

Representation No 51

From: [alison bleaney](#)
To: [Break O Day Office Admin](#)
Subject: LPS - BODC
Date: Monday, 13 December 2021 2:38:17 PM

These are my points with regard to the formulation of a new planning scheme for BODC,

The new plan needs to:

- * Support the retention of a prohibition of subdivision within 1km of the high-water mark along the coast to help prevent ribbon development and urban sprawl and focus development in serviced settlements
- * Stop multiple dwellings and strata developments for tourism accommodation outside serviced areas including in the Landscape Conservation Zone
- * Support a Scenic Protection Code that protects landscape values across the municipality while noting that the Council has adopted a minimalist position of only looking at scenic protection along narrow road corridors

- * Improve the proposed Stormwater Specific Area Plan (SAP)

A key objective of a Stormwater SAP should be to reduce the overall quantity and improve the quality of urban stormwater flows to waterbodies as part of a comprehensive stormwater management program that is premised on the identification of important aquatic ecosystem values and the need to avoid or minimise any potential ecological impacts. A priority should be the management of stormwater to reduce overland flow and to improve water quality at source and where this is impractical then use treatment processes incorporated into the council stormwater infrastructure.

The current Council Stormwater SAP will not achieve these outcomes.

- * Support zoning Future Potential Production Forests (FPPF) land as Environmental Management Zone in recognition of the FPPF areas significant high conservation values and in some cases important scenic values
- * Support split zoning of Agricultural zoned land where there are important landscape conservation and or scenic values with non farming areas zoned Landscape Conservation Zone
- * The Council has also zoned large amounts of private land as Rural. In the Rural Zone forestry and intensive uses such as feedlots and fish farms do not require a planning permit while Landscape Conservation Zoning emphasises protecting landscape values. Areas such as between the bottom of Elephant Pass through to the Nicholas Range around St Marys are environmental lifestyle areas not Rural industry areas. As such the majority of properties in such areas should be zoned Landscape Conservation Zone.
- * Ensure that the biodiversity overlay in the Natural Assets Code is comprehensive and takes into account the importance of landscape connectivity/wildlife habitat corridors

Sincerely

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