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May 3<sup>rd</sup>, 2010

**Submission to the Draft Recreation and Open Space Strategy.**

**Proposed Disposal of Public Recreation Reserve – Tuross Boulevard**

Dear Council,

The Tuross Head Progress Association would like to express our concern at Council's proposal to dispose of the public reserve at the intersection of Tuross Boulevard and Beach Street, Tuross Head.

It is understandable that Council might see this land as being underutilised and might be best served to the community if it were sold and the monies gained from its sale returned to the community as contributory funding to the proposed developments and costs required to serve the Draft Recreation and Open Space Strategy.

The land was dedicated to the community as part of the subdivision process of the day and as such still presents itself as the open space that was sought by planners of the day. Irrespective of the land being adjacent to a larger public open space this parcel of land actually serves a specific role in providing an open corridor that enables the foreshore developments at this point to remain less obtrusive and actually complement the adjacent shorescape.

When questioned on April 30<sup>th</sup>, 2010 at a public meeting in Tuross Head Council's Lindsay Usher confirmed that the sale would see the land rezoned and under that zoning a two story home could be constructed. When traffic is entering Tuross Boulevard from Beach St there is difficulty in sighting any vehicles coming from the left due to a rise in the road. If a house is built on this reserve it will greatly exacerbate this problem.

This would be totally contrary to the wishes of the THPA members, the Tuross head community at large and also to the adjacent landowners who will argue that allowing such a development would be contrary to the existing streetscape.

Should Council continue to include this proposal in its Strategy and endorse its sale the Tuross Head Community will react swiftly to disallow the Council's endorsement.

The THPA has no problem with the disposal of the laneway between Trafalgar Road and Hood Cres however we still argue that the proposed sale of the land currently occupied by the Tuross VRA shed should see 100% of the money received from that sale returned to the community as the land was donated to the community by Hector McWilliam. Ideally the monies gained from the proposed sale of the Public Walkway should also be returned to the Tuross Head community to assist in financing the elements proposed in your Draft Recreation Strategy.

The THPA notes with interest that the term disposal was used on both the Tuross Boulevard land and the Trafalgar Walkway as well as being used in regards to the "disposal" of the Tuross tennis courts.

We would appreciate that the term "disposal" not be used in regards to the tennis courts as it might well imply "sale" as does the term and legend colour used on the other two properties.

Our submission to the "disposal" of the tennis courts will be made under separate communication.

We would also like to make comment to the statement contained in your Draft Recreation Open Space Strategy (DROSS) on page 9 that says:

*This area (Tuross Head) has an excess of recreational lands that need to be rationalised to allow resources to be allocated to enhancing existing facilities.*

This statement implies that there is an unwritten ratio of recreational lands to population and that being such Council has a right to consider rationalising the excess and allow "resources" derived from the disposal of the excess to be allocated to enhancing existing facilities.

This notion of having an "excess" is an outrage. The audacity of presenting it as a justification for proposal of "disposal" with NO prior consultation shows a complete lack of regard or respect for this community and to offer that its "resource" might be allocated to enhancing existing facilities is equally as outrageous.

Tuross Head is a peninsular that fortunately retains a dedicated buffer between its urban developments and its lake foreshore and seashore. Included in the Council map of recreational space shown to Tuross residents in the slideshow presentation of April 30<sup>th</sup> is a considerable piece of land that comprises the Coila/Bingie sand dune system as well as the lands we refer to as the Kyla Grazing Lots. The reserves within the urban areas were dedicated as part of the subdivision process for open space and these areas are proportional to any Planning requirement on the day and as such serve the

community with the intention of their dedication such as the reserve dedicated on Tuross Boulevard now earmarked for disposal in your DROSS.

We would also like to point out that due to the height of much of the land on the peninsula the stormwater drainage lines are steep and require vegetated gullies put aside as reserves so that the flow will be slowed down and filtered before it reaches our waterways. In other words most of our "excess" reserves have a specific purpose besides being used for recreation or pedestrian access.

Whilst on the subject of the DROSS we offer the advice to consider, in the future, the resultant acronyms to which your policies and documents might be referred.

In this case DROSS (Draft Recreation and Open Space Strategy) might be not have been the best choice

dross (drɔ̃s, drôs) (n.)

1. Waste or impure matter: discarded the dross after recycling the wood pulp.
2. The scum that forms on the surface of molten metal as a result of oxidation.
3. Worthless, commonplace, or trivial matter: "He was wide-awake and his mind worked clearly, purged of all dross" (Vladimir Nabokov).

*Source:* <http://www.thefreedictionary.com/dross>

We are very much of the opinion that a lot of hard work has gone into the writing of this Strategy and that it is indeed a Draft that has welcomed community input and now welcomes further comment. The content and intent of the Strategy is generally sound with a few exceptions and it would be unfortunate for those who do not support the document to have such an easy shot at it by referring to it as "mere dross".

We thank you for the invitation to make submission and hope that the Councillors and Council consider of concerns in this regard.

Yours sincerely

Lei Parker

Secretary THPA.