

**From:** [Jonathon Fitzgerald](#)  
**To:** [Contract Planner](#); [Laura Fitzgerald](#)  
**Subject:** Representation relating to proposal for a SpecialArea Plan for the Bicheno Golf Club  
**Date:** Tuesday, 11 February 2020 3:37:09 PM

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Dear planning department

My wife and I are rate-paying Bicheno residents, and wish to make a representation relating to the ***Glamorgan Spring Bay Council Draft Local Planning Rules (Local Provisions Schedule)***

Our representation relates specifically to the proposal for a ***Special Area Plan for the Bicheno Golf Club*** (Glamorgan Spring Bay draft LPS – Specific Area Plan Map 13 November 2019.pdf, p. 1)

**WE RESPECTFULLY REQUEST THAT:  
THE PROPOSAL FOR A SPECIAL AREA PLAN FOR BICHENO GOLF CLUB BE REJECTED**

### **Background and Rationale**

#### Community Input into Planning

The *Tasmanian State Coastal Policy 1996* states that communities have “an important role to play in coastal management” and encourages community “participation in decision making” and “input to policies and plans” (p. 11). My wife and I take our responsibilities as local citizens seriously, and we feel obliged to draw council’s attention to potential negative impacts of the proposed Special Area Plan - Bicheno Golf Course.

#### Environmental Issues

The Glamorgan Spring Bay *Community Strategic Plan 2013* was “in place when the draft LPS was being prepared” and states that Glamorgan Spring Bay will “Protect and promote our natural beauty, environment and heritage” (Glamorgan Spring Bay draft LPS – Supporting report 3 December 2019.pdf, pp. 70-71)

The *Tasmanian State Coastal Policy 1996* (p. 8) states:

*The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats... Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.*

Any additional development in the Bicheno Golf Course area - particularly any new, concentrated residential development (with associated vegetation clearing, road construction, waste-water infrastructure etc) near the beach - has the potential to impact significantly on the coastal dune vegetation and wildlife.

The *Glamorgan Spring Bay Council Bicheno Coastal Reserves NATIVE FLORA AND FAUNA MANAGEMENT PLAN 2014 - 2019* identifies numerous examples of vegetation and wildlife that are currently under threat from increasing human encroachment on their fragile coastal environment. For example, “shorebirds of conservation significance” (including the Hooded Plover, Pied Oystercatcher, Red-capped Plover) have “declined over recent years mainly due to increased beach use by people” (p. 8).

The *Tasmanian State Coastal Policy 1996* suggests to: “where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas” (p. 16).

#### Urban and Residential Planning Issues

The *Tasmanian State Coastal Policy 1996* states: “Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast” (p. 16).

Any new urban and residential development in the Bicheno Golf Club area – an area which is well to the north of the established township and located within the 100km highway zone – would constitute the type of “ribbon” and “cluster” development that the *Tasmanian State Coastal Policy* specifically discourages. On this basis alone the Special Area Plan should be rejected.

It is also relevant that there is still considerable vacant land within the Bicheno village precinct, and it makes sense for any future concentrated urban development to be located there. We note that the *Glamorgan Spring Bay Council Draft Local Planning Rules Local Provisions Schedule* already proposes some “North Bicheno Future Urban” rezoning (p. 3).

Thank you in advance for considering our representation.

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