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Sent: Thursday, 25 August 2022 6:24 PM
To: Planning
Subject: Submission to George Town Planning by Marita Bodman, 109 Low Head Rd, Low Head

REPRESENTATION TO THE GEORGE TOWN DRAFT LOCAL PROVISION SCHEDULE (LPS)

22ND AUGUST 2022 by Marita Bodman, 109 Low Head Rd, Low Head

There is an urgent need in George Town to improve the planning system to achieve better protection for heritage places, trees and green spaces and I thoroughly support a heritage overlay to effectively prevent the destruction of heritage in the GeorgeTown/Low Head area.

Firstly, there should be a consistency regarding planning between neighbouring councils. At least two neighbouring councils, Launceston and Flinders Island both have extensive heritage overlays in their Local Provisions Schedules(LPS) but historically George Town has chosen not to go ahead with these checks, balances and environmental restrictions. This lack of a heritage overlay leads to the destruction of our heritage and green infrastructure to to the detriment of current and future generations. At the root of these issues is a lack of understanding of the value of heritage and an ongoing failure by successive members of George Town Council to adequately resource the management of Tasmania's heritage by government and private owners. The George Town Interim Planning scheme (2013) is not fit for purpose. The Draft LPS is no better and more of our unique local heritage will be lost forever unless the Draft LPS is revised.

The Local Heritage Overlay and Tables must include not only locally significant buildings and precincts, but also locally significant heritage landscapes and nature reserves, consistent with the Burra Charter, and the "[Guide to Heritage Listing in Australia](#)", published on the Heritage Tasmania website. There is so much history to consider; The Lagoon which was the water source for the first white settlers, the female convict factory, Perrin Farm, SheOak Hill and Marion Villa. There is aboriginal first people history in the area in abundance with the Kanamaluka trail and a number of aboriginal middens. There is the enormous influence on one of Tasmania's pioneer conservationists, Florence Perrin, a philanthropist and expert in seaweed who advocated for the declaration of the Cradle Mountain-Lake St Clair National Park, the reservations of Ben Lomond, Mount Barrow and Notley Fern Gorge as well as publicising the necessity of a South-West National Park in the early 1940's. It was she who did so much to preserve Low Head as the charming seaside village it is today She put covenants on development of the coastal areas to preserve the local integrity and this covenant strategy became the core of the early establishment of the Low Head Progress and Heritage Association to whom she sold the land for a peppercorn rate with the aim that the land would remain in perpetuity for heritage and recreational purposes for the people of Low Head. Ironically part of the Perrin Farm has recently been sub-divided into 11 house blocks by this same Low Head Company.

The preservation of the environment is central to this Heritage Overlay and unsuitable developments such as the one at the corner of Anne St and Low Head Road is a perfect example of derelict Council planning. Originally a Wetland area, with remnant areas of tea trees, this low lying flood prone area will forever be a boggy marsh with ongoing extensive drainage needs. The tea trees all along one side were removed leaving an ugly barren nothingness. The opportunity for a corridor between George Town and Low Head where native animals can move freely, and where native original vegetation can grow, has been forever lost. The Community continues to be badly let down by the long standing lack of planning protection for locally significant heritage landscapes in George Town.