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**From:** Annabel Richards <asrwinmalee@gmail.com>  
**Sent:** Monday, 15 August 2022 7:01 PM  
**To:** Planning  
**Subject:** Representation to George Town Draft LPS  
**Attachments:** Representation to the George Town Draft Local Provision Schedule.docx

Please find attached.

Kr

Annabel Richards

## Representation to the George Town Draft Local Provision Schedule (LPS)

15<sup>th</sup> August 2022

### To Mayor and Councillors, and Planning Department

Thankyou for embarking on the update of the LPS.

It is vital for the future wellbeing, character and socio-economic development of the George Town area that sensitive and informed planning decisions are incorporated in the LPS.

With a strong LPS, the George Town area can enhance its natural advantages, and its opportunity to become one of the most interesting, attractive and economically viable destinations in Tasmania.

A review of the maps sent in conjunction with the Draft LPS shows that there are already matters of concern. It is understood that buildings and Heritage overlays are not part of the LPS. However being the third oldest settlement in Australia, original buildings are a vital part of the 'glue' which cements this area as unique and fascinating from an historical point of view. Therefore it is vital that they are considered in all decisions Council makes.

1. The map of scenic protection areas show very few in the George Town and Low Head areas, and no scenic road corridors. Already the scenic road to Low Head (not marked as such), near the Leading Lights, has inappropriate development obstructing the superb view of the river. It would be excellent if this map, and all areas, could be revised and upgraded from a scenic point of view to safeguard views for the future.
2. "Streetscapes" of houses or buildings of all eras need to be an important part of town planning consideration. Attention to such detail can enhance suburban living.
3. Map 7 of 18 indicates a priority vegetation area in the 'Ruin Paddock' zone of Low Head. Council has recently given approval for a

development in this area in spite of its zoning, and the presence of a number of endangered rare and threatened species of flora and fauna. This is devastating decision making, especially given the recent national report on the dire state of the Australian environment. The George Town LPS must ensure that mistakes like this do not happen again.

4. In Council's attachments, Tables 12, 13 and 14 in the Strategic Rezoning Agricultural Assessment, AK Consultants (May 2015), are lists for the Hillwood area of 7 endangered rare or threatened species of flora, 14 of fauna and 3 of vegetation communities. With possibly some variation, similar will apply to the Tamar area of George Town, Low Head and neighbouring areas – (as shown by the recent and ignored Ruin Paddock research). Therefore every attempt must be made via the GT LPS to safeguard areas such as Sheoke Hill and the old farm (LH), the lagoon system (LH), dune systems (between LH and Pipers River), riparian areas of the Tamar (to the south and north of George Town), remnant areas of vegetation (such as tea trees and roadside verges), and where practicable, existing reserves (in George Town township and elsewhere). By doing so the biodiversity and viability of ecosystems will be retained – to the benefit of the health of the whole area – bearing in mind the vital free service of natural carbon sinks, water purifying and climate mitigation. Once lost such vital attributes of an area are gone forever.
5. Climate change is a threat (see Potential Threats doc.) in relation to the bushfire risk to the whole area, and as shown in the GT Council map. Attention to environmental weeds, cool burns and other methods of fire mitigation will pay off in the GT area and needs to be included in the GT LPS. Environmental weeds are expensive in volunteer time and energy, and are massively expensive in paid bush rehabilitation efforts. This problem needs to be highlighted in the GT LPS and attended to as a matter of urgency. *Polygala myrtifolia* (pink flowering pea like shrub) is rampant in Victoria and has been introduced to the Tamar region and elsewhere in Tasmania. It is also sold by plant nurseries, and is extremely flammable – even when green. Blackberries, gorse and boneseed are also flammable and among a number of devastating environmental weeds. Education and communication with bodies such as NRM, are a

vital part of weed control and bushfire mitigation, and need to be addressed in the LPS.

6. Appendix 5 (AK Consultants) outlines potential conflicts in planning and reference is made to Heritage Management .... *“destruction and poor management of indigenous and non-indigenous cultural artefacts, structures and sites.”* Although headed a N Coast document, it is very relevant for George Town LPS. It is most important to recognize cultural significance of first peoples, and it is to be hoped this can be an important part of the GT LPS.

Conclusion: The George Town area is unique and beautiful, and of great significance historically, physically and ecologically. This is a one off chance for the George Town Council and the LPS process to look at their natural assets with fresh eyes and a vision for a future that will benefit all species including people.

Annabel Richards 0402645002

PO Box 21, Hastings Victoria (3 Sedge Lane, Low Head)

## Chelsea Blyth

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**From:** Reception on behalf of council  
**Sent:** Thursday, 25 August 2022 8:58 AM  
**To:** Planning  
**Subject:** FW: Representation for LPS  
**Attachments:** Representation Aug 22 2022 to the Draft LPS Georgetown Council.docx

*Kind Regards,*

*Hayley Osborne*

Reception

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**From:** Annabel Richards [mailto:asrwinmalee@gmail.com]  
**Sent:** Wednesday, 24 August 2022 6:47 PM  
**To:** council <council@georgetown.tas.gov.au>  
**Subject:** Representation for LPS

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As attached.

