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Tasmanian Planning Commission
GPO Box 1691
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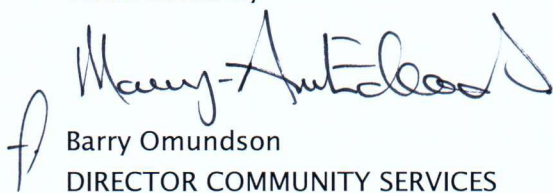
Dear Sir/Madam

DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE – SECTION 35F REPORT ON
REPRESENTATIONS RECEIVED

In accordance with s.35F of the *Land Use Planning and Approvals Act 1993*, please find attached a report and associated annexures considered by the Planning Authority on representations received during the public exhibition of the draft Central Coast – Local Provisions Schedule (LPS).

If you have any queries or require additional information, please do not hesitate to contact the Council's Land Use Planning Group Leader, Mary-Ann Edwards on (03) 6429 8951.

Yours sincerely



Barry Omundson
DIRECTOR COMMUNITY SERVICES

Encl.

COMMUNITY SERVICES

G:\Council & Committee Meetings\Agenda –

x. Section 35F Report on Representations to the Draft Central Coast Local Provisions Schedule

The Director Community Services reports as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993 (the Act) & Draft Central Coast Local Provisions Schedule (the Central Coast LPS)</i>
<i>PUBLIC NOTIFICATION:</i>	11 June 2019 to 9 August 2019
<i>REPRESENTATIONS RECEIVED:</i>	109
<i>ANNEXURES 1, 2 & 3:</i>	<i>Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule</i>
<i>ANNEXURE 4:</i>	Representations

PURPOSE

The purpose of this report is to consider representations received from the Central Coast community to the Central Coast LPS and to provide recommendations to the Tasmanian Planning Commission (TPC) pursuant to section 35F and 35G of the Act.

Accompanying this report is a review by the Planning Authority under Section 35F of the Act, giving consideration of representations received to the Central Coast LPS and a copy of all representations.

BACKGROUND

The Tasmanian Parliament enacted amendments to the Act in December 2015 to provide for a single planning scheme for Tasmania, to be known as the *Tasmanian Planning Scheme* (the TPS). The TPS consists of State Planning Provisions (SPP's) and Local Provision Schedules (LPS's) that are to be specific to each municipal area.

Ratified by the State Parliament in February 2017, the TPS has no practical effect until an LPS is in effect in a municipal area.

The Central Coast LPS was endorsed by the Council in its role as the Planning Authority in July 2018. The Central Coast LPS will facilitate the replacement of the current *Central Coast Interim Planning Scheme 2013* by the TPS within the Central Coast area.

DISCUSSION

The TPS has been introduced by the State Government to ensure consistency between municipal areas and across regions.

Combined with specific Zones and Code Overlays, the Central Coast LPS includes Specific Area Plans for Penguin, Turners Beach, Leith, Forth and Revell Lane Precinct.

The Central Coast LPS also includes an expansion of the Light Industrial zone in South Road, Penguin. Further consideration will need to be given to the future allocation of Light Industrial and Commercial zoned land, following the adoption of the Central Coast LPS and the TPS.

Properties that are currently zoned Environmental Management or Environmental Living are to be rezoned to be Landscape Conservation, as the Environmental Management zone under the TPS primarily relates to State owned reserves and parks, coastal foreshores and riparian land. The Environmental Living zone is not available under the TPS.

In accordance with mapping provided by the State Government, land that is currently zoned Rural Resource is to be zoned either Rural or Agriculture.

The draft Central Coast LPS was submitted to the TPC who checked the documentation for consistency with submission requirements, prior to the TPC directing Council to public exhibit the Central Coast LPS.

The Central Coast LPS was placed on public exhibition on 11 June 2019 until 9 August 2019.

Following public exhibition of the Draft LPS, Section 35F of the Act requires the planning authority to prepare a report containing:

- . a copy of each representation made under s.35E(1);
- . a statement of the planning authority's opinion as to the merit of each representation made, in particular as to:
 - whether the draft LPS should be modified; and

- if recommended to be modified, the effect on the draft LPS as a whole;
- . a statement as to whether the planning authority is satisfied that the draft LPS meets the LPS criteria; and
- . the recommendation of the planning authority in relation to the draft LPS.

The Council, acting as the Planning Authority, now has opportunity to review all representations received during the exhibition period and make comment and recommendations, before sending all representations to the Tasmanian Planning Commission for consideration.

Following submission of the Section 35F report to the TPC, the TPC will hold a public hearing as soon as is practicable, to examine the merits of each representation and the Planning Authority's response.

The TPC will then seek the agreement of the Minister for Planning for the final form of the Central Coast LPS, before it is approved and commences operation.

To view all representations received and review comments and recommendations, refer to Annexure 1, 2 & 3 – draft *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* and Annexure 4 – copies of representations received.

CONSULTATION

The draft Central Coast LPS was developed by planning consultant Mr Geoff Davis of Korlan Pty Ltd in consultation with Council planners, other Departments of Council, neighbouring Councils and, where appropriate, workshops with Councillors.

At the TPC's direction, and in accordance with the requirements of the Act, the draft Central Coast LPS was placed on public exhibition from 11 June 2019 to 9 August 2019.

The TPC issued a schedule of State agencies and authorities that were to be directly notified of the exhibition of the draft LPS. Each of the agencies and authorities were notified in accordance with the direction. Representations were received from TasWater, TasNetworks and State Growth and are addressed in the s.35F report – Refer to Annexure 1.

Two community information sessions were held during the public exhibition period, at the Riana Community Centre and at the Ulverstone Wharf.

REPRESENTATIONS

A total of 109 representations, not including Council's own submissions, were received. Copies of the representations are provided at Annexure 4.

The representations are summarised with a recommendation to each submission – refer to Annexures 1, 2 & 3 to this report.

Representations submitted generally relate to the following matters:

- . the zoning of land to Agriculture and Rural;
- . the zoning of land to Landscape Conservation;
- . zoning of land to General Residential, Low Density Residential and Rural Living;
- . the need for a Scenic Protection Code (the Code is not in the draft LPS);
- . the Natural Assets Code overlay and the application of the Environmental Management zone to State owned land;
- . the application of the Flood Hazard Prone overlay; and
- . expansion of the Commercial zone and application of the car parking precinct.

RESOURCE, FINANCIAL AND RISK IMPACTS

The preparation of the draft LPS has to date incurred a significant cost. There will be an additional cost in examination of the draft LPS before the TPC public hearings. The 2019–2020 budget has made provision for this event.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) includes the following strategies and key actions:

The Shape of the Place

- . *Improve the value and use of open space*
- . *Encourage a creative approach to new development*

A Connected Central Coast

- . *Provide for a diverse range of movement patterns*
- . *Improve community wellbeing*

Community Capacity and Creativity

- . *Facilitate entrepreneurship in the business community*

The Environment and Sustainable Infrastructure

- . *Invest in and leverage opportunities from our natural environment*
- . *Contribute to a safe and healthy environment*
- . *Develop and manage sustainable built infrastructure*
- . *Contribute to the preservation of the natural environment*

Council Sustainability and Governance

- . *Improve corporate governance*
- . *Improve service provision*
- . *Efficient communication and engagement*
- . *Strengthen local–regional connections*

Recommendation –

It is recommended that the Planning Authority:

- 1 Endorses Annexure 1, 2 & 3 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* as the report to the Tasmanian Planning Commission pursuant to Section 35F of the *Land Use Planning and Approvals Act 1993*.
- 2 Delegates the General Manager, its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*.’

The Executive Services Officer reports as follows:

“A copy of the Annexures referred to in the Land Use Planning Group Leader’s report having been circulated to all Councillors, a resolution is submitted for consideration.”

■ “That the Planning Authority:

- 1 Endorses Annexure 1, 2 & 3 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* as the report to the Tasmanian Planning Commission pursuant to Section 35F of the *Land Use Planning and Approvals Act 1993*.
- 2 Delegates the General Manager, its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*.”

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ANNEXURE 1

S.35F REPORT TO TASMANIAN PLANNING COMMISSION REPRESENTATIONS TO DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE 2019

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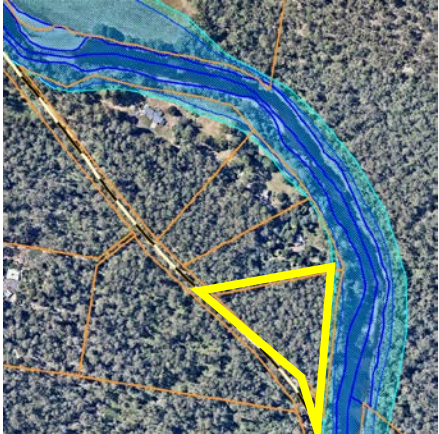
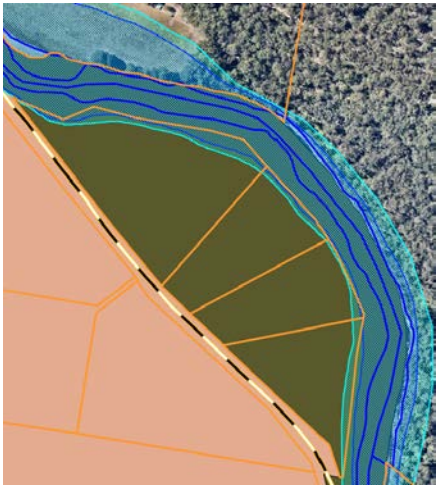
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REQUEST LAND BE ZONED
LANDSCAPE CONSERVATION

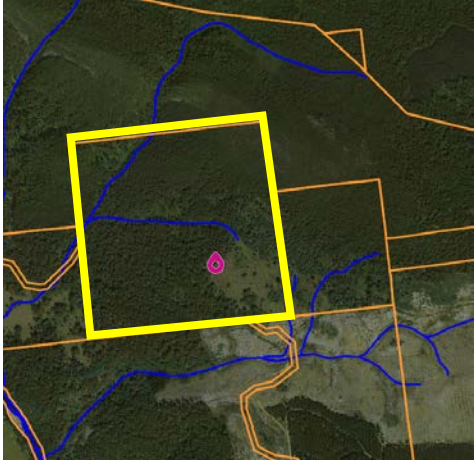
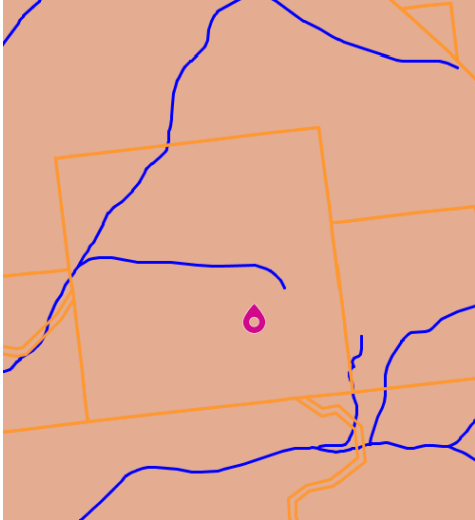
Representor and Location	Proposed Zone	Representation No. 1	Planning Comment and Recommendation
<p>C Taylor</p> <p>663 Wilmot Road, Forth</p> <p>CT11199/2</p> <p>PID: 7144402</p> <p>Draft LPS –from Environmental Management to Environmental Management.</p>	  <p>LPS Map</p>	<p>Request land to be zoned Landscape Conservation.</p>	<p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS mapping.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The zoning error also affects other private parcels of land adjoining the Forth River – some properties have a split zone identified as:</p> <p><i>605 Wilmot Road, Forth – PID</i></p> <p><i>639 Wilmot Road, Forth – PID</i></p> <p><i>655 Wilmot Road, Forth – PID</i></p> <p><i>740 Wilmot Road Forth - PID 7373053</i></p>



