

From: vdesantis.au@gmail.com
To: [TPC Enquiry](#)
Cc: [Mary-Ann Edwards](#)
Subject: RE: Central Coast draft Local Provisions Schedule (LPS) - Request to be heard (Alfonsina and Vince De Santis)
Date: Wednesday, 22 January 2020 4:40:27 PM
Attachments: [Notes for hearing \(22.01.20\).v3 \(clean\).docx](#)
[Notes for hearing \(22.01.20\).v3 \(mark-up\).docx](#)
[Subdivision concept plan \(20.01.20\).pdf](#)
[Aerial maps - 80 Deviation Road.pdf](#)

Dear Sir/Madam,

I refer to today's TPC hearing held at the Central Coast Council premises in Ulverstone and the matter of Alfonsina De Santis (representation no. 24).

At the hearing I handed to you a document entitled "Supplemental notes" along with other various attachments.

Although you said you did not required an electronic copy, I have just noticed an error in the those notes where I have referred to the "eastern" side of the property, when I had meant to refer to the "western" side. An amended copy of those notes (clean and marked-up versions) is attached with the error corrected.

My apologies for any confusion.

I have also taken the liberty of attaching the subdivision concept plan, aerial maps and draft zone map which I also handed to you. I have not however attached page 87 of the *Cradle Coast Regional Land Use Planning Framework*.

Please let me know if you require anything else. Thanks.

Regards,

Vince De Santis







Supplemental notes

- At the directions hearing on 13 November 2019, TPC Chair John Ramsay mentioned that “split zoning” on a single title is “possible but not ideal”.
 - If so and the TPC has a preference for a single zone, then we request that the entire property be classified as Low Density Residential. A restriction on dwellings being located on the western side of property close to agricultural land could be managed via the imposition of setbacks as part of any subdivision approval.
- Reiterate the following key points in our August 2019 written representation:
 - The property lies to the east of Deviation Creek which is a more appropriate point of division than Deviation Road
 - A large house is located in the middle of the property which marginalises practical use of the property for agriculture – the house has a remaining life of many decades
 - The land is not classed as prime agricultural land
 - Property size (i.e. 2 ha) is not economically viable for an agriculture operation
 - Low density residential zoning would facilitate infill development utilising the existing services and infrastructure which run past the property
 - Low Density Residential zoning would also enable the property to be used for its highest and best use utilising the existing services and infrastructure which run past the property
 - Residential zoned land is located across the road
 - The owner and her late husband used to own the neighbouring farmland to the west and north of the property and they subdivided the property from the rest of the farm with the intention of 80 Deviation Road being used for residential purposes, and not part of a larger farming operation
 - The act of subdividing the property from the rest of the neighbouring farmland into a smaller (sub-economic) lot size and then building a house which bisects the property, has already had the practical effect of converting the land from an agricultural to a residential use
 - If there was a purpose for which Low Density Residential zoning was designed, then this is it
- Present overlay of aerial plan which shows what a potential subdivision would look like:
 - Advice from local real estate agent that larger style blocks like these on the edge of the Penguin township would sell well and quickly
 - This would complement the supply of standard residential style blocks
 - These larger blocks provide a choice and would be in keeping with the ambience of the area and also provide a very good transition between the adjacent general residential and agriculture zones
 - Similar larger style blocks already exist to the north of the property – its not proposed that those blocks be zoned Agriculture yet they arguably have similar (if not better) agricultural attributes than 80 Deviation Road. They are already the product of a subdivision for which their Rural Living A zone classification is appropriate – however a Rural Living zoning for 80 Deviation Road would not enable any practical subdivision because of its size
- Finally, we refer the TPC to section 4.9.2: Land for Rural Housing (page 87) of the *Cradle Coast Regional Land Use Planning Framework*
 - The land in question is not necessarily located in what might be described as “hinterland” but it is arguably the very type of land for which rural lifestyle housing is suited in that it utilises existing services and infrastructure and does so without reducing the supply of *viable agricultural land*

Supplemental notes

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Subdivision concept plan showing approx. land areas and Deviation Road street frontage

Photo 1 – overall plan view



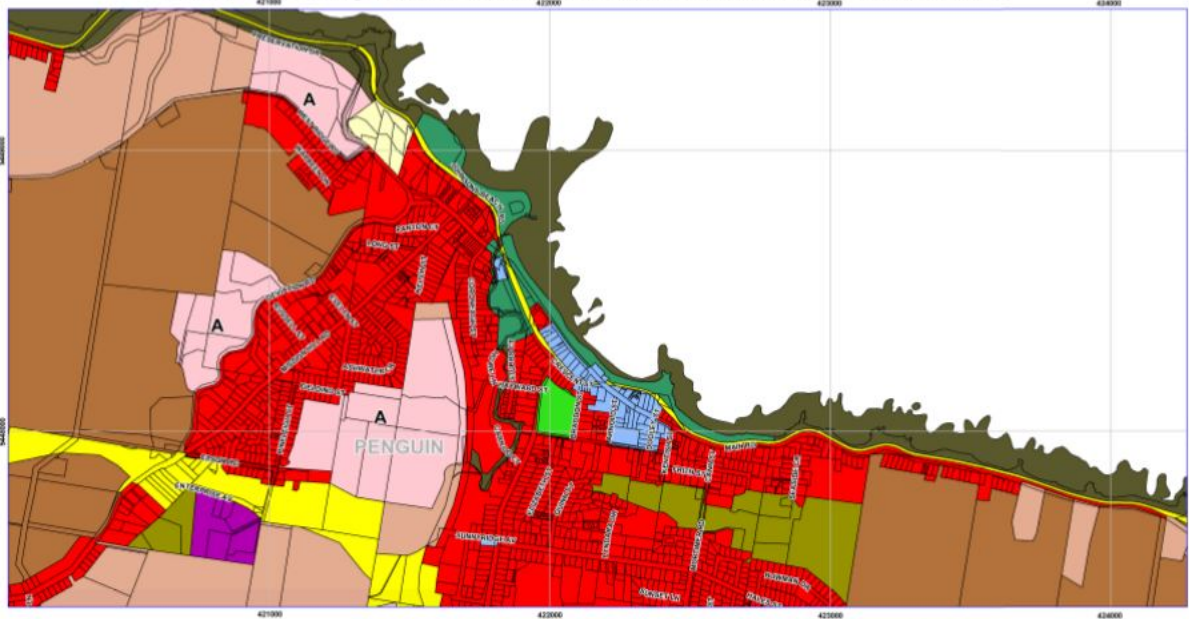
Photo 2 – northern plan view (expanded)



Photo 3 – southern plan view (expanded)



Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



LEGEND

ZONES

8.0 General Residential	15.0 General Business	22.0 Landscape Conservation
10.0 Low Density Residential	17.0 Commercial	23.0 Environmental Management
11.0 Rural Living A	18.0 Light Industrial	26.0 Utilities
11.0 Rural Living B	19.0 General Industrial	27.0 Community Purpose
12.0 Village	20.0 Rural	28.0 Recreation
14.0 Local Business	21.0 Agriculture	29.0 Open Space

Map 4 of 21

0 500 m

Coordinate System: GDA 94 MGA Zone 55



Zone data from Central Coast Council
Base topographic data from The LIST © State of Tasmania
Cadastre from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019

