

May 23, 2016

Dear Resident,

Break O'Day Council has been made aware of the circulation of misinformation in regard to potential development and re-zoning in the Beaumaris area. Council would like to take this opportunity to present you, the community, with the facts so that you are informed about your area.

It is Council's policy to be transparent, accountable and available to our community but without concerns being raised with us directly we cannot offer clarification. We hope in future that any concerns community members have can be brought to Council so we can work with you in finding a solution or clarification on any matters. Please direct any enquiries through Council reception where they will be responded to by the appropriate person; admin@bodc.tas.gov.au or phone 6376 7900.

The cause for resident concern appears to come from the Break O'Day Council's Land Use Strategy which in essence is a strategic and dynamic framework for future planning, not a concrete plan. This is clearly stated in the plan itself; *"The purpose and objective of the Land Use and Development Strategy is to inform and identify land use and development issues and opportunities requiring further action, including recognition of state and local planning policy frameworks and implementation in the Break O'Day Planning Scheme."*

The Strategy also addresses rezoning: *"It should be noted that this land use strategy does not rezone land, but makes recommendations for Break O'Day Council to consider... Any land rezoning proposals would therefore be subject to detailed environmental investigations and subject to the identified further detailed controls and provisions required to be prepared by this Strategy for some areas (ie: coastal areas)."*

In November last year the North East Bioregional Network raised concerns over the Land Use and Development Strategy with Council which were directed to TCG Planning, the authors of the document, regarding ribbon development in the Beaumaris area. The response NEBN received was;

"The Strategy identifies an area of potential low density residential development and potential environmental living for Beaumaris which is proposed within the existing settlement boundary limitations. The strategy states specifically that "Any future development within the area needs to limit further expansion of the urban area to the north or south, or to the east of the Tasman Highway (apart from the small subdivision already existing off Freshwater Street to the south of Beaumaris)." and "Long term planning for residential growth of Beaumaris needs to concentrate on consolidation within existing limits."

from the **mountains** to the sea



This response clearly clarifies the position of the strategy and Council on potential development in Beaumaris.

The information currently being circulated in the Beaumaris area misinterprets both the facts of the strategy and the intent of Council and we are very concerned by the unease which has been generated in the community by this information. It is important that questions be asked of Council if you are unsure, it is also important that providers of information be questioned to ensure that the information being presented is accurate.

With this in mind we would like to present you with the facts.

Firstly in regard to the outlined principles of the petition:

1. In regard to the maintenance of the 1km prohibition zone; The prohibition of a subdivision within 1km of the high tide mark is currently only in place in our region and has been part of the BODC Planning Scheme since 1996 when it was adopted by Council voluntarily. This clause was based on the recommendations of the Tasmanian State Coastal Policy, 1996. This policy is currently under review. Since then BODC has fought to keep this requirement in place, including strongly advocating for the retention of this control in our submission to the draft Statewide Planning Scheme. This is evidenced in the April, 2016 Council Meeting Agenda, referenced below. (All Council meeting Agendas and Minutes can be found on our website, www.bodc.tas.gov.au.)

“Currently the BOD Scheme limits the potential of coastal strip development by prohibiting subdivision in the ELZ of new lots within 1km of the High Water Mark in accordance with the State Coastal Policy 1996. If the minimum lot size were to be reduced under a Local Planning Provision then this restriction would need inclusion to complement this allowance.”

Council will always be bound by State Legislation and will fight to have the views and interests of our community considered but once the Government signs off on the new planning scheme we will have to work within this framework whether we are in agreement or not.

2. Regarding the rezoning and urban expansion principle; the identified parcel of land in Beaumaris, of which the zoning concerns seem to centre, is privately owned therefore Council will only become involved in any potential rezoning or development upon receipt of an application from the owner. As this area is in an Environmental Living Zone, any kind of development will be subject to a series of Planning Scheme assessment criteria as would any other development application. It is certainly not Council’s view that there should be any development of a high density nature in this area and this is clearly indicated in the Land Use and Development Strategy. It is also worth noting that the piece of land the Land Use and Development Strategy identified as being of potential rezoning is a 13.36 hectares part of the parcel, not 75 hectares.
3. Regarding the expansion of sewerage services; the responsibility of this infrastructure is no longer a Council matter, this has been the case for the last seven years, rather, this is an issue for Taswater. (Taswater’s plans are available to the public through their website www.taswater.com.au under the Community section). To Council’s knowledge Taswater have no intent on expanding their infrastructure in the BOD area. It is also worth noting that despite claims that the expansion of these services will lead to the ‘intensification of urban development’, the reverse is actually true. It is increased urbanisation that drives the need for infrastructure as without consumers there is no economic benefit in supplying this infrastructure.

In regard to the information discussing sewerage connection at Binalong Bay, this is factually incorrect. If any interested parties would like clarification around this or any other topic, please contact Council.

As a Local Government body Council are aware that their responsibility is to serve the community and aim to be both accountable and transparent in their operations.
All Councillors and staff are residents in the Break O'Day area and as such are just as committed to ensuring the sustainability of our region both economically and environmentally as any other resident.

We endeavour to work with our community and interested parties to achieve viable, long term strategies for our municipality and are always willing to consult, discuss and if necessary fight for outcomes that are for the betterment of all the community.

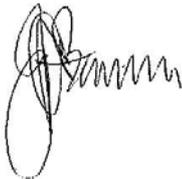
In order to understand the needs of our community we must be included in the discussion and we hope in future we will be afforded this opportunity.

Thank you for taking the time to understand Council's position and please do not hesitate to get in touch with us if you require further information.

Yours sincerely,



Mick Tucker
Mayor



John Brown
General Manager