

Suggested Discussion Points in Response to BOD Council (Mayor Tucker & GM Brown) Email 24 May 2016

Community Engagement and Transparency

- The Land Use and Development Strategy (LUDS), Break O’Day Council (BODC) Municipal Management Plan, August 2015 is a key document providing direction for future land use and development. A high level of consultation and transparency with community would be expected.
- Given the significance of the LUDS it would be expected consultation with communities potentially affected would be targeted and ongoing. Both Falmouth and Beaumaris communities have come together separately to formulate positions to put to Council.
- The Beaumaris Action Network (BAN) believes that individuals and the community have the right to meet, discuss and inform themselves of local proposals and issues and engage with Government Organisations as required. Such community action should be seen as appropriate and healthy.

The purpose of BAN meetings and discussions is to allow Beaumaris residents to formulate positions and responses regarding their preferred future for this area.

Rezoning

- At meetings of the BAN it was made clear that the LUDS did not rezone land but that it made recommendations to rezone land and that the Strategy could be used to justify rezoning’s at future hearings involving the Tasmanian Planning Commission. Misinformation was not disseminated.
- The LUDS attempts to justify the proposed rezonings in Beaumaris by claiming that it is consolidating development within the “existing settlement boundary limits”.
- The settlement boundaries have not been subject to public hearings and a more appropriate settlement boundary may be one that is drawn around the existing settlement nodes to prevent the expansion of urban development into un-serviced and environmentally sensitive areas.
- Members are concerned that rezoning to low density residential in the proposed area could result in further subdivision causing considerable damage to significant coastal vegetation.
- Development should be limited to land that has been legally cleared within serviced areas.

The BAN fully supports the LUD Strategy Principle for Growth (P54) that “continued protection of natural assets is required to protect the region’s most valuable attribute. Development should focus on already cleared areas of land. “

Prohibition on subdivision within 1 kilometre of the coast

- The current prohibition of subdivision within 1 kilometre of the coast (outside of urban zoned areas) in the BODC area is seen as a critical and positive principle that helps maintain the scenic and environmental values of the BODC coastline.
- BAN discussions have highlighted that as a result of the state-wide planning process this prohibition may be threatened. There has been no criticism regarding Councils position on this principle and it is pleasing to note that Council has lobbied for its continued application in the BODC under the state-wide planning scheme.
- In line with the 2003-2005 Tasmanian Planning Commission Review of the BODC Planning Scheme it is agreed “further intensification of development in this area would add to the coastal ribbon development, demands for services and reliance on the Tasman highway for all local trips”.

If Council shares the view that there should not be any high density development in the Beaumaris area then it would be beneficial to rule that possibility out and consolidate that position.

Expansion of Water and Sewerage

- The BAN fully agrees with Councils statement that “increased urbanisation drives the need for infrastructure”; another reason why rezoning of land in Beaumaris is not supported.

The BAN is being proactive by developing a position for Council and TasWater that the expansion of water and sewerage services are not required or supported in Beaumaris.

To contribute to an agreed BAN platform for future discussion with Council in response to their email or in relation to the points above please email your thoughts to

BeaumarisActionNetwork@gmail.com