

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/25181
Officer: Johanna Edwards
Phone: 6165 6811
Email: tpc@planning.tas.gov.au

13 March 2020

Ms Maryann Edwards
Land Use Planning Group Leader
Central Coast Council
GPO Box 220
ULVERSTONE TAS 7315

By email: mary-ann.edwards@centralcoast.tas.gov.au

Dear Ms Edwards

Directions for draft Central Coast Local Provisions Schedule

I refer to the Commission's directions of 29 January 2020 and your response of 5 March 2020. I am writing to seek clarification on your response, as follows:

1. Application of the Agriculture and Rural Zones

The planning authority's submission comprises a report from AK Consultants. This sets out and applies a methodology to determine the merit of those representations referred for review, not including the Highland Conservation Trust's representation.

The Commission considers the AK Consultants' approach meets AZ1 of Guideline No.1 that suggests variation to the State government's Agricultural Estate mapping should be based on a more recent, more detailed or expert analysis at a local or regional level. By developing and applying a methodology, the findings are arguably more consistent across the representations being reviewed.

The Commission has also received a submission from the Highland Conservation Trust comprising agricultural advice from consultants Macquarie Franklin. This does not set out a methodology.

The Commission invites the planning authority to provide further information, such as a peer review of the submission from the Highland Conservation Trust, with reference to folios of the Register 139289/2, 126824/1, 198562/1, 205150/1, 139052/2, 165015/1, 198565/1, 33196/1 owned by the Highland Conservation Trust. These lots are proposed to be in the Agriculture Zone but requested by the Highland Conservation Trust to be revised to the Rural Zone.

2. Additional potential zoning proposals

The report from AK Consultants refers to a number of additional lots that although not the subject of representations, they consider potentially suitable for zoning changes. These are referred to in the Comments sections on pages 15, 19, 21, 25, 31, 38, 41, 45, 51.

The planning authority is requested to advise whether it wishes to consider these matters further at this time, or conduct a review in future, which may result in an amendment to an approved LPS.

3. Flood mapping

In relation to the Forth Flood Plan Hydraulic Modelling Report, prepared by Entura and dated 21 February 2014, the Commission requests that the planning authority confirm from Entura whether or not its report may be used as the basis for the Flood Prone Areas Hazard Code overlay in the draft LPS or whether there are any geographical restrictions to the application of the modelled areas for the purpose of the application of the overlay.

4. Confirmation of Advice

Finally, while the planning authority has indicated that it supports specific further submissions, such as that jointly prepared with the Friends of Leven Canyon, can you please provide consolidated advice documenting the planning authority's support or otherwise for specific submissions and/or the position of the planning authority in relation to the documents submitted in response the Commission's directions of 29 January 2020. A consolidated response will be informative both for the Commission and representors, when the relevant matters are posted on iplan.

This information should be provided by email to tpc@planning.tas.gov.au by 31 March 2020.

If you require any further information, please contact Johanna Edwards on 6165 6811 or Johanna.Edwards@planning.tas.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay
Delegate (Chair)