			<p><i>1109 Wilmot Road, Forth – PID 7373029</i></p> <p><i>1121 Wilmot Road, Forth – PID 7144381</i></p> <p><i>1139 Wilmot Road, Forth – PID 1712261</i></p> <p><i>1141 Wilmot Road, Forth – PID 1712253</i></p> <p><i>1145 Wilmot Road, Forth – PID 7896815</i></p> <p><i>1149 Wilmot Road, Forth – PID 6988857</i></p> <p><i>1159 Wilmot Road, Forth – PID 7700405 – (river front portion of land only)</i></p> <p><i>1163 Wilmot Road, Forth – PID 7700413</i></p> <p><i>1173 Wilmot Road, Forth – PID 7318193</i></p> <p><i>Wilmot Road, Forth – PID 7318026 (river front portion of land only)</i></p> <p><i>1201 Wilmot Road, Forth – PID 6988902 (river front portion of land portion of only)</i></p> <p><i>1205 Wilmot Road, Forth – PID 6988910 (river front portion of land only)</i></p> <p><i>1209 Wilmot Road, Forth – PID 2974212 (river front portion of land only)</i></p> <p><i>1215 Wilmot Road, Forth – PID 2974204 (river front portion of land only)</i></p> <p><i>1221 Wilmot Road, Forth – PID 6988937 (river front portion of land only)</i></p>
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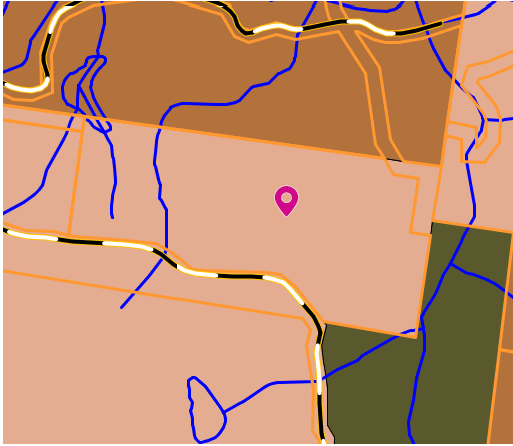
			<p><i>384 Geales Road, Kindred – PID 6988881 (river front portion of land only)</i></p> <p>Recommendation for Draft LPS It is recommended these properties and the river front portion of split zone properties be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The rezoning error also affects two parcels of land owned by the Ulverstone Golf Club Inc. The lots are currently zoned Environmental Management and is proposed under the draft LPS the lots remain Environmental Management.</p> <p>Refer to Central Coast Council submission No. 96 to the LPS- page 139.</p> <p>Recommendation for Draft LPS CT2360098/1; PID: 3126741 and CT224305/1; PID: 3126733 be zoned Landscape Conservation.</p>
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Representor and Location	Proposed Zone	Representation No. 2	Planning Comment and Recommendation
<p>J Thompson & A Vojinov</p> <p>220 Raymond Road, Gunns Plains</p> <p>CT173320/1</p> <p>PID: 3524010</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 17.85ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by several watercourses, native forest vegetation and areas of “Low” and “Medium” landslip .</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

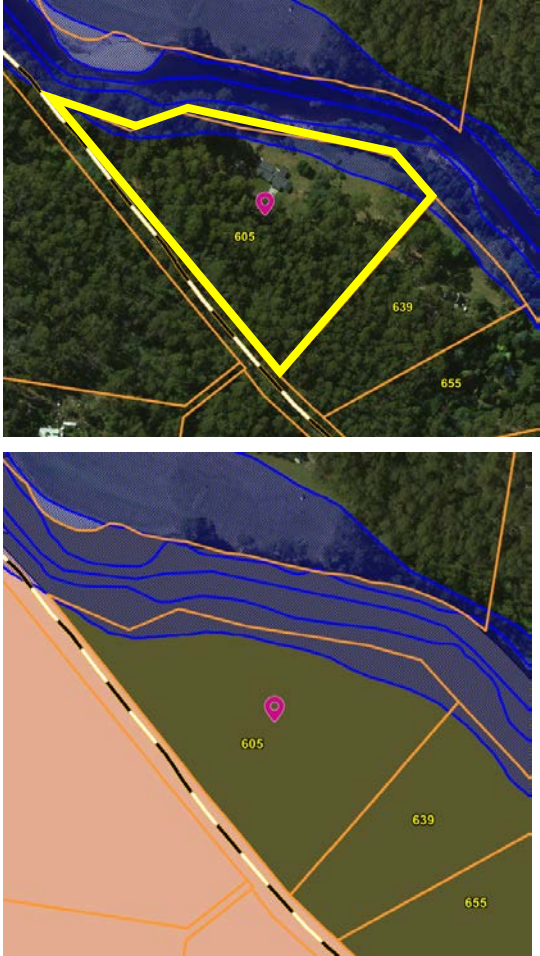
Representor and Location	Proposed Zone	Representation No. 3	Planning Comment and Recommendation
<p>Frank Wilson</p> <p>Reference to 1 Midway Lane, Sulphur Creek</p> <p>CT148538/6</p> <p>PID: 2781568</p> <p>Draft LPS – from Environmental Management to landscape Conservation</p>	 <p>LPS Map</p>	<p>Adjoining property owner who supports the zoning of 1 Midway Lane, Sulphur Creek to Landscape Conservation.</p>	<p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 4	Planning Comment and Recommendation
<p>AJ Britz & AA Parks</p> <p>1499 Loongana Road, Loongana</p> <p>CT239625/1</p> <p>PID: 6989796</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation to ensure compatible use and development does not adversely impact on the protection, conservation and management of the landscape values on this and surrounding properties.</p> <p>Since January 2012, a registered conservation covenant has applied to the Title - under the Private Land Conservation Program Tas.</p>	<p>The land has an area of 60.7ha and is vacant land adjoining a large area of Crown land to the south.</p> <p>The land is characterised by watercourses, native forest vegetation and areas of “Low” and “Medium” landslip.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 5	Planning Comment and Recommendation
<p>L & P Doherty</p> <p>1519 Loongana Road, Loongana</p> <p>Mountain Valley Wilderness Holidays & Private Nature Reserve</p> <p>CT218995/1</p> <p>PID: 6775165</p> <p>Draft LPS –from Rural Resource to Rural .</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 61.04ha and is vacant land. Loongana Road intersects the property.</p> <p>The land is characterised by watercourses, native forest vegetation and areas of “Low” and “Medium” landslip.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

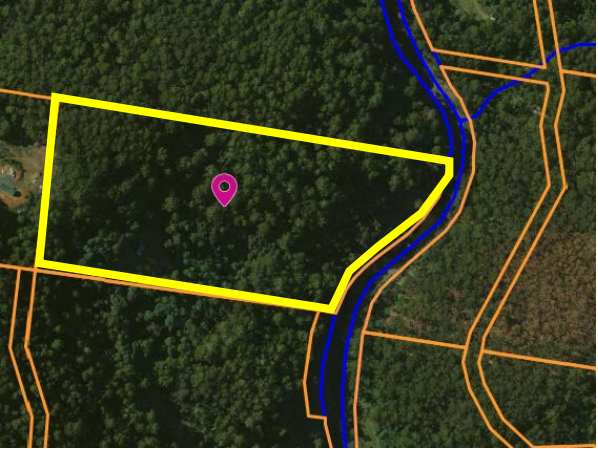
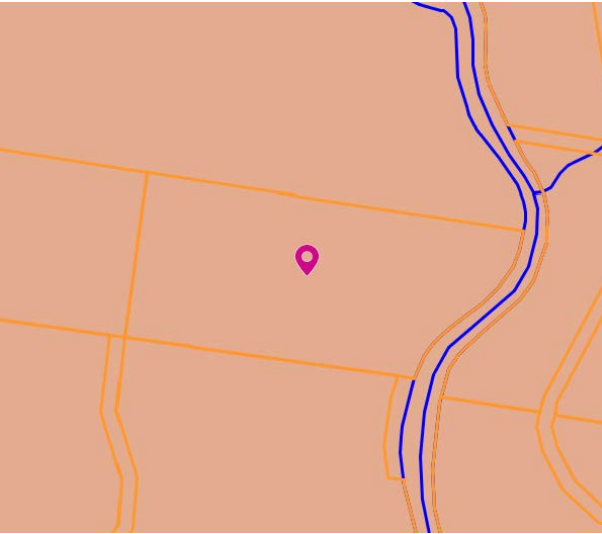
Representor and Location	Proposed Zone	Representation No. 6	Planning Comment and Recommendation
<p>Penelope Laskey</p> <p>130 Raymond Road, Gunns Plains</p> <p>CT243373/1</p> <p>PID: 7144517</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 9.26ha and accommodates a dwelling with outbuildings. Raymond Road intersects the property.</p> <p>The land is characterised by watercourses, areas of native forest vegetation and “Low” and “Medium” landslip.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

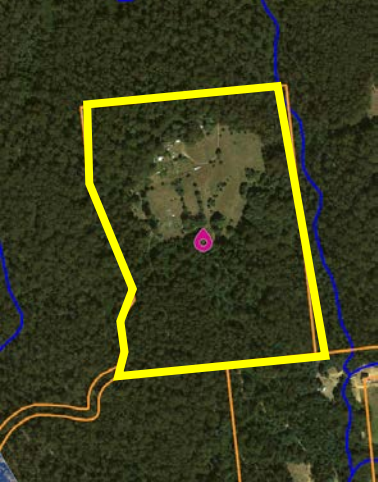
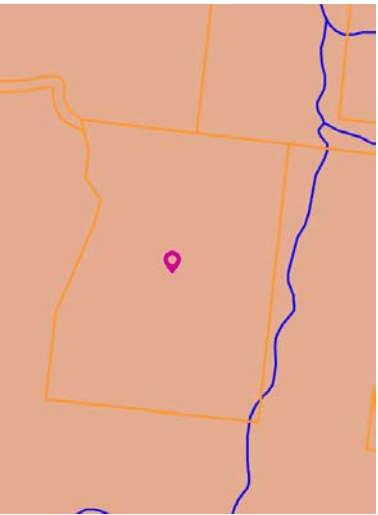
Representor and Location	Proposed Zone	Representation No. 7	Planning Comment and Recommendation
<p>Peter Stronach</p> <p>19A Bannons Bridge Road, Gunns Plains</p> <p>CT103700/1</p> <p>PID: 2763693</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 20.34ha and accommodates a dwelling with outbuilding.</p> <p>The land is characterised by native forest vegetation and areas of “Low” and “Medium” landslip..</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 8	Planning Comment and Recommendation
<p>Leon Peck</p> <p>605 Wilmot Road, Forth</p> <p>CT11199/1</p> <p>PID: 6996187</p> <p>Draft LPS –from Environmental Management to Environmental Management.</p>	 <p>LPS Map</p>	<p>It is proposed the land be zoned Environmental Management.</p> <p>The zone appears to relate more to Crown land.</p>	<p>The land has an area of 3.95ha and accommodates a dwelling with outbuildings.</p> <p>The land adjoins the Forth River and is partially within the proposed Forth Flood Prone Area overlay.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The zoning error also affects three other private parcels of land adjoining the Forth River in this location, identified as:</p> <p><i>639 Wilmot Road Forth - PID 6969446</i></p>

			<p><i>655 Wilmot Road, Forth - PID 6989411</i></p> <p><i>663 Wilmot Road, Forth - PID 7144402</i></p> <p>Recommendation for Draft LPS Recommend these properties also be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 9	Planning Comment and Recommendation
<p>Helmut Schwabe</p> <p>299 Raymond Road, Gunns Plains</p> <p>CT163899/1</p> <p>PID: 3195296</p> <p>Draft LPS – from Environmental Management to Environmental Management.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 29.21ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by watercourses, areas of native forest vegetation and “Low” and “Medium” landslip.</p> <p>Under the TPS the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 10	Planning Comment and Recommendation
<p>Laurence Rickards</p> <p>22 Bannons Bridge Road, Gunns Plains</p> <p>CT234477/1</p> <p>PID: 6762882</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 10.47ha and is vacant land adjoining the Leven River.</p> <p>The land is characterised by native forest vegetation.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

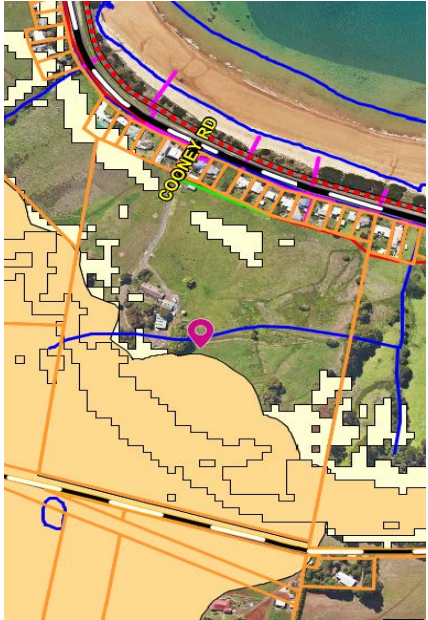
Representor and Location	Proposed Zone	Representation No. 11	Planning Comment and Recommendation
<p>Mark & Trudy Dudding</p> <p>250 Loyetea Road, South Riana</p> <p>CT107458/1</p> <p>PID: 6777590</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 18.28ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by native forest vegetation and adjoining Forestry land to the south.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 12	Planning Comment and Recommendation
<p>Patricia Ellison obo Friends of the Reid Street Reserve</p> <p>Hall Street, West Ulverstone (unmade road off River Road, West Ulverstone)</p> <p>Draft LPS – from half General Residential and half Rural Living to half general Residential and half Low Density Residential.</p>	  <p>LPS Map</p>	<p>Request the land that accommodates the unmade road of Hall Street, West Ulverstone be zoned Landscape Conservation.</p>	<p>Roadways adopt the zoning of adjoining land. It is not unreasonable that the unmade portion of Hall Street be zoned Landscape Conservation, as is the northern section of the unmade roadway and the adjoining reserve.</p> <p>However, the rezoning of the land will not remove the notation of “Road” from the land. As such, the land can be developed and used as a road.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

