

Representation No 48

From: [maree.willcox](#)
To: [Break O Day Office Admin](#)
Subject: LPS representation
Date: Monday, 13 December 2021 12:47:13 PM

TO: Mr John Brown, General Manager, Break O Day Council
FROM: Maree Willcox
RE: REPRESENTATION ON DRAFT BREAK O'DAY LPS

As a Break O'Day ratepayer and property owner I wish to make a representation regarding certain aspects of the Break O'Day Draft Local Provisions Schedule (LPS), in particular with regard to the description of the Landscape Conservation Zone (LCZ) which is to replace the Environmental Living classification.

I have read the summary sheets from a recent BoD information session, and I have also read the BoD LPS as well as the State Planning Scheme (SPS) documentation. The message conveyed is that an LPS should be consistent with the State Planning Scheme; it is welcome news that there is to be statewide planning consistency at last.

My concern with the BoD Draft LPS is as follows. The information sheet entitled "Environmental Living to Landscape Conservation" which was handed out at BoD Council information sessions states that for Landscape Conservation: "Minimum 100ha to be able to subdivide into 50ha minimum lots." When I asked about this 50ha minimum, the BoD employee present did not mention any alternative possibility. Whilst the State Planning Provisions, in section A1 of Acceptable Solutions for subdivision in a Landscape Conservation Zone, do also refer to each lot having an area of not less than 50ha, they clearly do also allow some discretionary flexibility, with section 22.5 Development Standards for Subdivision stating, under Performance Criteria P1, that "Each lot, or a proposed lot in a plan of subdivision. ... **must have an area not less than 20ha.**"

I urge BoD Council to also include this 20ha possibility in their LPS description of the transition from Environmental Living to Landscape Conservation. This allows for a certain amount of welcome flexibility. A 20ha lot, just shy of the old 50 acres, is by no means a small lot, and this size is compatible with both maintaining the landscape values of the property whilst also accommodating a single discreet

environmentally sound dwelling.

It is pleasing that the blanket restriction on building within 1km of the high tide mark is being phased out with the Environmental Living classification. A lot of people simply wished to enjoy their land with minimal impact on the plant and animal environment but also erect on their 20ha or more of land an unobtrusive single dwelling which did not have to be built some 800m back in the forest (if the length of the lot would even allow for this).

Thank you for considering my representation.

Maree Willcox