

Central Coast Draft LPS Hearings

Planning Authority Response to Submission by State Growth

Issue 1 - Landscape Conservation zone in rural areas.

State Growth's submission, in summary, does not support the rezoning of land that was proposed to be Rural, to be Landscape Conservation. The change in zoning is request by eight (8) landowners.

- 1.1 State Growth states that the Rural zone allows for Extractive Industry and Resource Development uses. Zoning land to be Landscape Conservation will "sterilise" the potential of these properties to be developed for these uses, as "Landscape Conservation" prohibits plantation forestry and extractive industries.
- 1.2 State Growth states dwellings in the Landscape Conservation zone would limit the proximity of future extractive industries (blasting quarries need a 1000m attenuation zone).
- 1.3 Covenants provide enough protection over the Titles. No need to have a different zone.

Planning Authority response:-

The Purpose of the Landscape Conservation zone is to provide for the protection, conservation and management of landscape values and provide for compatible use and development that does not adversely impact on said landscape values. The Planning Authority supports the application of the Landscape Conservation zone over the subject Titles. The landowners that have made a representation form a cluster of properties that, primarily, centre around the Raymond Road area. The landowners place a high value on the natural assets evident on the land. The Planning Authority does not consider that land accommodating high value natural assets is of a lesser value than land that accommodates extractive industry or plantation forestry.

The Landscape Conservation and Rural zones both allow for application for Residential use class. The Tasmanian Planning Scheme (TPS) *C9.0 Attenuation Code* would apply to both applications, regardless of the zone.

Most Titles have protective covenants on them. The application of a Covenant on a Title does not override the provisions of a Planning Scheme. This means that Covenants do not form a basis for decision making when assessing development applications under LUPAA.

Issue 2 - Areas that are identified as comprising landslip

Areas that comprise Medium landslip are primarily to be zoned Rural, with some areas that already accommodate Rural Living development under the current Planning Scheme, to be Rural Living B.

Representation Nos. 3, 13 & 23 request land to be General Residential or (23) Low Density Residential. Representation Nos. 14, 15 & 22 (Preservation Drive properties) – request land be zoned General Residential or Low Density Residential or Rural Living.

State Growth states that, due to the landslip characteristics, any rezoning proposal should have been supported by geotechnical reports. MRT recommends a broad management strategy be developed for the area along Preservation Drive / Sulphur Creek.

Planning Authority response:-

Any proposal to rezone land to accommodate Residential use class development, where the land is identified as comprising a landslip, should be accompanied by a geotechnical investigations report. Final zoning over all areas mentioned is to be determined by the Commission, who seem to be relying, in the first instance, on strategic land use documents such as NW Regional Land Use Strategy”, rather than underlying land characteristics.

Issue 3 - The State road network

Under the Draft LPS, land that is currently zoned Utilities and owned by State Growth (Bass Highway) is to remain as Utilities zone.

State Growth requests that land outside their road casement be zoned to reflect the zoning of adjoining private land.

Planning Authority response:-

The Planning Authority contends/would prefer that State Growth pursue, under a separate process to the Draft LPS process, the subdivision and rezoning of all land within the State road casement that is identified as surplus to State Growth needs; and not rely on the LPS process.

Where a separate parcel already exists, the Commission may consider rezoning Titles to reflect the zoning of adjoining land. However, such land parcels must have an existing standard access from a road and accommodate the necessary services for the applied zone.

Issue 3 - Rezoning of some areas that would require TIA assessments to determine road impacts

This issue relates to:-

- Representation No. 25 (Morris land) - Draft LPS has land to be Rural – Planning Authority supports land to be Rural Living.
- Representation No. 29 – (McKenna) – Draft LPS and the Planning Authority support land to be Rural Living B.
- Representation No. 30 – (Parsons) - Draft LPS has land to be Rural, Planning Authority supports land to be Low Density Residential and form part of Forth SAP.
- Representation No. 84 - (Lifestyle Caravans) - Draft LPS has land located between the Bass Highway and Westella Drive to be Rural, Planning Authority supports land to be Commercial.

State Growth does not support the rezoning of land to accommodate a higher density of development – specifically referencing Rep Nos. 25, 29, 30 and No. 84.

State Growth has stated that Commercial development outside existing activity centres is not supported

Planning Authority response:-

The Planning Authority supports the proposed rezoning's.

Representation No. 84 (Lifestyle Caravans) is represented by their planning consultant who has undertaken assessment of the availability of land zoned Commercial in the Central Coast municipal area. It is correct that Central Coast does not have a bank of vacant Commercial land and additional land needs to be provided. The Draft LPS has not identified future/additional Commercial land areas, other than an expansion of land that currently accommodates the "Home Hardware" business in West Ulverstone.