

AGENDA ITEM 7.2 (E) ATTACHMENT

Background to Tam O'Shanter Township

Response to concerns raised in regard to our planning application No. DA 2021/17.

The land involved in this application was, prior to our purchase in the early 1970's, used for sheep grazing and was periodically burned out to provide new growth in native grasses and small ground cover. Apart from the trees in the Bush Haven reserve area there was no vegetation much over 1 metre high. Sand drifts from Tam O'Shanter beach were spreading over the established soil and it's natural vegetation. Boobyallas were introduced and encouraged to create barriers to trap the sand. Eventually the boobyallas rampant growth spread. This is a highly volatile and hardy bush able to withstand all conditions and so has been partly controlled for abatement of fire risk. We have since planted many species endemic to the area.

We now have a desirable seaside village with a 9-hole golf course and club house. It should be noted that this new proposed golf links was part of the 18 hole original concept and has been progressively established. The subdivisions have been designed around this original 18 hole golf course. This has all been achieved under the guidance of Stuart & McLauchlan Pty Ltd.

The planning and the development of the lots has all been done by this family-owned company. Future development will continue with the same attention to avoidance of through traffic, as each road; the Glade, 9th Island Crescent, Bush Haven and Beachcomber Place all end with a cul de sac. This policy will continue into the future.

Traffic Flow:

The eventual main entry to the bowling rink, croquet lawn and 9-hole links course will be from a new road leading off Fairway Avenue. When Seascape Drive was constructed, we were required to provide an emergency outlet to the west in case fire blocked the normal entry to Seascape Drive residents. Croquet lawn development will maintain that emergency outlet and will also be an entry point to the new development. At this very early stage it will be the only possible entry from a public road.

Access to Tam O'Shanter beach, across our land, will remain unchanged and has recently been upgraded to become a hard surfaced, weatherable walking path. Most labour was provided by Stuart and McLauchlan PL with assistance from members of the local Landcare group.

It is important for all residents of the established areas of Tam O'Shanter to understand that each of their blocks went through a development stage with the removal of surplus boobyallas to be replaced with much less flammable vegetation. Driveways, sheds and homesites of today were at one stage raw bare sand. The removal of flammable vegetation undertaken in this area is far more restrained than the cleared areas now demanded for new subdivisions. Within the area of the current development application, planting of native endemic species greatly exceeds the removal of existing vegetation.

- According to the Tas Fire Service, the overall design at Tam O'Shanter makes it one of the safest from wildfires of all seaside villages in Tasmania. (Commission hearing). The policy at Tam O'Shanter is to use the Golf course fairways as fire safety barriers, which is preferred over designing a complete landscape of house to house connecting in all directions. The fairways are green belt areas to maintain views for new and existing homesites.

Summary

The inclusion of this 9-hole links area has 5 important functions.

1. Fire breaks
2. View ways
3. Recreation
4. Prevention of wall-to-wall housing
5. Feeding grounds and shelter for wildlife

Some objections for our new advances for the community state that we already have adequate facilities, for that the community can be proud. However, what we have today was planned and then created some years in advance.

We are not proposing to duplicate any of the current facilities at Tam O'Shanter, rather build on them for the community.

The new lawns and proposed new building will be ready for immediate use and are very much supported by the greater community. The croquet and bowls lawns provide recreation for people of all ages, families and groups. The facilities will be for locals.

In conclusion:

1. Query on Camping:

Reply: Camping in any form has always been prohibited at Tam O'Shanter and this policy will continue.

2. Wildlife concerns:

Reply: There are now greatly increased numbers of wildlife due to the abundant food supply on the open areas. The regular mowing gives access to new growth. Retained vegetation around the golf course provides shelter.

3. Concern: new development in excess to local demand.

Reply: A large number of new people have purchased and/or moved into the area.

4. Query: Is there a need for the golf links course.

Reply: Yes it is required for the following reasons. The inclusion of this 9-hole links area has 5 important functions.

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