

The General Manager
Glamorgan Spring Bay Council
Melbourne Street Triabunna 15 February 2020

Attention: Nell Nettlefold, Planner

Submission to Glamorgan Spring Bay for the Draft Local Provisions Schedule (DLPS)

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Dear Planners and Council, we are raising the following issues in relation to the draft schedule so that the Draft Local Provision Schedule might be modified to better reflect and protect the values present and the land use on the ground. We believe if Council is uncertain, then more resources are required to investigate the options, before any changes are made simply for the purpose of consolidation and lines on the map. Inappropriate changes can result in loss of values to the community and once in place they are very difficult to be retracted.

Yours Sincerely Donnalee Young and Pete Lingard

The following Zoning changes are not supported for the reasons discussed below:

Swansea Zone Modifications Issues for the DLPS include:

1.- Expanded use of Open Space Zone (OSZ) along foreshore in Swansea in lieu of Environmental Management Zone (EMZ) for consistency.

There are significant Little Penguin colonies on beaches in south Swansea from Aqua Sands Drive to Coswell Beach. Refer 'Population decreases in Little Penguins *Eudyptula minor* in southeastern Tasmania, Australia, over the past 45 years', **Article (PDF Available) in [Marine Ornithology](#) 35(1):71-76 · January 2007 C Stevenson**

These beaches are planned for OSZ (supporting doc p. 21 discusses the northern extension of these beaches). OSZ is for passive recreation. These areas should be in the EMZ. Coswell Beach is a Conservation Area managed by PWS for Penguin habitat and for shorebird breeding, particularly important for Hooded Plovers.

(The following items in italics are taken from the supporting document)

Note that in OSZ 4 The Open Space Zone should not be applied to land: (a) with significant natural values (see Environmental Management Zone);

The purpose of the Environmental Management Zone is: 23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value. 23.1.2 To allow for compatible use or development where it is consistent with

- (a) the protection, conservation and management of the values of the land;
and (b) applicable reserved land management objectives and objectives of
reserve management plans.*

EMZ 1 The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as: (a) land reserved under the Nature Conservation Act 2002; (c) riparian, littoral or coastal reserves; (e) any other public land where the primary purpose is for the protection and conservation of such values.

The rationale in the Draft LPS, refer below, for the change in zoning is for the reason of consistency but the significant natural values will not be accounted for.

Re change from EMZ to OSZ for South Swansea foreshore

Similarly, to the justification provided above, the draft LPS has taken a consistent approach to zoning areas of the Swansea foreshore that are adjacent to the General Residential Zone (GRZ), to OSZ. The land proposed to be zoned OSZ from Utilities outside the State road casement area and is used and developed as a walking track. Both zone changes are consistent with OSZ 1(a) and (b) and meet the DLPS criteria.

Bicheno Zone modifications include:

2. Change of zone for Whalers Lookout to Open Space from Environmental Management Zone. The DLPS states for Lookout Rock and Whalers Lookout;

While the Structure Plan has no recommendations on zoning for either site, Council is of the view that given their close proximity to each other, consistent zoning is preferable. The natural and landscape amenity they provide within an urban setting and the passive recreational values are more consistent with the OSZ rather than the EMZ.

In the DLPS, Whaler's Lookout is EMZ whilst nearby Lookout Rock is OSZ. Both sites are important physical landmarks administered by PWS and although they contain some threatened vegetation, they are predominately managed as recreational assets. The Bicheno Structure Plan refers to Whaler's Lookout as: Whalers Lookout is a significant landform to the northeast of central Bicheno, and provides a key geographic feature for the town. The hill is covered in vegetation and contains a walking track leading to Whalers Lookout, which provides panoramic views over Bicheno and beyond.

These sites cannot be made Landscape Conservation Zone (LCZ) because they are state reserves and Open Space (Refer Open Space Zone description below) does not capture the values present (Support doc p.20 & 34). We would argue that these sites are more environmentally significant then for the purpose of walking and passive recreation and they should both be allocated to Environmental Management Zone to maintain their significance.

