

From: Rebecca Anning
Sent: Wed, 18 Mar 2020 13:15:23 +1000
To: City Planning
Subject: FW: Anonymous User completed Clarence Draft Local Provisions Schedule Online Submission Form
Attachments: SUBMISSION_FOR_THE_LOCAL_PROVISIONS_SCHEDULE.pdf

From: Clarence City Council <notifications@engagementhq.com>
Sent: Thursday, 12 March 2020 12:33 PM
To: City Planning <cityplanning@ccc.tas.gov.au>
Subject: Anonymous User completed Clarence Draft Local Provisions Schedule Online Submission Form

Anonymous User just submitted the survey 'Clarence Draft Local Provisions Schedule Online Submission Form' with the responses below on Clarence Draft Local Provisions Schedule Open for Submissions.

Full name

Wilfred John Hodgman

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71 Leura Street, Rosny Tas 7018

Submission

Please find attached submission for the Local Provisions Schedule

File upload

SUBMISSION FOR THE CLARENCE CITY COUNCIL DRAFT LOCAL PROVISIONS SCHEDULE

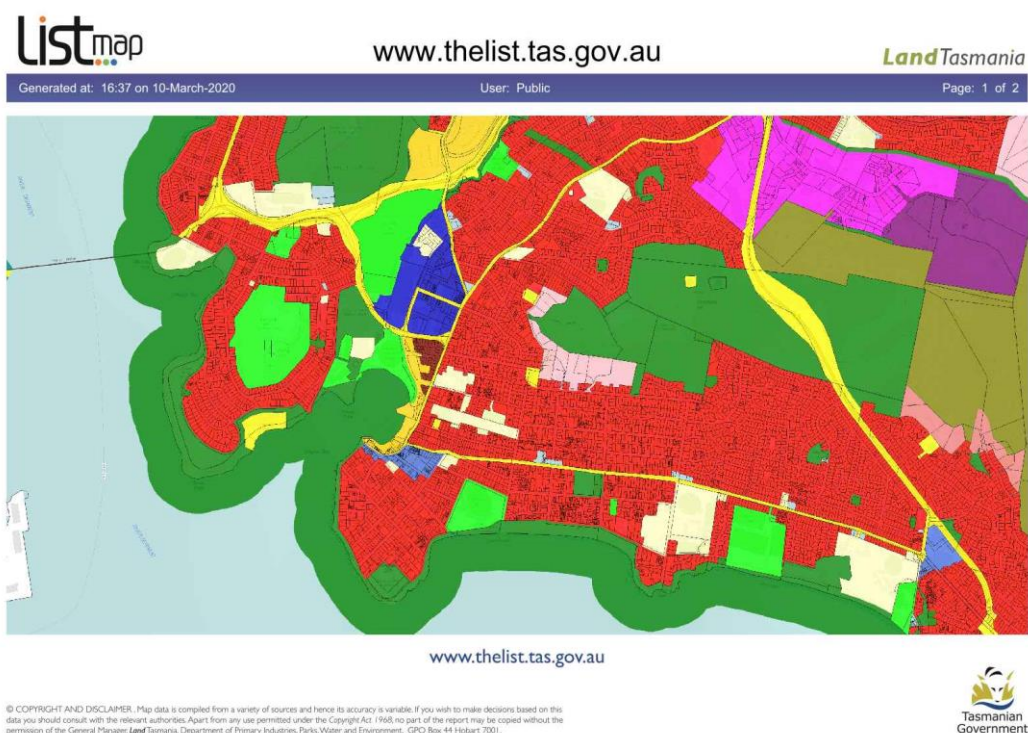
THE ZONING OF ROSNY HILL AND PRIORITY VEGETATION OVERLAY MAP

The Rosny Hill Recreation Area is currently zoned Recreation. The management of the site was transferred from the Crown to the Clarence City Council under the National Parks and Reserves Management Act 2002 (Rosny Hill Nature Recreation Area Managing Authority) Order 2009.

I submit that the current Clarence City Council, Recreation Zone for the Rosny Hill Recreation Area is the incorrect zone and that it should be zoned Open Space.

The current Recreation Zone together with the High Priority Vegetation Overlay Map fails to enhance the area's status as a Nature Recreation Area under the Nature Conservation Act 2002. This is evident by the approval of a large commercial hotel development and associated infrastructure. And there needs to be a Rosny Hill Nature Recreation Area Specific Area Plan

It is a strange anomaly in the Clarence Interim Planning Scheme that Rosny Hill is inappropriately zoned Recreation when almost all of the other prominently vegetated hillside reserves are zoned Open Space, which more accurately describes the nature and values of these hilltop reserves. The Rosny Point Foreshore reserve is zoned Open Space, while the Clarence Football Oval is zoned Recreation. It would seem the Natural Heritage values of the Rosny foreshore reserve are also similar to Rosny Hill.