Kr

ASR

## Representation to the Draft LPS Georgetown Council

August 22 2022

### Please note this is a second submission - following further perusal of the Draft LPS

#### 1. Scenic Values:

- It is good to see some attention given in the Draft LPS to native vegetation and views in order to retain habitat for flora and fauna and for 'traveller experience'. However, it is reiterated that Low Head and the coastline to the east do not get a mention.
- The practice of narrow strips of vegetation 'screening' desecrated acres behind it is not good. The clear felling issue in Tasmania is a serious threat to habitat. Young tree stocks are vulnerable to fire and provide much less food, shelter and carbon storage than big old trees. Often the wood chip or pulp industry causing this destruction is subsidized and the product may not be sustainable. Clear felling should be discontinued. Please would the LPS address this issue in the George Town area and encourage selective logging? Such land should also be zoned to allow for conservation overlays.
- Riparian buffers of 10m are inadequate and should be doubled, with some flexibility where there are constraints. Please would the LPS address this issue?

#### 2. Low Head

- As stated above, the Draft LPS does not address views, and protection of views, in the Low Head area, or in the coastal areas to the east of Low Head.
- Low Head is a world class scenic area. Its Aboriginal and European heritage, together with George Town's, is of vital importance to Australia's history. The Geomorphology and Ecosystems are incredible and require immediate protection and recognition. Indeed the whole area may be worthy of World Heritage status. Please would the LPS address this issue?
- The main road from George Town to Low Head was once an attractive tea-tree lined route. Now those trees have dwindled to a lonely few. In George Town development and clearing is being allowed on a Tea-tree 'swamp'. This has to stop and the Tea-tree valued for its beauty, habitat and contribution to climate change. Restitution and planting along the route needs to be an immediate priority for the LPS.
- Sedge Lane was required by Council to be planted with natives and a watering system installed. However Council mowing decimated this important small corridor. Please could the LPS address this issue and arrange for replanting? Likewise in similar road verges where practicable?
- Future development of George Town and Low Head must be planned with sensitivity for the natural and valuable ecosystems present.

#### 3. History:

- Proper recognition of Aboriginal and early European history of the area is vital to George Town's future. Heritage and conservation overlays need to be strengthened or upgraded as with Launceston and Flinders Is

- A Victorian Parliamentary inquiry recently found that there is an “urgent need to improve the planning system to achieve better protections for heritage places (Government and private), trees and green spaces, and effectively prevent the destruction of heritage”. Not to do so is to the ‘detriment of current and future generations’.
- At the heart of the matter is a requirement for understanding the value of heritage, both human and natural. Please would the George Town Council include this issue in its LPS, and put in place a long term plan to remedy the situation? (History and natural systems information brochures (or etc) for all residents, schools, & institutions including Council.)

Summary:

George Town Councils LPS needs to look beyond current zoning and determine a 50 to 100 year visionary plan for all land extending from the Low Head peninsula to Bell Buoy and back to Georgetown and the Tamar Valley. Zoning for development and farming need to have appropriate overlays which protect inherent natural values. That would be a fantastic gift to future generations!

Annabel Richards

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## Chelsea Blyth

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**From:** Annabel Richards <asrwinmalee@gmail.com>  
**Sent:** Wednesday, 31 August 2022 6:29 PM  
**To:** Planning  
**Subject:** Representation 3 to LPS  
**Attachments:** Representation 3 to the George Town Draft Local Provision Schedul1.docx

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Please find as attached.  
Many thanks  
Kr  
Annabel Richards



## Representation 3 to the George Town Draft Local Provision Schedule (LPS)

3<sup>rd</sup> Representation from A. Richards, 28<sup>th</sup> August 2022

This representation concerns again the absence of Scenic Protection areas, and Landscape Conservation areas in the coastal area of Low Head, and east to Belingham.

*I urge the Planning Commission to change the overlays **from Agricultural to Landscape Conservation**, particularly in relation to the **old farm at Low Head**, which was identified last century as an area worthy of flora and fauna conservation by Florence Perrin a noted botanist and naturalist.*

I draw your attention again to the fact that The Ruin Paddock was part of this farm and comprised native grassland containing remnant threatened species of flora, several species of threatened fauna and aboriginal relics. Already, since my first submission, this fragile area has been compromised beyond repair.

Without Council attention to, and preservation of its natural assets, the George Town municipality will not reach its full potential as a destination of excellence.

*Finally, in about 1962 I visited Tam O'Shanter Bay – then a wild remote coastline and beach, now named (I think) 'Lulworth' – I urge Council to **recognize and preserve significant names in their jurisdiction, as part of the LPS.***

Annabel Richards

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