

**General Manager**

**Flinders Council**

**Confidential – Planning Exhibition Representation**

**I wish the following points to be included in the Draft Flinders Local Planning Scheme**

The Flinders Council's Vision statement in the Strategic Plan 2021-2030 is for *A vibrant, welcoming and sustainable community, full of opportunity, celebrating and preserving our unique way of life and natural environment.*

The preservation of the area's unique way of life and natural environment is dependent on these principles being reflected proactively in the Flinders Local Planning Scheme to ensure that the unique pristine nature of the flora and fauna, the stunning coastal and mountain views and the sense of remoteness is retained, to thus preserve *our unique way of life and natural environment.*

Flinders Bioregion has only half the percentage of land in formal reserves for Environmental Management (23%) when compared with Tasmania as a whole (40.3%) and Flinders has only 8.4% of land held in the highest standard reserve when compared with the whole of Tasmania (26.4%). (Ref: Flinders Local Provisions Schedule Supporting Report Page 4) This includes all of Kent Group being National Park. Therefore it is important to preserve as much remnant bushland, scenically important vistas and endangered species from destruction.

- That the Tasmanian Government increase the amount of land in reserves and encourage the maintenance and protection of existing reserves in the Flinders Council municipality.
- That the Tasmanian Government allow for local planning schemes to be informed and regularly amended by the MOST RECENT threatened species lists, resulting in ongoing consideration of the most recent lists.

- Reject the increase in maximum building height limits from the previous 8 metres to 8.5 metres and decrease maximum height limit to 6 metres
- Include the scenic protection overlay on all of the eastern side of coast-line including views of the North East River estuary, and down the entire coast including the Patriarchs and lagoons FLI-C8 1.1
- Endorse the **Agricultural** zone listing on the Quoin property on the foothills of Mt Killiecrankie
- Endorse the scenic protection overlay on Mt Killiecrankie and surrounds
- Include the scenic protection overlay on the north side of Killiecrankie Rd as there are excellent water views over Craggy and Kent Group over the tops of large stands of eucalypts when travelling into Killiecrankie village FLI-C8 1.4
- Extend Medium Landslip hazard zone to all areas above the 30 metre contour on the west side of Killiecrankie Road on Killiecrankie Bluff. After rain, there is a huge volume of water that flows both underground and over the granite slabs on the Bluff that ends up on the public open space below. Clearing of any vegetation results in soil erosion that settles further down the hillside and the possibility of landslip is thus very real. FLI-C8 1.4
- Endorse the setback from coastal shorelines of 100m in the Shorelines and Waterbodies Overlay to protect highly valued coastal areas
- Endorse the landscape conservation zone south west of Killiecrankie Bay, based on significant landscape values of the area, its vegetated cover and relatively undeveloped nature.

- Include in FLI- C8.1.4 in the Draft document in Scenic Protection areas on p 47 under “Description “ and also under “Scenic Value” the words after Mt Killiecrankie, “and Killiecrankie Bluff”. Killiecrankie Bluff is of great scenic value when looking from the north east side of Killiecrankie Bay and the mountain and also allows for excellent views from the top of the Bluff to the whole of the Bay and Mt Killiecrankie and parts of the Quoin.
- Include consideration of light pollution in regard to impact on the landscape and visual amenity, to be addressed in all development applications

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