REQUEST LAND BE ZONED
GENERAL RESIDENTIAL


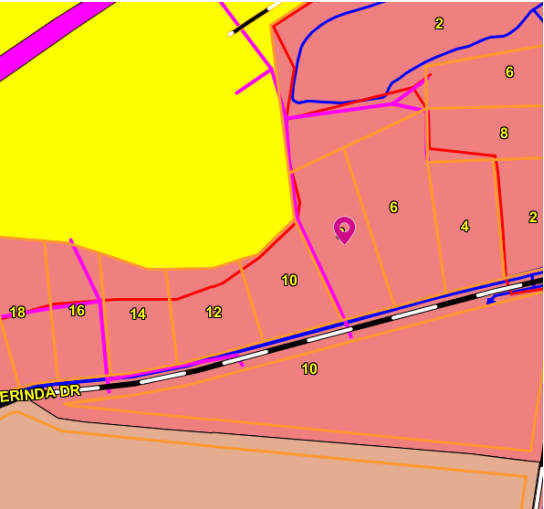
Representor and Location	Proposed Zone	Representation No. 13	Planning Comment and Recommendation
<p>John Scoles</p> <p>12 -14 Hampson Street, Penguin</p> <p>CT114611/1</p> <p>PID: 7728491</p> <p>Draft LPS - from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>Propose that the Landscape Conservation zoning be limited to the area east of the existing residence - where the land gradient exceeds 20 degrees. The area of land exceeding 20 degrees gradient is delineated by the rear access driveway to the east of the residence.</p> <p>The area to the west of the rear access driveway has the same gradient as properties further to the west, including 8 Cann Street. The area to the north of 12-14 Hampson Street, including adjoining 10a Hampson Street, has properties with similar gradients, with less onerous zoning.</p>	<p>The land has an area of 7,247m² and accommodates residential development.</p> <p>The land is accessed via Hampson Street.</p> <p>The land is part of several allotments in this area that have been previously zoned Environmental Living and are now proposed to be zoned Landscape Conservation, primarily due to “MEDIUM” landslide hazard in this area.</p> <p>It is recommended that the land be split into two separate zones, reflecting the pattern of use on site.</p> <p>Recommendation for Draft LPS Recommend the western portion of the land be zoned General Residential</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

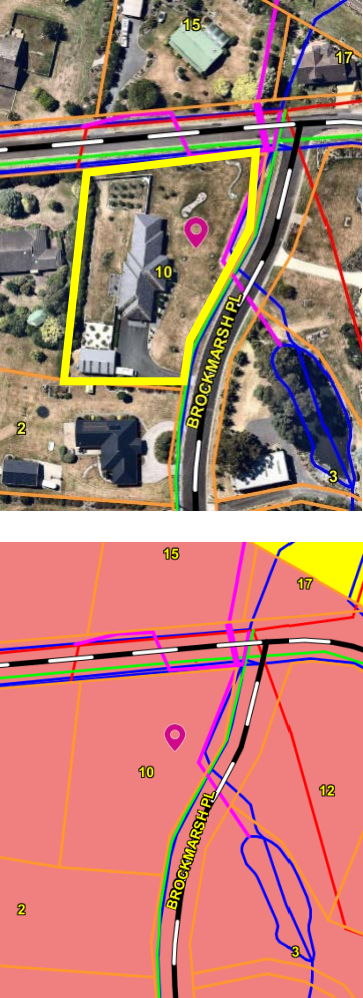
Representor and Location	Proposed Zone	Representation No. 15	Planning Comment and Recommendation
<p>EnviroPlan on behalf of Tim and Kiely Briggs</p> <p>130A Preservation Drive, Preservation Bay</p> <p>CT101695/1</p> <p>PID: 7379287</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to rezone a portion of the land to General Residential and a portion of the land to Low Density Residential.</p>	<p>Land has an area of 16.42ha and accommodated a single dwelling with outbuildings.</p> <p>This area of Preservation Bay is able to be fully serviced and is characterised by ‘strip’ residential development along the ‘old’ Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports the extension of the General Residential zone in this area, to allow for in-fill residential development.</p> <p>The Planning Authority has undertaken to review the <i>2013 Local Settlement Strategy</i> in the 2019-2020 financial year, although no financial resources have been dedicated to the project.</p> <p>The “Living on the Coast- The Cradle Coast Regional Land Use Planning Framework does not support an expansion of the residential foot print in this area.</p> <p>The land is identified as having areas of “Medium” and “Low” landslip hazard bands. See landslip hazard map below:</p>

			 <p>Landslip Hazard Map</p> <p>Recommendation for Draft LPS Recommend the land be zoned General Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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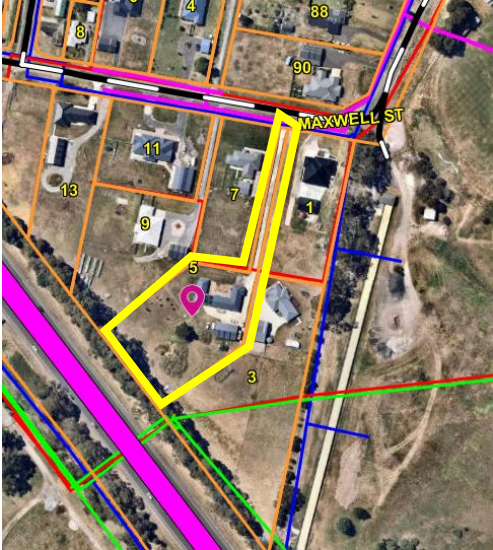
Representor and Location	Proposed Zone	Representation No. 16	Planning Comment and Recommendation
<p>Craig I Ling</p> <p>8 Cann Street, Penguin</p> <p>CT160013/1</p> <p>PID: 3049168</p> <p>Draft LPS –from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>Request the land be zoned General Residential, same as other small lots in this area.</p>	<p>Land is located in the Penguin urban area and has an area of 1,000m². The land is connected to reticulated service networks and accommodates a single dwelling.</p> <p>The land is identified as being wholly within an area of MEDIUM landslip hazard. See map below.</p>  <p>Landslide hazard map - Medium</p> <p>Recommendation for Draft LPS Recommend the land be zoned General Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

RELATING TO
LOW DENSITY RESIDENTIAL ZONE

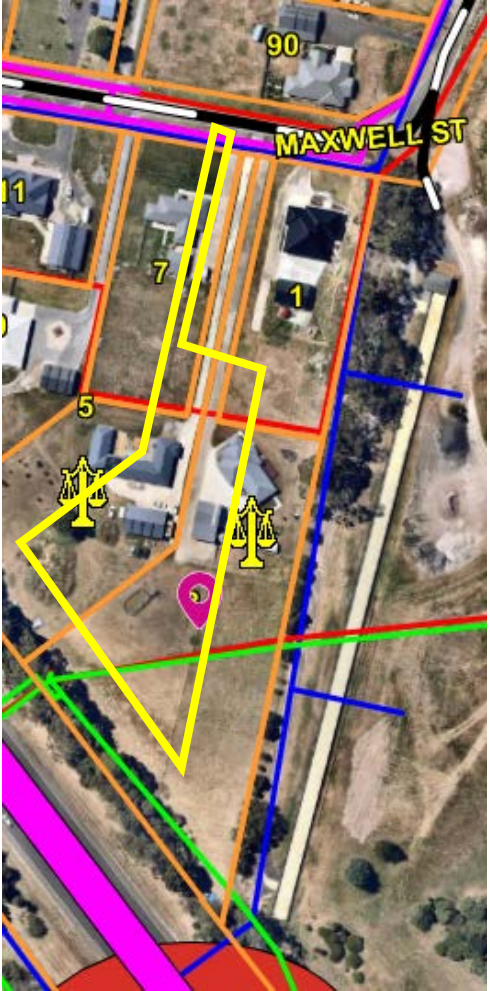
Representor and Location	Proposed Zone	Representation No. 18	Planning Comment and Recommendation
<p>Adrienne & Mark Heikkinen</p> <p>10 Waverley Road, Ulverstone</p> <p>CT22010/1</p> <p>PID: 7144357</p> <p>Draft LPS –from Rural Living to Low Density Residential.</p>	  <p>LPS Map</p>	<p>Advise support for the rezoning of this area to Low Density Residential.</p>	<p>The Merinda Drive/ Waverley Road residential area is fully serviced, with land connected to reticulated water, sewer and stormwater networks.</p> <p>The average lot size is currently 4,000-5,000m².</p> <p>10 Waverley Road, currently zoned Rural Living, accommodates a single dwelling with outbuildings and is connected to reticulated services.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Low Density Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

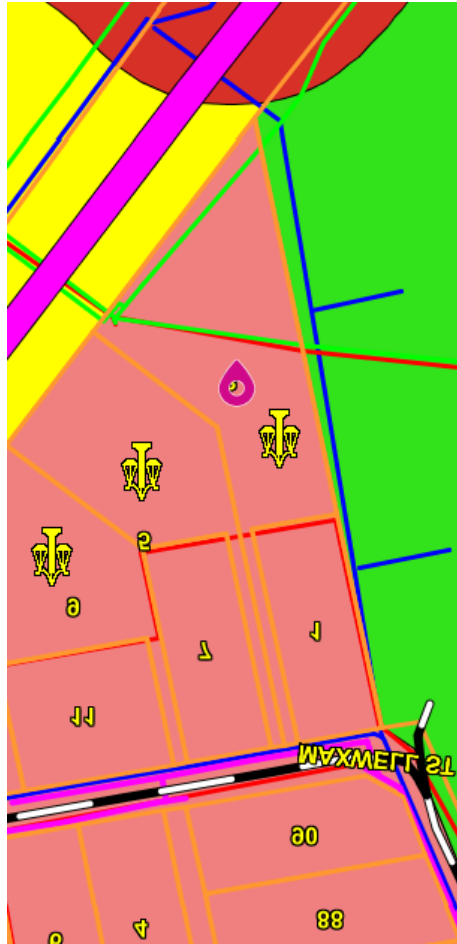
Representor and Location	Proposed Zone	Representation No. 19	Planning Comment and Recommendation
<p>Brian Tindal</p> <p>10 Knights Road, West Ulverstone</p> <p>CT143341/1</p> <p>PID: 2596223</p> <p>Draft LPS –from Rural Living to Low Density Residential.</p>	 <p>LPS Map</p>	<p>Objects to the rezoning of the Knights Road area from Rural Living to Low Density Residential. The rezoning would ruin the ambiance and character that comes with the original 4,000m² lot subdivision of the area.</p>	<p>The Knights Road residential area, at the time of subdivision in 1986, was originally zoned Low Density Residential with the Planning Scheme at that time requiring lots to be approximately 4,000m² in land area.</p> <p>Under the <i>Central Coast Interim Planning Scheme 2013</i>, the land was rezoned to be Rural Living, as the Low Density Residential lot size under the 2013 Planning Scheme was to be 500m². The lot size was not appropriate for the Knights Road area.</p> <p>In 2017 an amendment to the 2013 Planning Scheme inserted a Table for the Knights Road area, reducing the standards for land areas and development setbacks in the Rural Living zone.</p> <p>The area is fully serviced, with land connected to reticulated water, sewer and stormwater networks.</p> <p>The average lot size is currently 4,000m²-5000m².</p> <p>It has been determined that the most appropriate zone for this area under the <i>Tasmanian Planning Scheme</i> is the Low Density Residential zone, where lot sizes are able to be 1,500m² and development</p>

