

TAROONA COMMUNITY ASSOCIATION Inc.

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Dear Resident

PLANNING SCHEME AMENDMENT PSA-2018-4 – IMAS Facility - 30-41 Nubeena Crescent

As a resident who lives nearby to the University IMAS facility, the Taroona Community Association (TCA) wishes to advise you of a Planning Scheme Amendment for the IMAS site at Crayfish Point which is currently being advertised. What do the temporary red posters installed around the boundary of the IMAS site mean?

The proposed amendment seeks to:

- Rezone a portion of the site from Community Purpose to Environmental Management.
- Introduce local area objectives to the Community Purpose Zone.
- Introduce an additional discretionary use to the Community Purpose Zone.

The TCA has lodged a submission as we are concerned about opening the door to commercial development on what is a research-based educational facility. We are concerned about the impact of that on the residential amenity and character of this area of Taroona through the intensification of this type of development on the site with no defined limits.

Once a quarantine station, more recently this was Crown land and housed the breeding program for the Tasmanian devil and orange bellied parrot. In the short term, the Planning Scheme Amendment will allow development of a commercial tropical lobster hatchery.

"...Crayfish Pt is a spot of exquisite beauty and a commanding outlook upon the Derwent estuary, Channel Mouth, Ralph's Bay and it has further, great historic interest... The plan over 50 years has been to convert the Nubeena Quarantine Station into a Public Park with Flinders Avenue curving around the point"

Written by F. W. James to the Scenic Preservation Board in 1967, Mr James was at that time a local resident since 1898. This shows community concern for the protection of Crayfish Point is not a new issue. [Incremental loss over decades amounts to devastating loss for future generations.](#)

The TCA is particularly concerned about the impact of increased traffic in the small residential street of Nubeena Crescent, its interface with Taroona Park where children and older residents regularly cross the road and at its intersection with the Channel Highway. We are also concerned about the potential loss of native vegetation and mature trees on the western border of the old Crown land title now owned by the University.

If this is a matter of concern to you, you may wish to consider lodging a submission with the Kingborough Council at kc@kingborough.tas.gov.au . Closing date for submissions is 19 May.

Dealing with these issues should not be left to each individual planning application to resolve in an incremental manner which the discretion allows for; we believe it should be considered at the higher order planning level.

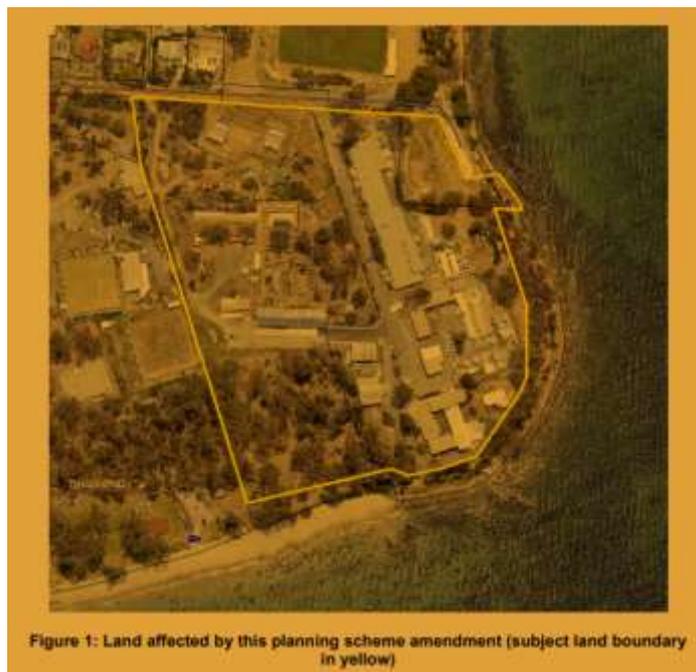


Figure 1: Land affected by this planning scheme amendment (subject land boundary in yellow)

The TCA welcomes and is grateful for the rezoning proposal of the forested portion on the Taroom foreshore from the Community Purpose Zone to the Environmental Management Zone. Only recently Kingborough Council accepted the University's gift of this land allowing the high conservation forested area to be joined with and managed as part of the Taroom Foreshore Park.

However, the TCA objects to the proposed change in the Local Area Objectives. The essential problem is that commercial use is inconsistent with the Community Purpose Zone. This zone is to provide for services and social infrastructure and to ensure that it is protected from inappropriate use or development; PLANNING SCHEME AMENDMENT PSA-2018-4 allows for commercial use in the form of Resource Development.

The TCA believes that there is a need to acknowledge existing use rights as some commercially funded research has been occurring at the IMAS Crayfish Point facility in recent years. *But the question is how much, and how can this align with Community Purpose Zone?*

In summary, the TCA's concerns are;

- Commercial use is inconsistent with Community Purpose Zone
- Risk of intensification of development on this site in the future without defined limits
- Potential for increased traffic and noise in this small suburban street

If this is a matter of concern to you, you may wish to consider lodging a submission with the Kingborough Council at kc@kingborough.tas.gov.au . Closing date for submissions is 19 May.

Yours sincerely

Jill Hickie
PRESIDENT