Part D Zones - 18.0 RECREATIONAL ZONE:

18.1.1 The Zone Purpose Statement: *“To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land”* significantly alter the nature and atmosphere of this reserve and the passive recreational experience it currently enjoys. A large commercial development does not *‘complement and enhance’* the use of the land for recreational purposes, as is required for this zone. Passive recreation, which primarily occurs here would be compromised. These uses do not *augment or support* the permitted uses (as described in Clause 18.2 Use Table) The permitted uses for this reserve are passive recreation and any discretionary uses must support the purpose of passive recreation. Commercial activities are inconsistent with passive recreation and undermine the values and purpose of the reserve.

The Open Space and Recreation Zones have the same second statement regarding open space linkages or networks but the Open Space Zone has a different first Objective which is: *“To provide land for open space purposes including for passive recreation and natural or landscape amenity.”*

From this comparison, I consider that the Recreation Zone is there to facilitate more “organised” uses including buildings with the emphasis on recreation pursuits with natural values as a support to those recreational pursuits. Natural values are given more emphasis in the Open Space zoning category and recreational pursuits less so.

A ROSNY HILL NATURE RECREATION AREA SPECIFIC AREA PLAN

There is no Specific Area Plan, and this should have been provided soon after the current zone was established.

Plan Purpose:

- To provide for protection of natural vegetation including threatened flora and fauna species and habitats and allow passive recreational use.
- To facilitate visitor services development that is consistent with the protection of natural values, passive recreation, residential amenity and visual beauty as viewed from within and outside of Rosny Hill NRA.

E27 Natural Assets Code:

The Biodiversity Protection Overlay Map has failed to protect the endangered *Thelymitra Bracteata* Orchids which are listed with DPIWE Threatened Species Unit, forest vegetation or native grasses.

The overlay is divided into E27.1 High Risk Biodiversity Protection Area

E27.2 Low Risk Biodiversity Protection Area.

The natural Assets Code defines 3 separate classifications of impact protection:

Major, Intermediate and Negligible

Major Impact Classification

The [use](#) of the [development](#), including [subdivision works](#) or the anticipated [development](#) upon the proposed lots, is likely to cause a significant impact upon [priority vegetation](#) irrespective of mitigation.

3.13 SUN ORCHID ASSESSMENT

Thelymitra Bracteata Orchid has been professionally recorded within the High Impact Area.

- The plants are listed with DIPWE Threatened Species Unit
- Rosny Hill may have the best population of plants in Tasmania
- DIPWE document 10.2 (Lond-Caulk, Anning) refers to the uncertainty of translocation and propagation of the plants
- The total number of orchids will only appear on reserve during ideal annual conditions. This being adequate rainfall and extended sunshine. It would appear that the Joe Quarmby Report indicates the largest numbers and locations, when climatic conditions are at the best
- Any attempt to relocate plants is a risky process by isolating the mycorrhizal fungi from the orchid. There a level of experimentation required as multiple plants would need to be sampled to ensure that the 'correct' mycorrhizal fungus has been isolated to facilitate germination. Dry conditions on Rosny Hill further exasperate this and cause problems for preservation of the plants

CLARENCE CITY COUNCIL INTERIM PLANNING SCHEME 2015

Part A 3.0 - Planning Scheme Objectives:

3.0.6 Planning Scheme Objectives, Natural Environment:

The desired planning scheme objectives in relation to the natural environment as outlined in clause 3.0.6.

Visual Impact

The gently rounded wooded form of the Rosny Hill reserve is of extremely high scenic value when viewed from surrounding suburbs, the Tasman highway (especially from the Tasman Bridge) and from the western shore. This is more consistent with Open Space Zone

INCONSISTENT WITH RESERVE MANAGEMENT LEGISLATION AND COUNCIL'S LEASE OBLIGATIONS

(These Acts are considered relevant to the hill as it is publicly reserved land owned by the Crown, not private land and is reserved for Nature Recreation purposes.)

Nature Conservation Act 2002

Rosny Hill is a Nature Recreation Area under the Nature Conservation Act 2002. The purposes of a Nature Recreation Area are 'Public recreation and education consistent with conserving the natural and cultural values of the area of land'.

Improved small scale low impact public facilities can be provided with little impact on the natural vegetation.

National Parks and Reserves Management Act 200

The management objectives for a Nature Recreation Area under the *National Parks and Reserves Management Act 2002*, which include '(a) to conserve natural biological diversity' and '(e) to encourage tourism, recreational use and enjoyment consistent with the conservation of the Nature Recreation Area's natural and cultural values'.

The reserve is a small reserve of less than 21 ha, surrounded by residential development. Its vegetation needs to be maintained intact if it is to have any change of maintaining its biodiversity and recognised natural values.

Clarence City Council's lease

The lease that has been issued to Clarence City Council by the State Government requires that any commercial development 'must not be inconsistent with the management objectives of the Land' and 'must have regard to the Rosny Hill Nature Recreation Area Management Strategy 2011 -2021'. This includes the Management Plan drawing.

The management vision for the reserve as stated in this document is;
Rosny Hill Nature Recreation Area will be sustainably managed as an integral part of Council's open space network, with particular focus on enhancing the reserves significant natural, scenic and recreational values, and the provision of a memorable visitor experience.

This strategy document recognizes the need to improve management of the reserve and improve visitor facilities whilst protecting and enhancing the natural values.

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12.03.2020