			<p>setbacks reflect current use and development of the land.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Low Density Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 20	Planning Comment and Recommendation
<p>Stuart & Carol Steyn</p> <p>5 Maxwell Street, West Ulverstone</p> <p>CT166683/3</p> <p>PID:3304923</p> <p>Draft LPS – from Rural Living to Low Density Residential</p>		<p>The rezoning affects the value of the property to us and out reasons for purchasing it.</p> <p>Maxwell Street provided the perfect opportunity to buy a large lot where we could run some livestock.</p> <p>The rezoning of land to Low Density Residential will reduce opportunity to run a small holding of cattle and use the land as a small hobby farm.</p>	<p>The internal allotment has an area of 6770m² and accommodates a single dwelling with outbuildings.</p> <p>The land adjoins a Utility zone on the southern rear boundary that accommodates the Bass Highway.</p> <p>The land is subject to a Part 5 Agreement under s. 71 of the <i>Land Use Planning & Approvals Act 1993</i> and a restrictive building envelope applies to the land.</p> <p>Both instruments are due to the proximity of the land to TasWater's wastewater treatment facility on the opposite side of the Bass Highway, in the Knights Road area (approximately 100m - 170m separation).</p> <p>The Maxwell Street land is serviced by reticulated water, sewer and stormwater services.</p> <p>In 2017 an amendment to the <i>Central Coast Interim Planning Scheme 2013</i> inserted a Table for the Maxwell Street area, reducing the standards for land areas (4,000m²) and setbacks from all boundaries (10m to frontage and 5m to rear and sides).</p> <p>The Rural Living zone standards of the <i>Tasmanian Planning Scheme</i> are designed to accommodate lots with land areas that exceed</p>

			<p>1ha where services are limited. The Rural Living development standards are not considered to be the most suitable application for the Maxwell Street area.</p> <p>It is considered the proposal to rezone the land to Low Density Residential best suits this area, due to the existing size of allotments and the service capability of the land. A combination of the Part 5 Agreement and the TPS Attenuation Code will limit further subdivision of land in close proximity to the wastewater treatment plant.</p> <p>“Resource Development” is a “Prohibited” use class in the Low Density Residential zone, whilst the use is “No Permit Required” in the Rural Living zone, if for grazing only.</p> <p>However, existing Titles that currently have grazing cattle and horses etc would have prevailing pre-existing use rights.</p> <p>Recommendation for Draft LPS Land be zoned Low Density Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 21	Planning Comment and Recommendation
<p>Brett & Sue Ferguson</p> <p>3 Maxwell Street, West Ulverstone</p> <p>CT166683/7</p> <p>PID:3304974</p> <p>Draft LPS – from Rural Living to Low Density Residential.</p>		<p>Does not support the rezoning of this area from Rural Living to Low Density Residential</p> <p>The Rural Living zone allows for the keeping of cows (grazing), chooks etc as a No Permit Required use of land. The Low Density Residential zone does not permit this.</p>	<p>The land has an area of 10,550m² and accommodates a single dwelling with an outbuilding (shed).</p> <p>The land adjoins a Utility zone on the southern rear boundary that accommodates the Bass Highway.</p> <p>The land is subject to a Part 5 Agreement under s. 71 of the <i>Land Use Planning & Approvals Act 1993</i> and a restrictive building envelope applies to the land.</p> <p>Both instruments are due to the proximity of the land to TasWater's wastewater treatment facility on the opposite side of the Bass Highway, in the Knights Road area (approximately 100m - 170m separation).</p> <p>The Maxwell Street land is serviced by reticulated water, sewer and stormwater services.</p> <p>In 2017 an amendment to the <i>Central Coast Interim Planning Scheme 2013</i> inserted a Table for the Maxwell Street area, reducing the standards for land areas (4,000m²) and setbacks from all boundaries (10m to frontage and 5m to rear and sides).</p> <p>The Rural Living zone standards of the <i>Tasmanian Planning Scheme</i> are designed</p>



LPS Map

to accommodate lots with land areas that exceed 1ha where services are limited. The Rural Living development standards are not considered to be the most suitable application for the Maxwell Street area.

It is considered the proposal to rezone the land to Low Density Residential best suits this area, due to the existing size of allotments and the service capability of the land. A combination of the Part 5 Agreement and the TPS Attenuation Code will limit further subdivision of land in close proximity to the wastewater treatment plant.

“Resource Development” is a “Prohibited” use class in the Low Density Residential zone, whilst the use is “No Permit Required” in the Rural Living zone, if for grazing only.

However, existing Titles that currently have grazing cattle and horses etc would have prevailing pre-existing use rights.

Recommendation for Draft LPS


Recommend the land be zoned **Low Density Residential**.

Effect on Draft LPS as a Whole

Not applicable.

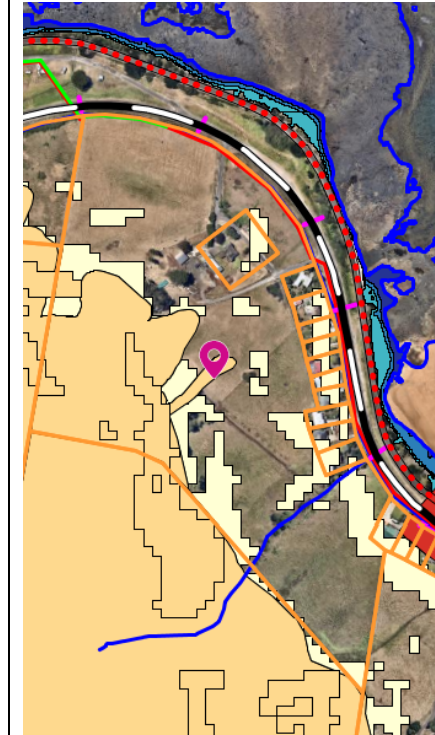
LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

Representor and Location	Proposed Zone	Representation No. 22	Planning Comment and Recommendation
<p>Ireneinc on behalf of Tony & Julie Gee</p> <p>170 Preservation Drive, Preservation Bay</p> <p>CT27345/1</p> <p>PID: 7311952</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Seek to rezone land to either Rural Living or Low Density Residential.</p>	<p>Land has an area of 12.78ha and accommodates a single dwelling with outbuildings.</p> <p>This area of Preservation Bay is able to be fully serviced and is characterised by 'strip' residential development along the 'old' Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports zoning the land Rural Living, to allow for in-fill residential development.</p> <p>Land is identified as having areas of "Medium" and "Low" landslip hazard bands. See Landslide Hazard Map below:</p>



LPS Map




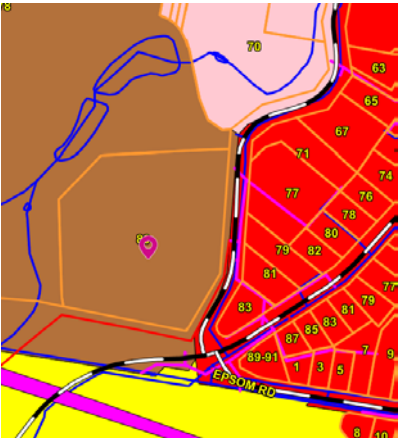
Recommendation for Draft LPS
Recommend the land be zoned **Rural Living**

Effect on Draft LPS as a Whole
Not applicable.


LPS Criteria
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

Representor and Location	Proposed Zone	Representation No. 23	Planning Comment and Recommendation
<p>Tim Johnson</p> <p>4 View Street, Ulverstone</p> <p>CT54433/1</p> <p>PID: 6953443</p> <p>Draft LPS – from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>The (proposed) Landscape Conservation zone has a 'discretionary', minimum lot size of 20ha and has restrictions on the colour of materials that can be used.</p> <p>Seeks to have the land zoned Low Density Residential.</p>	<p>The land that is located within the Ulverstone urban area has an area of 1.63ha and accommodates a single dwelling with outbuildings.</p> <p>Land is identified as having areas of MEDIUM and LOW landslip hazard bands. See landslip hazard map below:</p>  <p>The land is able to be serviced with water, sewer and stormwater networks. However, given the landslip potential of the land and the lack of supporting documentation assessing the suitability of the land for higher density of residential development, any rezoning less than 1ha-2ha is not recommended.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation</p>

			<p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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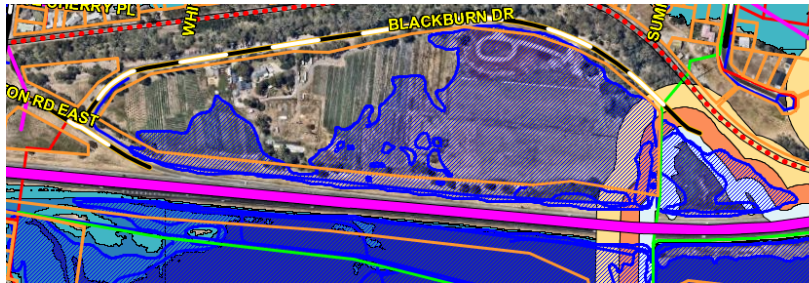
Representor and Location	Proposed Zone	Representation No. 24	Planning Comment and Recommendation
<p>Vince De Santis</p> <p>on behalf of Mrs Alfonsina De Santis</p> <p>80 Deviation Road, Penguin</p> <p>CT121621/1</p> <p>PID: 6765725</p> <p>Draft LPS –from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Seeks to have a portion of the land zoned Low Density Residential.</p>	<p>The land has an area of 2.05ha and accommodates a single dwelling with outbuildings. The land is connected to the sewer network</p> <p>A General Residential zone is located on the opposite side of Deviation Road and a Rural Living residential estate is located further north, along Deviation Road. Land adjoining directly to the north and west is to be zoned Agriculture.</p> <p>The land is currently used for residential purpose. The land is not suitable for Agriculture and is separated from agricultural land by a watercourse and a band of native vegetation.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Low Density Residential</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

RELATING TO RURAL LIVING ZONE “A” AND “B”

Representor and Location	Proposed Zone	Representation No. 25	Planning Comment and Recommendation
<p>Craig and Wendy Morris</p> <p>1 Blackburn Drive, Turners Beach &</p> <p>CT 110201/1</p> <p>PID: 1675819</p> <p>AND</p> <p>4 Blackburn Drive, Turners Beach</p> <p>CT119760/1</p> <p>PID:7521140</p> <p>Draft LPS – both properties from Rural Resource to Rural.</p>	 <p>1 Blackburn Drive, Turners Beach</p>	<p>Seeks to have the both Titles zoned General Residential or Rural Living A.</p>	<p>1 Blackburn Drive has an area of approximately 4,000m² and is vacant land. The land is highly constrained for primary industry.</p> <p>Recommendation for Draft LPS Recommend the land identified as 1 Blackburn Drive, CT110201/1 be zoned Rural Living A.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>4 Blackburn Drive has an area of 12.9ha and currently supports the “Berry Patch” with associated primary industry operations including berry production and processing/packaging, a café and a Permit for “Visitor Accommodation” (self-contained recreational vehicles). The eastern portion of the land is subject to flooding.</p> <p>Recommendation for Draft LPS Recommend the land identified as 4 Blackburn Drive, CT119760/1 be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p>



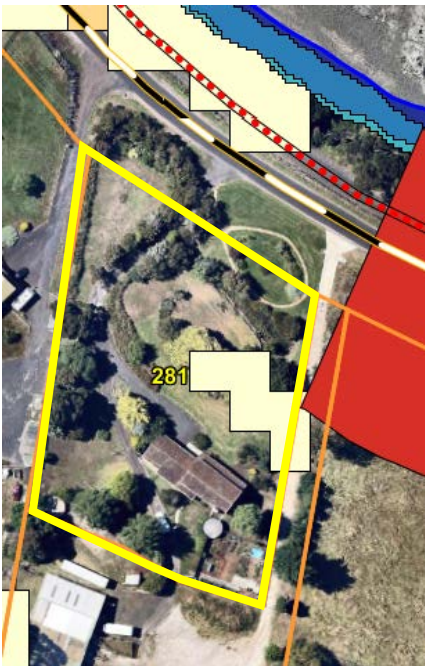
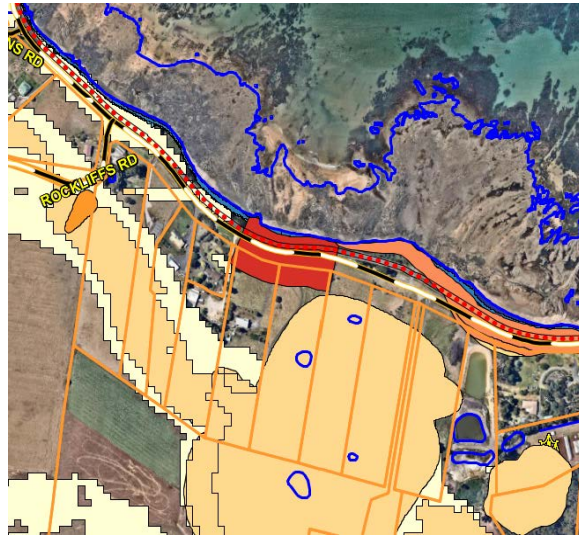
4 Blackburn Drive, Turners Beach

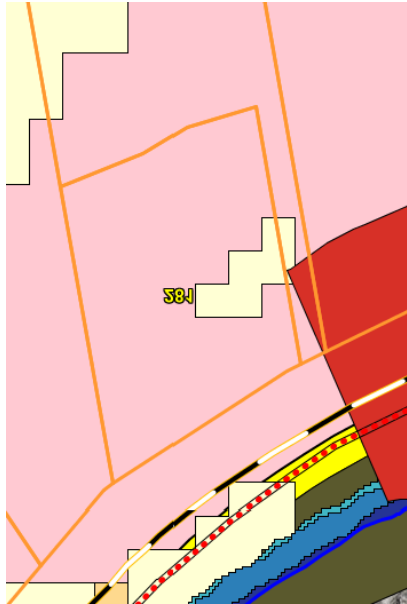


Forth River Flood Prone overlay, Coastal Inundation and Coastal Erosion overly

LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

Representor and Location	Proposed Zone	Representation No. 26	Planning Comment and Recommendation
<p>RM & GA Kelly</p> <p>281 Penguin Road, West Ulverstone</p> <p>CT 171247/1</p> <p>PID: 1675819</p> <p>Draft LPS – from Rural Living to Rural Living B.</p>		<p>Seeks to have the land zoned Rural Living A.</p>	<p>The land lies within an area of “Medium” landslide hazard. The Planning Authority has allocated the Rural Living B zone to land that is characterised by the “Medium” landslide overlay, including lots/land that is located within a larger area of such landslide characteristic.</p> <p>Regardless of little landslide on the subject allotment, it is located at the toe of a larger “Medium” landslide area and no further subdivision is recommended for this or adjoining lands.</p> 



LPS Map – Rural Living B

Recommendation for Draft LPS



Recommend the land be zoned **Rural Living B**.