These two sites are significant for their vegetation including the yellow rock orchid (*Dockrillia striolata*), Oyster Bay Pine and other significant remnant east coast flora. They have been managed by Council and Coastcare and local volunteers over many years principally to control Boneseed, Pittosporum and other weeds. These efforts should be continued to ensure biodiversity is not lost within the Bicheno township.

19.1.1 Open Space Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for [passive recreation](#) and natural or landscape [amenity](#).

19.1.1.2

To encourage open space networks that are linked through the provision of walking and cycle trails.

OSZ 4 The Open Space Zone should not be applied to land: (a) with significant natural values (see Environmental Management Zone);

Other Swansea Zone Modifications Issues for the LPS include:

Waterloo Point Swansea

This crown land recreation reserve on the headland at the golf course has a significant Short Tailed Shearwater population and is currently in land proposed for Recreation zone (refer definition below). It is also a significant Aboriginal heritage site with an extensive midden. The Loontitetermairrehoiner track goes through the colony and the midden and is one of the Parks and Wildlife Service's 60 Great Short Walks.

A section adjacent to the golf course and including the track on the headland would be better zoned Environmental Management to protect the habitat and midden from future recreation development. This DLPS is about consolidation of zones but some values could be lost in doing this. Such a zone would also help to formalise the delineation between the golf course and the coastal reserve for better management outcomes.

The purpose of the Recreation Zone is: 28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.

Change of Zoning from Community Purpose Zone to General Residential Zone at location of Bridge St Scout Hall in Swansea.

At Bridge St Swansea there is a large corner block on the Esplanade which currently is the site of the Scout Hall. It is owned by the Presbyterian Church. The recent rezoning of the adjacent Swansea esplanade to General Residential Zone has decreased the amenity and holiday character of the town and as a result this land

becomes even more significant for maintenance of connection to the esplanade and as a beachside public open space zone for the use of future generations and visitors to the adjacent holiday park.

The land will also serve to maintain some endemic coastal vegetation, which is generally removed for views. In the longer term this land should be purchased by Council and maintained in the Community Purpose Zone. The community use of this site will only increase as the density of Swansea increases.

Change of Zoning of Town Hall and original SES Building from Community Purpose Zone to Local Business Zone in Swansea.

The Draft Local Provision Schedule states that this
zoning consolidates the LBZ along the main street of Swansea and has been applied in accordance with LBZ1 of the Guidelines. The application of the LBZ is not considered to be of a scale to have any significant bearing on the regional policies for the Activity Centre Network in the RLUS.

The rationale for the change is not strong enough to make the change. The town hall is a heritage feature and will never be anything but a town hall for the community benefit. Likewise now the original SES Building will be a community activity centre and complementary to the town hall as a community asset. This land parcel should be maintained for the Community benefit and not sold on in the future for other use. These sites should be retained in the Community Purpose Zone as there is no disadvantage in doing so and it may prevent inappropriate use into the future.

Possible Zone Changes to Consider for Swansea

Kennedia Place from General Residential Zone to Low Density Residential Zone

Residents have long argued that this subdivision was intended to be Low Density Residential (refer definition below) but was zoned Residential despite the current and use being Low Density. This change would support a lower density of occupation to better protect the Little Penguin colony from the pressures of people, noise, interference and their pets.

The purpose of the Low Density Residential Zone is: 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development. 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:

- (b) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and*

where there is justification for a strategic intention not to support development at higher densities.

The Change from Rural Resource to the General Residential Zone to the land bounded by the Tasman Highway and the Cathcart Street reservation at Swansea should not be supported.

There is no public stormwater drainage infrastructure to service the increase in stormwater runoff from any future urban development at this site. A stormwater catchment plan should be completed before this site is made ready for residential zoning. The reason is that the current infrastructure cannot cope with the undeveloped sites in this catchment in high rainfall events, which would only be exacerbated when the sites are developed into General Residential use. The catchment area includes this block and across currently unmade Cathcart St on Old Spring Bay Rd the 5 hectare lot at 59 Old Spring Bay Road which is already inappropriately zoned General Residential.