

Representation No. 28

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From: council@circularhead.tas.gov.au <council@circularhead.tas.gov.au>

Sent: Wednesday, 8 April 2020 9:27 AM

To: Circular Head Council <council@circularhead.tas.gov.au>

Subject: Draft Planning Scheme Feedback Form

Contact Details

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Comments : Response to CHC LPS herby submitted, please include our local representative Peter Dingemanse from CBM Group in correspondance

Attach File: Doug-Machin-CHC-LPS-reponse-08042020.pdf, type application/pdf, 1.5 MB

7/4/2020

Circular Head Council
33 Goldie Street
PO BOX 348
Smithton TAS 7330

Attention; the General Manager

RE; Response to the Circular Head LPS as advertised

Dear Mr Riley

Thankyou for the opportunity to provide a submission to the Circular Head Local Provisions as advertised.

Our interest is in respect to the LPS is in particular for Stanley, but we also see the great opportunities in prosperity and growth for the whole municipality and the community who live there. We are in full support of the work Council is doing; the fact that they are active in planning for growth, seeking to build population and supporting industry and commerce is very encouraging. Expanding the opportunities in a way that is sensitive to the beauty of this place and the natural values it holds, whilst utilising the many and rich resource is the kind of stewardship that will see the district prosper.

Council have engaged with us in respect to the Stanley Golf Course Development Site, particularly how the transition to the new scheme requires a zone be selected as a hold over until the setting of detailed zoning plans is achieved via formal submission of our proposal.

The site now in our ownership, referred to as Stanley Bay Development Site is the undeveloped half of the original golf club land. Our control of the land includes commitments and obligations that bind us to an expansion of the Stanley Golf Club course alongside the creation of premium residential and tourism, responding to golf on one side and the bay on the other. In collaboration with the Golf Club, and through engagement with Council and the Stanley Progress Association, our vision plan and strategy for the Stanley Bay Project is to incorporate Golf, Living and Conservation in way that community can embrace, supports the economics of the region and responds to the beautiful natural and historic values of this special place.

Whilst the vision for the site results a masterplan that see's new zones applied particularly in accordance with the guidelines of the new state template, the intermediate solution is about working with council to ensure the transition from Circular Head Scheme to the State Scheme via the LPS process is suitable to protect the existing available land use, thus holding value of the site. For the Stanley Bay property to simply apply the same named zone, being Recreation, risks the current holding value of the property in that the available uses in the LPS version of recreation is substantially constrained compared to the current scheme.

In choosing an appropriate zone to hold the land, Council considered the comparison of Current Recreation Zone against the LPS Recreation Zone, the LPS Rural Zone, and the LPS Landscape Zone. The latter is selected as being most like the current zone in that there is a pathway to permit the golf course

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expansion, to at least build a home, and provide for Visitor Accommodation via a discretionary pathway. On the basis that the Landscape Conservation Zone has the most similar use table to the CHIPS 2013 the remapping of zone is supported.

We look forward to the establishment of the LPS. The proposed development includes rezoning into the appropriate the LPS zones against the zone purpose parameters. In that the Landscape zone has been identified as one of the options for future zoning of at least 2 of the 3 precincts in the proposed masterplan. Thus the choice to use Landscape Zone, rather than Rural or Recreation, makes this rezoning a sound step in the future land use planning for the site.

Where Council have applied mapped overlays to establish where the proposed LPS Codes will apply, the value of the Heritage Code and the Scenic Protection Codes are well set for Stanley. However, the Natural Assets code mapping over the town extents should be questioned. The application of Natural assets code to coastal scrub for the purpose of coastal hazard protection is in part a double up of codes, the Coastal Inundation Code and the Erosion Hazard apply for that purpose. The subsequent adding of the Natural Assets overlay may lead to a misinterpretation of the value of the regrowth. Particularly the Future Coastal Refugia overlay does not translate well to the existing Recreation Zone, in that way the the holding zone needs not be further limited by it. The need to well consider coastal processes is already established by 2 coastal hazard codes, there is no need to further manage.

Further to testing the LPS against the vision for the Stanley Bay Project we have also considered the broader context around growth and opportunity for the municipality. Put simply, if we aren't confident the district is moving to a growth trajectory then we would less inclined to invest in that opportunity. It is good that Council are dealing with population growth as a matter of high importance. They recognise increasing opportunity in liveability and lifestyle is crucial in gaining people to Circular Head. Recognising the need to increase coastal living opportunities, especially in the localities between Smithton and the rest of the North Coast is a vision we share in.

In respect to the need to grow, the choice to make so much of the district into Agriculture zone alongside expansive mapping of priority habitat will further restrict growth in industry and population. This area does not need more land use restrictions, there are far too many economic and spatial ones already. The fact that less people will be able to build their homes out of town could, cynically, be a considered positive for us; after all they will be forced to live in town where our future development is. Not so, people are required to move out of country becomes one step closer to deciding to leave the district all together. We need people to stay in our district, to grow their families and invite their friends and associates to come, the more options they have the better. The most important thing for us all on the North West is for the whole North West to prosper.

We trust that the new scheme will soon be settled so we might all move forward in confidence. We encourage all those engaging with the process to stay the course, their local knowledge and understanding of what this unique community needs is vital for the success of planning reform.

Kind regards



Doug Machin