Effect on Draft LPS as a Whole


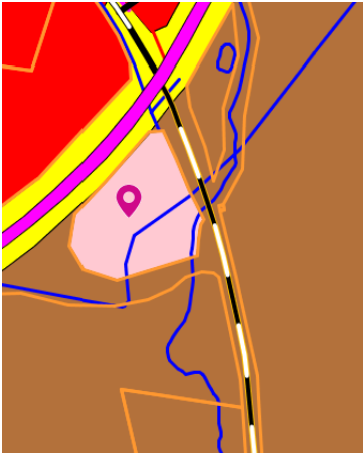
Not applicable.



LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.



Representor and Location	Proposed Zone	Representation No. 27	Planning Comment and Recommendation
<p>Ros & Rob Hill</p> <p>76 Reynolds Road, Heybridge</p> <p>CT174599/1 & CT174599/2</p> <p>PID: 6773987</p> <p>(Note: not 83 Allegra Drive, Heybridge as stated – as this is owned by Pointon)</p> <p>Draft LPS – both Lots from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to have CT174599/1 & CT174599/2 rezoned to be Rural Living A.</p>	<p>CT174599/1 (PID: 6773987) was the subject of a s.43 application in 2017. The proposal was supported by the Planning Authority but not by the TPC at that time. CT174599/1 (PID: 6773987) has a land area of approximately 4ha. The land is a steep gravel allotment and is not able to be used for any form of primary industry. The land can only be accessed via Allegra Drive, a Rural Living residential estate.</p> <p>CT174599/2 (PID: 6773987) has a land area of 4.16ha and accommodates a single dwelling. Access to the lot, via Reynolds Road, is problematic, due to the narrow characteristic of Reynolds Road and TFS past advice that the road would need to be widened to accommodate any further residential development in this area.</p> <p>Recommendation for Draft LPS Recommend CT174599/1 (PID: 6773987) be zoned Rural Living and CT174599/2 (PID: 6773987) be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

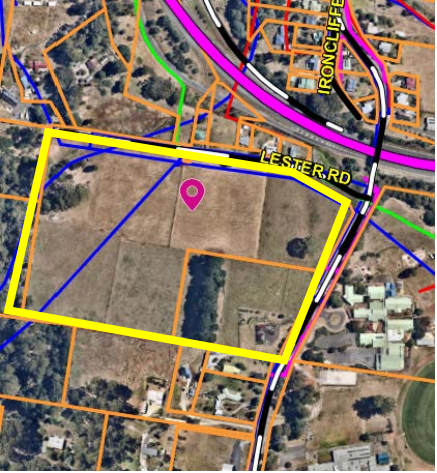
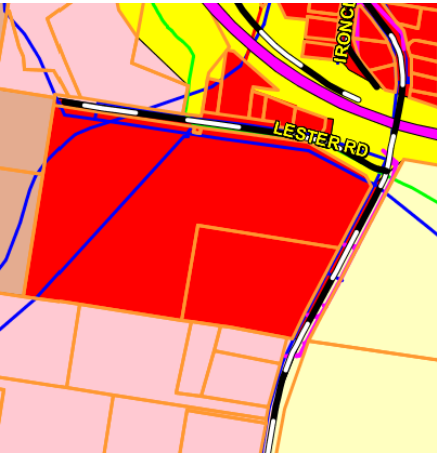
Representor and Location	Proposed Zone	Representation No. 28	Planning Comment and Recommendation
<p>Elizabeth Haygarth</p> <p>11 Robertsons Road, West Ulverstone</p> <p>CT109343/8</p> <p>PID: 6977170</p> <p>Draft LPS – from Rural Living to Rural Living B.</p>	  <p>LPS Map</p>	<p>Seeks to have the land zoned Rural Living A – for subdivision purposes.</p>	<p>The Planning Authority has allocated the Rural Living B zone to land that is characterised by the MEDIUM landslide overlay, including lots/land that is located within a larger area of such landslide characteristic. The subject land lies within an area of LOW landslide hazard. However, the land forms part of a larger landslide area along this section of the coast. The land also adjoins an Agricultural zone. It is recommended that a higher density of residential development not be encouraged in this area.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural Living B.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

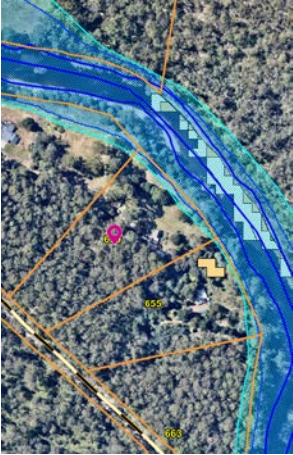

Representor and Location	Proposed Zone	Representation No. 29	Planning Comment and Recommendation
<p>Trevor McKenna</p> <p>Castra Road, Ulverstone</p> <p>(172 Main Street)</p> <p>CT152582/1</p> <p>PID: 2867337</p> <p>Draft LPS – from Rural Resource to Rural Living B.</p>	  <p>LPS Map</p>	<p>Accepts the land be zoned Rural Living B.</p>	<p>Recommendation for Draft LPS Recommend the land be zoned Rural Living B.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria</p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria</p> <p>Also refer to Representation No. 95 by State Growth on page 136 who oppose the rezoning of this land for residential use.</p>

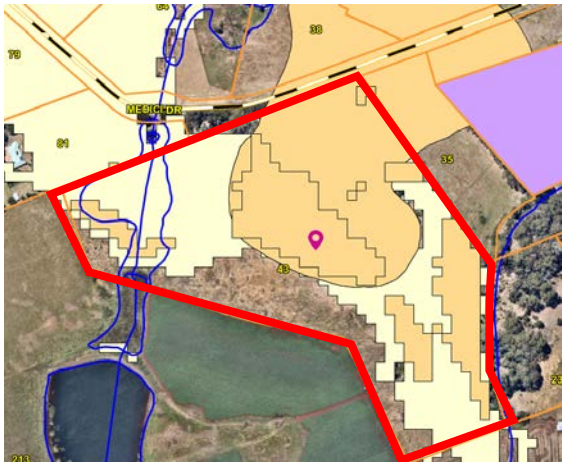
Representor and Location	Proposed Zone	Representation No. 30	Planning Comment and Recommendation
<p>BR & MA Parsons</p> <p>Lots 1-5, William Street, Forth</p> <p>CT174636/3, CT174636/4, CT174636/5, CT174637/2, and CT174637/1</p> <p>PID: 3413118</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to have the five lots zoned to be Rural Living – same as surrounding village land (Note surrounding land is zoned Low Density Residential).</p> <p>The representation is accompanied by a report by Senior Consultant Agronomist, Iain Bruce of P Jones & Co.</p>	<p>Three lots each have an area of approximately 4,000m², with one lot 6,100m² and one comprising 1.2ha. The lots historically formed part of the street layout of the Forth village and includes areas of unmade Crown land.</p> <p>The land adjoins other areas identified as forming part of the Forth Village. The land is able to be serviced with a TasWater water supply. Wastewater and stormwater would need to be contained on-site.</p> <p>Other land in the Forth village is zoned Low Density Residential, with a Forth Specific Area Plan limiting lot sizes in this location to 4,000m².</p> <p><i>It is most likely the representor seeks to be zoned Low Density Residential – the same as other areas of the Forth Village. (not Rural Living)</i></p> <p>Agricultural land to the east is separated from the Titles by an unmade parcel of Crown land,</p> <p>Recommendation for Draft LPS Recommend the land be zoned Low Density Residential and the Forth Specific Area Plan (4,000m² lot size overlay) be extended to encompass the five Titles.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p>

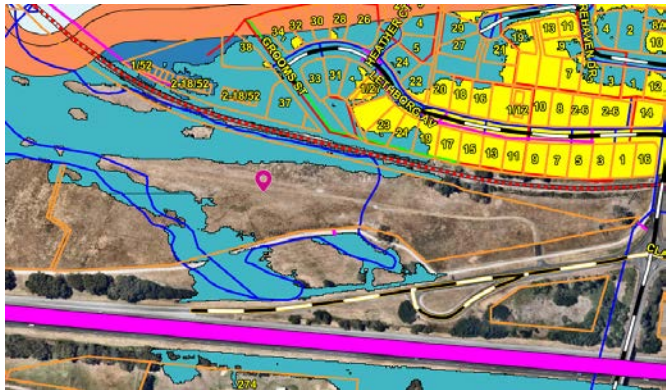
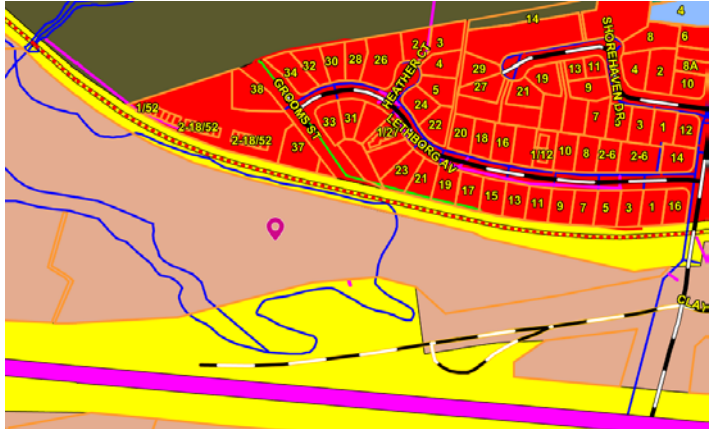
			LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.
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Representor and Location	Proposed Zone	Representation No. 31	Planning Comment and Recommendation
<p>Stephen & Karen Aldridge</p> <p>21 Blue Wren Lane, West Ulverstone</p> <p>CT10310/1</p> <p>PID: 6977656</p> <p>Draft LPS – from Rural Resource to Rural Living B.</p>	  <p>LPS Map</p>	<p>Seeks the land be zoned Rural Living A, the same as other Rural Living allotments in the Allens Road rural living area.</p> <p>The land has a section of LOW landslide on the western boundary of the property.</p>	<p>The land has an area of 4,074m² and is constrained by the presence of the TasGas pipeline and corridor.</p> <p>The Planning Authority has allocated the Rural Living B zone to land that is characterised by the “Medium” landslide overlay.</p> <p>The land at 21 Blue Wren Lane is not subject to “Medium” landslide hazard, and as such the proposal to rezone to Rural Living B is a mapping error – was to be Rural Living A.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural Living A.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria. <i>Note- Mrs Aldridge is an employee of the Council.</i></p>

