

From: [Jo Landon](#)
To: [KC Mail](#)
Subject: FAO General Manager, re the Planning Scheme Amendment
Date: Monday, 27 February 2023 5:00:18 PM

Dear Mr Arnold

The biodiversity policy is clearly a policy designed to prevent ‘inappropriate development’ by protecting the natural environment. It may provide excellent outcomes with respect to biodiversity and natural values, but the other impacts of this revised policy have not been considered at all.

There seems to have been no regard for any other impacts of the use and development permissible under this amendment other than the effects in environmental terms. The economic and social impacts on the region’s land use and development need to be thoroughly considered before this policy is assessed for incorporation into the planning scheme.

For the planning authority and Tasmanian Planning Commission to be able to make an informed assessment of the suitability of this policy there needs to be an adequately advertised public exhibition process. I requested that Kingborough Council maximise community awareness of this process on social media but the request was declined. Many members of the community and industry remain unaware of this process, and some of those that are aware believe they are unable to comment on the content or the impact of the revised policies.

The responses to the Schedule 1, Part 1 Objectives are not satisfactory. It is not demonstrated how the amendment will provide for the fair and orderly use and development of land. Increasing the costs (financial, enforced conservation, additional time to process development applications, stress, health) during a housing and cost of living crisis will undoubtedly have significant impacts on residents who are already struggling. When those residents impacted are in certain rural areas this could certainly have economic impacts on the region’s businesses etc.

I don’t think the revised policy does provide more security and certainty for prospective developers and the community. The offsets required would be extremely difficult to predict. I know many residents are unaware of the existence of this policy, and others only learned of it after submitting their development application.

Please consult with the community, industry and a wide range of experts, not just those selected by the council staff.

Thank you

Jo Landon