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24<sup>th</sup> Oct 2022

Tasmanian Planning Commission

**Subject: Break O' Day Planning Scheme**

We are writing to the Commission regarding the Break O' Day Planning Scheme. Firstly we wish to thank the Commission for allowing us to make a presentation in person supporting our original submission on this matter.

We understand that since all submissions have now been published on the Commission's website we have an opportunity to make comments on them. In particular we wish to support the North East Bioregional Network documentation which we have now seen in detail (we were unable to attend all the presentations in person). There is a direct alignment of views on a number of key issues – per chance we even used images of the same destroyed tree in our respective presentations.

As a general preliminary comment it must be stated that it would difficult not to appreciate the scope, professionalism, relevance, extent, accuracy and significance of the evidence provided to the Commission by this environmental group. In reviewing our submissions and those of the NEBN it is self-evident that we endorse the intent of their position. In particular we support the following specific matters.

**Coastal Environment and Character Specific Area Plan**

We support the proposed Coastal Environment and Character Specific Area Plan which reinforces points made in our submission including the 1 km restriction on coastal subdivisions, which limits the omnipresent threat of ribbon development as referenced in our presentations.

The proposed restrictions on intense multiple dwelling developments on single lots is essential to ensure visual protection, quality of life for neighbours, proper management of the consequential storm water impacts (from both buildings and hard surfaces- which we argued should be part of the plot ratio), waste water management, consequential impacts on the waterways and general suitability of supporting infrastructure. Development should be focused on areas that are suitable with appropriate infrastructure and not environmentally sensitive.

Consistent with this is the need to restrict multiple dwelling development in zones which are intended for low density development and for which there is an imperative to prevent urban sprawl and to protect the scenic values which are an implicit asset of this municipality.

In making these points we reflect on comments from French nationals swimming in the small beaches of Binalong Bay who were absolutely astounded that they could enjoy such natural beauty without being overwhelmed by excessive development. These are the qualities we wish to protect.

### **Scenic Protection**

We appreciate the professionalism and suitability of the recommendations formulated by Geoscene International which is consistent with our original submission and subsequent presentation. Clearly we support the proposals submitted by NEBN to impose realistic restrictions that will protect the implicit scenic values. While it may appear that our focus has been on Binalong Bay we fully appreciate the intrinsic scenic qualities throughout the whole of the municipality.

### **Storm water**

In our original submission and our personal presentation we highlighted the importance of appropriate storm water management, an issue which is not particularly well handled by so many Councils. Break O' Day has so many highly visible and important waterways plus a plethora of lesser but equally important waterways and wetlands which are deserving of protection. It is regrettable that the Council does not always recognise the existence of some of these lesser waterways because they have low volumes of water, but are important to the local environment. (For example previously the Council unsuccessfully advertised to build a toilet then subsequently a commercial building in the middle of a waterway on the foreshore of Binalong Bay!!)

We outlined our concerns about the adverse impact of development and the need to ensure appropriate management of outflow to water ways. Accordingly we support the well-structured NEBN Specific Area Plan which will reduce the subsequent volume of outflow and improve the quality of water – all consistent with our previous submissions.

I know we speak on behalf of the community in expressing our appreciation of the work of the NEBN which not only identifies issues of concern but also proposes well considered practical solutions which are pragmatic, will protect the environment and the qualities of this very special municipality.

We conclude with another quote from the international skipper of the well-known sailing yacht *Windward Passage* who was amazed at the natural beauty and described this area as “ an incredible gem that the locals need to fight hard to protect”. Hopefully the information presented to you will provide the basis for ensuring this well-deserved protection.

Thank you again for considering this and we are always prepared to provide further detail as may be required.

Geoff and Rosie Murray