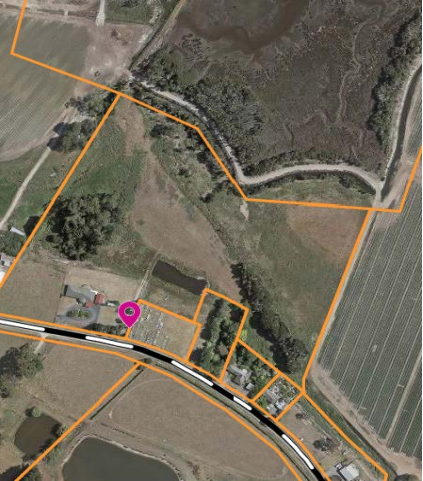
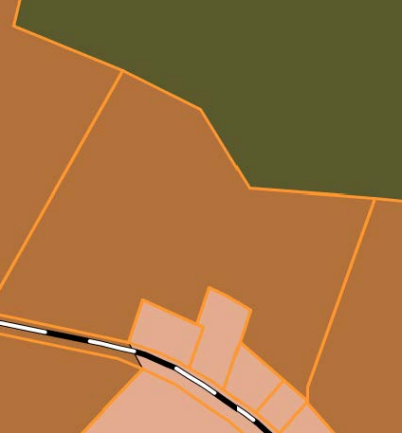
Representor and Location	Proposed Zone	Representation No. 32	Planning Comment and Recommendation
<p>Stephen and Judy Jarman</p> <p>110 Ironcliffe Road, Penguin (2 Titles)</p> <p>CT102762/2 & CT102762/1</p> <p>PID: 7878801 & 7878828</p> <p>Draft LPS – from General Residential to General Residential.</p>	  <p>LPS Map</p>	<p>Seeks to have the two Titles zoned Rural Living A.</p> <p>The dominant pattern of land use on the western side of Ironcliffe Road is Rural Living.</p> <p>There would be challenges for the develop of safe road access and reticulated services. The land is not located in a serviced sewer area. – Refer to advice from TasWater.</p>	<p>The land has an area of 9.46ha (includes both Titles) and falls outside the TasWater sewer network. If developed to General Residential standard, stormwater would need to be drained via closed and open drains to an active waterway, passing under the Bass Highway to Park Avenue and into Penguin Creek. This would result in stormwater impacts further downstream (where there are current impacts) requiring the upgrade of existing infrastructure.</p> <p>It is most appropriate that the land be rezoned to accommodate lower density residential development. The Rural Living A zone would be in keeping with other land located on the western side of Ironcliffe Road, which has similar infrastructure constraints.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural Living A.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

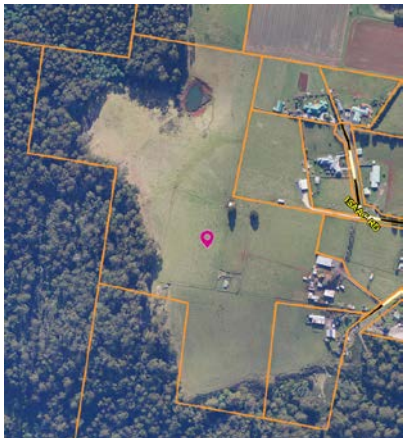
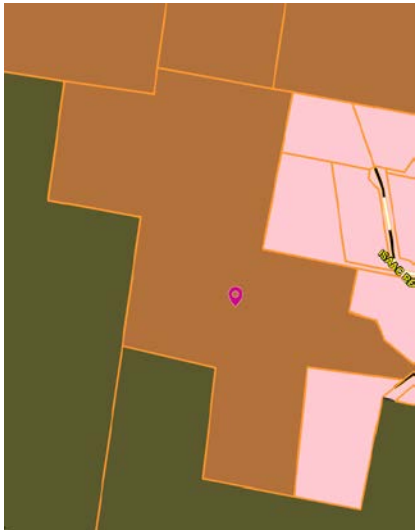
Representor and Location	Proposed Zone	Representation No. 34	Planning Comment and Recommendation
<p>Stephen & Jenni Daw</p> <p>639 Wilmot Road, Forth</p> <p>CT11199/2</p> <p>PID: 6989446</p> <p>Draft LPS – from Environmental Management to Environmental Management.</p>	  <p>LPS Map – Rural Living B</p>	<p>Prior to being zoned Environmental Management, the land was zoned Rural.</p> <p>Seeks to have the land zoned Rural Living A as the land supports a dwelling with outbuildings.</p> <p>The property has a natural green belt that acts as a wildlife corridor and privacy from Wilmot Road.</p>	<p>Also refer to Representation No.2 on page 3.</p> <p>The land comprises 1.95ha.</p> <p>Under the TPS, the Environmental Management zone is primarily intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to transition to the Environmental Management zone is an error in the draft LPS mapping.</p> <p>It is the intent of the draft LPS that private land that is currently zoned Environmental Management be rezoned to be Landscape Conservation, unless determined to be otherwise in an urban area where there is an ability to connect to service networks.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

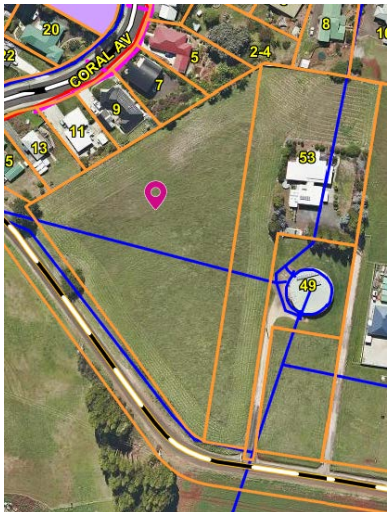

Representor and Location	Proposed Zone	Representation No. 35	Planning Comment and Recommendation
<p>David and Mandy Crawford</p> <p>43 Medici Drive, Gawler</p> <p>CT133805/3</p> <p>PID: 2267477</p> <p>Draft LPS – from Rural Living to Rural Living B</p>	 <p>Aerial view with “Medium” and “Low” landslip overlay</p>	<p>Our property is the only one of 40 Rural Living properties in this area to be move to Rural Living B zone.</p> <p>There have already been 5 houses build in the landslip area, including 4 neighbours.</p> <p>Changing the Lot size to 2ha will severely limit the opportunity to subdivide the land.</p>	<p>Land has an area of 9.5ha and has “Low” and “Medium” landslide hazard characteristics.</p> <p>It is the intent of the Planning Authority that land that is currently zoned Rural Living and subject to landslip be zoned Rural Living B – with the Acceptable Solution Lot size to be 2ha, not 1ha as under Rural Living A. The Rural Living B zone has been applied to numerous allotments in the municipality, including along West Gawler Road. However, it is true that that some land that has “Medium” landslide characteristics, such as allotments in the Medici Drive area, have not attracted the Rural Living B classification. This is not intentional and to ensure consistency, an audit of landslide characteristics in the Rural Living zone will need to be undertaken and an amendment put before the TPC following adoption of the TPS and Central Coast LPS. Meanwhile – it is fair and reasonable that the subject lot not be dealt with separately to other lots in the Medici Drive area.</p> <p>Recommendation for Draft LPS Land be zoned Rural Living A.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


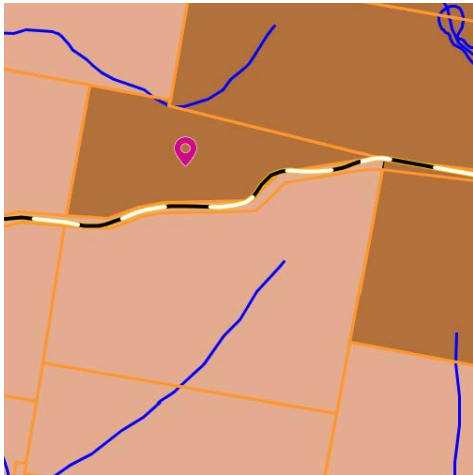
Representor and Location	Proposed Zone	Representation No. 36	Planning Comment and Recommendation
<p>Paul Sprago, Karen Porter, Craig Morris and Helen Wilson</p> <p>Clayton Road East, Turners Beach</p> <p>CT115441/3</p> <p>PID: 7318644</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map – Rural Living B</p>	<p>Seeks to have a portion of the land zoned Rural Living A as the land is not suitable for agricultural activities and would be outside the flood overlay.</p> <p>The railway line creates a buffer between General Residential zone and proposed Rural Living A zoning.</p> <p>Road access is in place.</p> <p>The land is suited to Visitor Accommodation or residential development.</p>	<p>The land comprises 14.14ha and is subject to flooding from Claytons Rivulet.</p> <p>The land does not form part of the Turners Beach residential area and is bound by TasRail and road infrastructure and associated Utility zone.</p> <p>The land is subject to flooding.</p> <p>The owners are able to make application for Use Classes such as Residential (single dwelling) and Visitor Accommodation under the proposed Rural zone.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

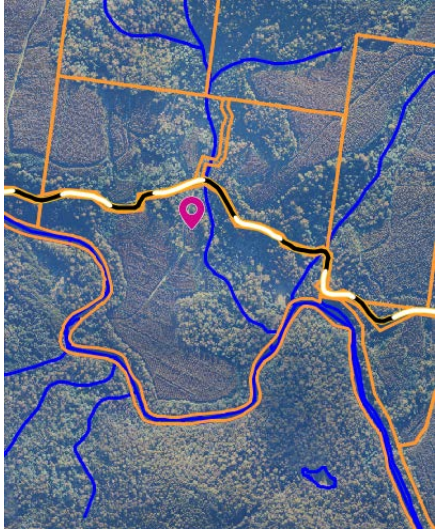
RELATING TO
RURAL AND AGRICULTURE ZONES

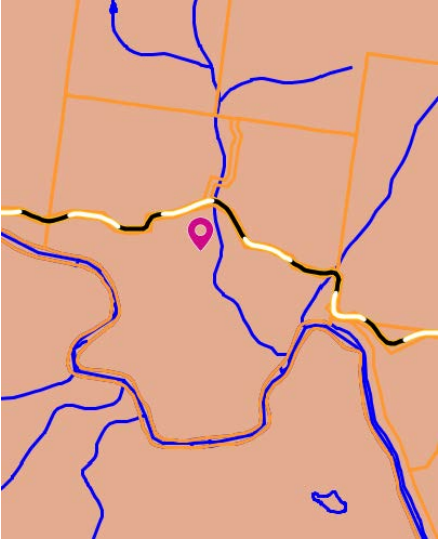
Representor and Location	Proposed Zone	Representation No. 37	Planning Comment and Recommendation
<p>S & D Evans</p> <p>804 Forth Road, Forth</p> <p>CT170052/2</p> <p>PID:3398392</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land is more suited to be zoned Rural.</p> <p>The property is of low land value with areas of swamp and low-grade grassland. Land is also subject to runoff from adjoining lots.</p> <p>A Land Capability Assessment Report, undertaken by agricultural consultants Davey & Maynard in 2004, states the land is identified as Class 5 and 7. Refer to the report attached to the representation.</p>	<p>The land has an area of 4.1ha and overlooks Forth River riparian land.</p> <p>The land accommodates a single dwelling and outbuildings.</p> <p>Adjoining land to the east is to be zoned Rural.</p> <p>Adjoining land to the west is to be zoned Agriculture.</p> <p>The land is partially within the coastal erosion overlay, the coastal inundation overlay and the Forth River flood overlay.</p> <p>Whilst the land is located within the Kindred North Motton Irrigation District, the land has significant constraints for agricultural production.</p> <p>It is recommended that, given characteristics of the land and land capability classification by agricultural consultants of 5 and 7, the land be zoned Rural.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


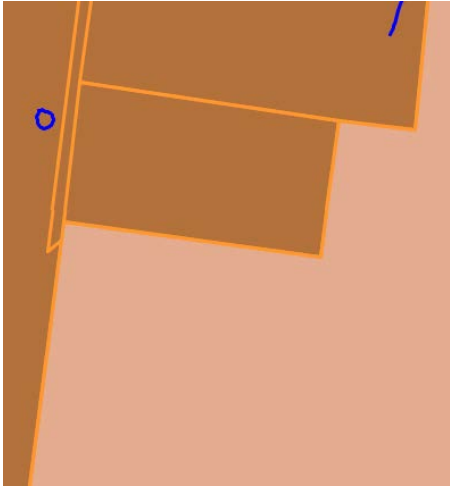
Representor and Location	Proposed Zone	Representation No. 38	Planning Comment and Recommendation
<p>A & S Smith</p> <p>164 Hardys Road, Penguin</p> <p>CT119768/2</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests the land be zoned Rural.</p> <p>The property is a hobby farm. The property does not have sufficient water resource for irrigation and cropping purposes and does not have access to the irrigation scheme. The only accessible water is a spring-fed dam which supplies drinking water to cattle.</p>	<p>The land has an area of 15.81ha. The land accommodates a single dwelling and outbuildings.</p> <p>Adjoining land to the east is zoned Rural Living A. The Council's early draft of the LPS nominated the land be zoned Rural Living, however officers of the Tasmanian Planning Commission advised that the zoning was to revert to Agriculture zone for the purposes of public exhibition of the draft LPS.</p> <p>Land to the west is Crown land - to be zoned Environmental Management.</p> <p>Adjoining land to the north is to be zoned Agriculture.</p> <p>The land is constrained for agricultural production. It is recommended that, given the characteristics of the land and the mix of surrounding zones, the land be zoned Rural.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

