the-art technologies available that improve water conservation and reduce our impact on the environment that need to be accepted and promoted by councils across Australia. I hope that Glamorgan Spring Bay Council considers leading the way in this vital issue.

We appreciate the opportunity to comment on this rezoning.

Chris and Lucy Landon-Lane

199 Rosedale Rd, Bicheno