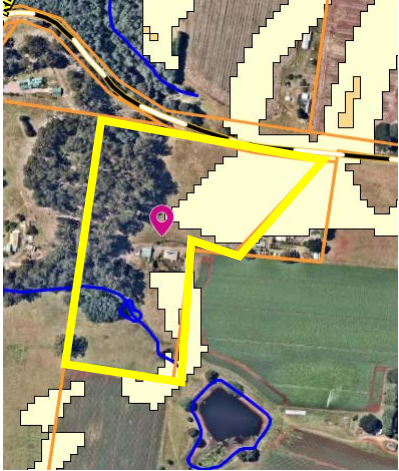
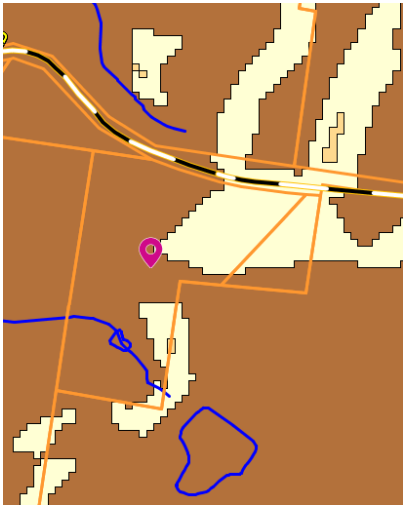
Representor and Location	Proposed Zone	Representation No. 39	Planning Comment and Recommendation
<p>George Fanous</p> <p>Von Bibras Road, Ulverstone</p> <p>CT241644/1</p> <p>PID 6984338</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Strongly object to the proposed zoning.</p> <p>The land is less than 1ha in area and does not have any of the characteristics of the Rural or Agricultural zone.</p> <p>The land is a residential block in a residential area. Request the land be General Residential.</p>	<p>The land has an area of 9,603m² and adjoins a General Residential zone and is constrain for primary industry use.</p> <p>Adjoining land to the north and north-west is zoned General Residential. Land to the east and south is to be zoned Agriculture.</p> <p>The Council has not determined that there be an expansion of the urban town boundary or a peri-urban living zone (Rural Living) in this location. The land however, is a subminimal Rural Resource parcel that adjoins a General Residential zone and other allotments along Von Bibra Road that accommodate single dwellings. The land is constrained for agricultural production.</p> <p>A Rural zoning would allow for application for a dwelling on the land, providing such an application could satisfy the relevant Performance Criteria, demonstrating that no conflict or constraint on adjoining Agricultural land would result.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


Representor and Location	Proposed Zone	Representation No. 40	Planning Comment and Recommendation
<p>Paul O'Halloran</p> <p>180 Harveys Road, North Motton</p> <p>CT165516/2</p> <p>PID 6987053</p> <p>Draft LPS - change from Rural Resource to a split zoning of Rural & Agriculture</p>	  <p>LPS Map</p>	<p>The parcel of land to the north of Harveys Road should be zoned Rural, not Agriculture, as surrounding land is zoned Rural and the remainder of the land, to the south of Harveys Road, is to be zoned Rural.</p>	<p>The land has a total area of 7.732ha.</p> <p>The Title (CT165516/2) straddles Harveys Road.</p> <p>The land accommodates a dwelling on the southern side of Harveys Road, is heavily vegetated and is identified as Class 5 land.</p> <p>The northern side of Harveys Road is vacant, is primarily covered with dense trees with a small area that is cleared of native vegetation and is identified as Class 4 land.</p> <p>The land is not located within a proclaimed irrigation district.</p> <p>Given the characteristics of the land it is recommended that the land located on the northern side of Harveys Road be zoned Rural, the same zone as the southern portion of the Title.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural, the same zone as the southern portion of the Title.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

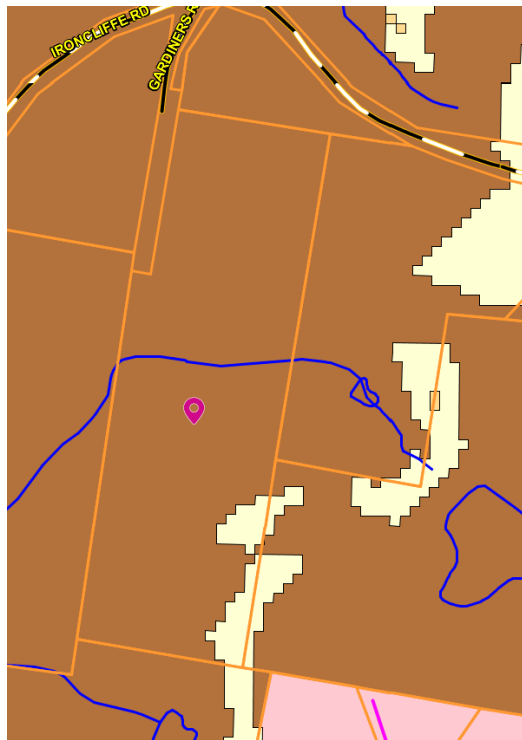
Representor and Location	Proposed Zone	Representation No. 41	Planning Comment and Recommendation
<p>Daniel Hosemans</p> <p>1991 Loongana Road, Loongana</p> <p>CT239626/1</p> <p>PID 6775229</p> <p>Draft LPS - change from Rural Resource to Rural.</p>		<p>The land contains 40.12ha areas set aside for conservation leaving approximately 37.48ha for productive land use.</p> <p>Approximately 6ha of this land is steep with no access. It is proposed this area of land be added to the conservation covenant area, to create a green belt linking Winterbrook Falls Forest Reserve to the Leven Canyon Regional Reserve.</p> <p>This would reduce the productive area of land to approximately 30ha. This is below the threshold of 40ha for land to be zoned Rural.</p> <p>There are many other residential properties along Loongana Road.</p> <p>The land is more suited to be zoned Rural Living.</p> <p>Should Council agree to rezoning the land to be Rural Living, I would apply for a 10ha subdivision adjacent to my neighbour's property and create a 'right-of-way' (to their property on my northern boundary) so they could legally access their land.</p>	<p>The land encompasses 77.60ha and is primarily covered with dense vegetation.</p> <p>The Title straddles Loongana Road and an unmade parcel of Crown land (unmade road) is located on a portion of the land.</p> <p>The property contains approximately 40ha of land that is covered by a Conservation Covenant.</p> <p>The land is identified as Class 5 and 6.</p> <p>The land is not located within a proclaimed irrigation district.</p> <p>Some areas have been the subject of forestry practices.</p> <p>The Council has not undertaken any study nor makes a submission that land in this area be zoned for residential purpose, such as Village or Rural Living.</p> <p>It is recommended that the land be zoned Rural, as is proposed.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural, as is proposed.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p>

	 <p>LPS Map</p>	<p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 42	Planning Comment and Recommendation
<p>Ben Fielding</p> <p>Barkers Road, South Riana</p> <p>CT101234/2</p> <p>PID 7814621</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests that the land be zoned Rural.</p> <p>Representor has recently purchased the block of land with a view to construct a dwelling into the future.</p> <p>The land is not serviced by the irrigation scheme.</p> <p>Half the land is steep undulating terrain.</p>	<p>Land has an area of 8.99ha.</p> <p>Land is within (on the edge of) the Dial-Blythe Proclaimed Irrigation District and primarily identified as Class 5, with a portion of Class 4.</p> <p>Half the property is cleared of native vegetation and half is covered with dense trees.</p> <p>The land adjoins Crown land to the east and south and agricultural land to the north and west.</p> <p>The land is constrained for agricultural production. Recommend the land be zoned Rural, as is consistent with adjoining land to the east and south.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 43	Planning Comment and Recommendation
<p>Larry & Anita Parker</p> <p>463 Ironcliffe Road, Penguin</p> <p>CT239920/2</p> <p>PID 7277096</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The property was annexed off a farm and is too steep for the safe operation of tractors and other machinery.</p> <p>The property has an area of 7.6ha with no access to the Dial-Blythe water scheme.</p> <p>The land is neighboured by other small properties. The land should be Rural zone.</p>	<p>The land has an area of 6.72ha and accommodates a single dwelling with outbuildings.</p> <p>The land is located with the Dial-Blythe Irrigation District. The land is identified as a mixture of Class 2 & 3 and 5 & 6 land and is surrounded by other land that is to be zoned Agriculture.</p> <p><i>Note: the owners of land to the south and west of this land have also made representation to be zoned Rural (Rep. No. 36 at 164 Hardys Road, Penguin and Rep No. 42 at 511 Ironcliffe Road, Penguin).</i></p> <p>The land is constrained for agricultural production.</p> <p>The characteristics of the land suggest that a more appropriate zoning would be Rural.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 44	Planning Comment and Recommendation
<p>Peter & Judy Brown</p> <p>511 Ironcliffe Road, Penguin</p> <p>CT229363/1</p> <p>PID 6763869</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>		<p>The property has an area of 9.53ha and is used as a residential bush block. The land is sited above an old stone quarry.</p> <p>The property does not have access to an irrigation scheme and does not have sufficient water for irrigation and cropping purposes. The watercourse shown on the map of our property is dry for nine months of the year and is reliant on overflow from a dam further up the watercourse.</p> <p>Requests “a more appropriate zoning”.</p>	<p>The land has an area of 9.53ha and accommodates a single dwelling with outbuildings.</p> <p>The land has moderate slopes and approximately 60% of the land is clear of native vegetation.</p> <p>The land is identified as part Class 2 and 3 with a majority of the land Class 5 and 6.</p> <p>The characteristics of the land do suggest that a more appropriate zoning would be Rural.</p> <p><i>Note: the owners of land to the south and east have also made representation to be zoned Rural (Rep. No. 36 at 164 Harveys Road, Penguin and Rep No. 41 at 463 Ironcliffe Road, Penguin.).</i></p> <p>Refer to Land Class map below - over all three properties.</p>



LPS Map



Recommendation for Draft LPS

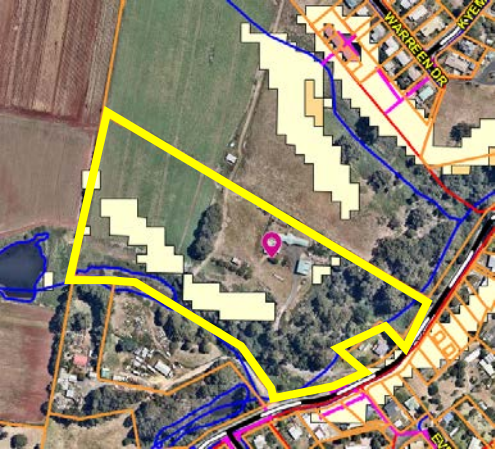
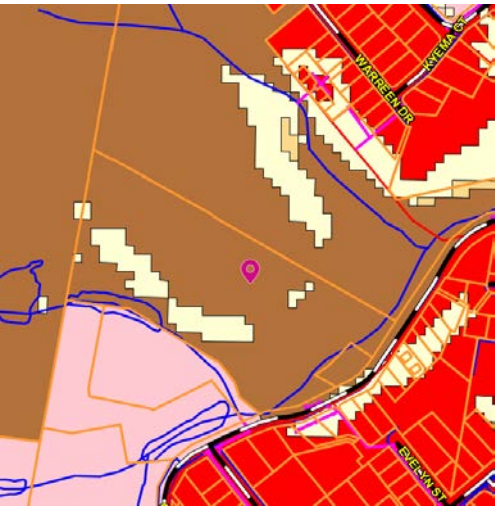
Recommend the land be zoned **Rural**.



Effect on Draft LPS as a Whole


Not applicable.

LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

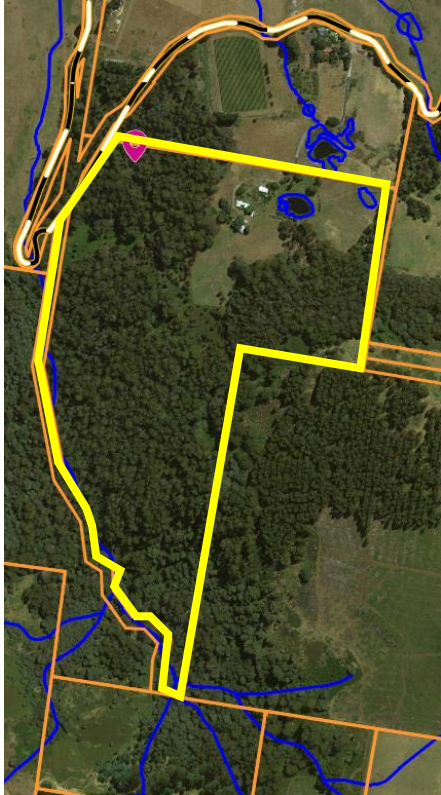
Representor and Location	Proposed Zone	Representation Nos. 45	Planning Comment and Recommendation
<p>David & Cindy Boddan</p> <p>32 Deviation Road, Penguin</p> <p>CT21490/1</p> <p>PID 7122772</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Strongly object to the proposed Agriculture zoning of adjoining properties identified under PID's 7122772 and 1923683 (located at 32 Deviation Road and 28 Warreen Drive, Penguin).</p> <p>The new classification will significantly reduce the value of our current assets.</p> <p>The Dial-Blythe Irrigation Scheme is currently totally used and no more allocation is available, placing pressure on commercial interest being viable at these locations.</p> <p>Requests land be zoned Rural.</p>	<p>The land has an area of 5.32ha.</p> <p>The land accommodates a single dwelling with outbuildings and falls outside the land capability classification area. The land is however within the Dial-Blythe Irrigation District.</p> <p>The land adjoins a Rural Living zone to the south, a General Residential zone is located across the other side of Deviation Road to the east and an Agriculture zone adjoins to the west.</p> <p>The land is constrained for agricultural production. Zoning the land Rural would result in little to no impact on the adjoining Agriculture, Rural Living and General Residential zones.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

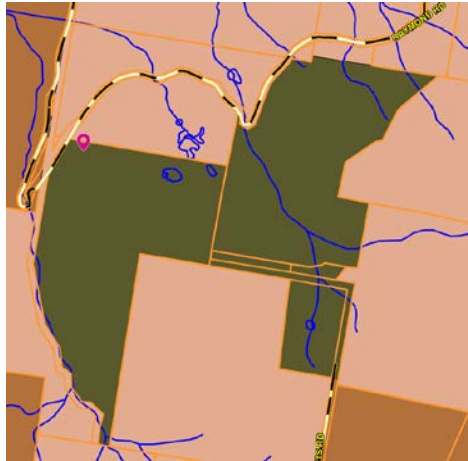
Representor and Location	Proposed Zone	Representation Nos. 46	Planning Comment and Recommendation
<p>David & Cindy Boddan</p> <p>28 Warreen Drive, Penguin</p> <p>CT132284/1</p> <p>PID 1923683</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests land be zoned Rural.</p> <p>Refer to comments made in relation to representation No.45.</p>	<p>The land has an area of 9.55ha.</p> <p>The land accommodates a single dwelling with outbuildings and falls outside the land capability classification area. The land is however within the Dial-Blythe Irrigation District.</p> <p>The land adjoins a General Residential zone to the north, a General Residential zone is located across the other side of Deviation Road to the east and an Agriculture zone adjoins to the west.</p> <p>The land is constrained for agricultural production. Zoning the land Rural would result in little to no impact on the adjoining Agriculture and General Residential zones.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 47	Planning Comment and Recommendation
<p>Peter and E Needham</p> <p>393 Wilmot Road, Forth</p> <p>CT217370/1</p> <p>PID 6988806</p> <p>Draft LPS - from Environment Management to Environmental Management</p>		<p>The land is proposed to be zoned Environmental Management.</p> <p>Request the land be zoned Agriculture – same as surrounding properties.</p>	<p>The land at 393 Wilmot Road, Forth is privately owned and currently zoned Environmental Management. It is proposed the zoning remain the same – Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p>Recommend the land be zoned Agriculture, as is adjoining private land.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map

Representor and Location	Proposed Zone	Representation No. 48	Planning Comment and Recommendation
<p>Colin & Julie Vercoe</p> <p>319 Raymond Road, Gunns Plains</p> <p>CT250768/1</p> <p>PID 6992426</p> <p>Draft LPS - from Environment Management to Environmental Management.</p>		<p>The land is proposed to be zoned Environmental Management. The definition of EM zone is too restrictive and not suited to the property. The property has a covenant in place to protect approximately 20ha of <i>Eucalyptus viminalis</i> forest.</p> <p>Request the land be zoned Rural – the same as surrounding properties.</p>	<p>The land has an area of 30.60ha and is covered with native vegetation.</p> <p>The land also accommodates a single dwelling with outbuildings.</p> <p>The land is privately owned and currently is zoned Environmental Management. It is proposed the zoning remain the same – Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p>It is recommended the land be zoned Rural.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map

Recommendation for Draft LPS

Note: The zoning error also affects adjoining land identified as:

124 Stuarts Road, Preston - PID 2042917

1810 Preston Road, Preston - PID 2042909

299 Raymond Road, Gunns Plains - PID 3195296




It is recommended these properties also be zoned **Rural**.

Effect on Draft LPS as a Whole



Not applicable.

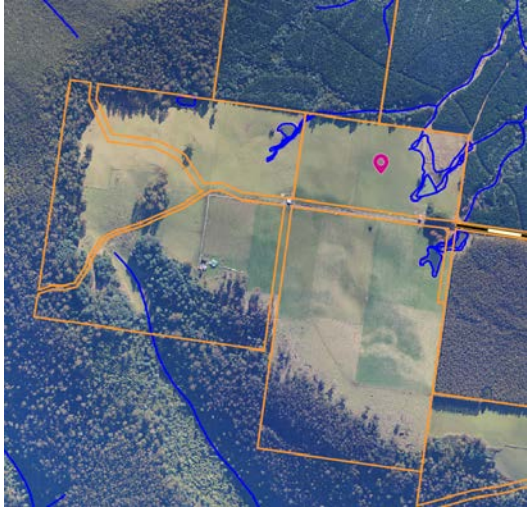

LPS Criteria

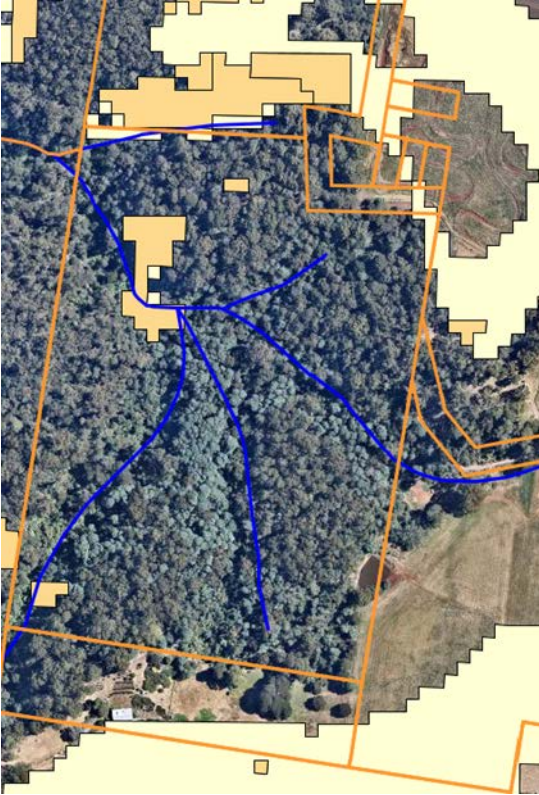
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

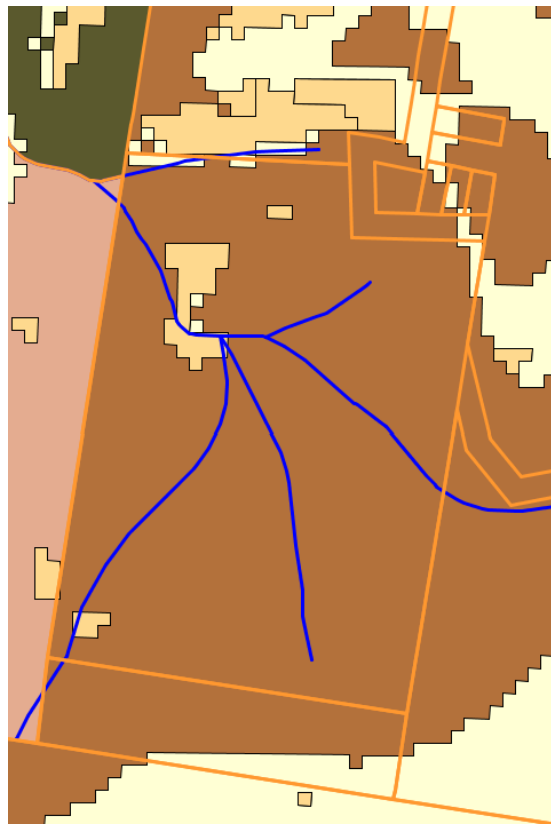
Representor and Location	Proposed Zone	Representation No. 49	Planning Comment and Recommendation
<p>David Johnston</p> <p>20 Lees Road, Gawler</p> <p>CT104223/1</p> <p>PID 7787387</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests land be zoned Rural.</p> <p>The land is similar to that of adjoining properties that are to be zoned Rural. The property has steep slopes with a fall of over 130m from north to western boundary, falling steeply to the Leven River.</p> <p>More than 50% of the land is Class 4 or 5.</p>	<p>The land has an area of 28.43ha and accommodates a single dwelling with outbuildings.</p> <p>Approximately 60% of the land is clear of native vegetation.</p> <p>The land is identified as part Class 2 and 3 and part Class 5 and 6.</p> <p>The land is within the Kindred-North Motton Irrigation District (on the edge of).</p> <p>The land has slopes that are identified as MEDIUM landslide hazard. The land is thus constrained for agricultural production.</p>  <p>Landslide hazard Map.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p>

			<p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 50 & 51	Planning Comment and Recommendation
<p>Jamie & Natalie Clarke</p> <p>1608 Pine Road, South Riana & 1610 Pine Road, South Riana</p> <p>CT215580/1 & CT215579/1</p> <p>PID 7680774 & 7680766</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests land be zoned Rural. The parcel is too small to sustain an agricultural business and does not have access to the Blythe irrigation service.</p>	<p>The property at 1608 Pine Road has an area of 16.92ha and accommodates a single dwelling with outbuildings, dams and watercourses.</p> <p>CT215579/1 (referred to as 1608 Pine Road) is vacant land with an area of 1 ha. Combined, the two Titles have a land area of approximately 16.92ha.</p> <p>The land once accommodated a single dwelling, however the dwelling was lost to fire and application was not made within the statutory 2 year period to reinstate the building. The owner would like assurance a dwelling could be developed on the land.</p> <p>The land is identified as Class 4 and Class 5 land.</p> <p>Recommendation for Draft LPS Recommend both Titles be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 52	Planning Comment and Recommendation
<p>D R. Chalmers & R Greiner</p> <p>121 Cullens Road, South Preston</p> <p>CT 229509/1 & CT 210598/1</p> <p>PID 1630514 & PID 6990586</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural. Land is not suitable for agriculture. The land has significant limitations due to soil productivity (rocky soils), steep topography and lack of a water resource.</p>	<p>The property at 121 Cullens Road, South Preston (PID 1630514) has an area of 39.6ha and accommodates a single dwelling with outbuildings. The land is partially cleared of native vegetation and adjoins a large area of heavily vegetated Crown land to the north, south and west.</p> <p>The adjoining property to the east (PID 6990586) has a land area of 39.7ha, is primarily cleared of native vegetation and is vacant. Together the two properties operate as a rural enterprise.</p> <p>Combined, the two Titles have a land area of approximately 84ha.</p> <p>The land is identified as Class 4 land.</p> <p>The land is not within a proclaimed irrigation district.</p> <p>Recommendation for Draft LPS Recommend PID 1630514 be zoned Rural. Recommend PID 6990586 be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


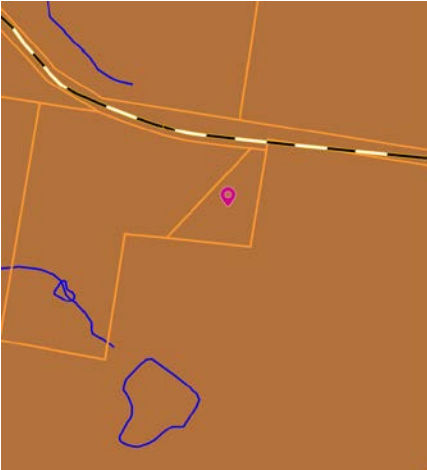
Representor and Location	Proposed Zone	Representation No. 53	Planning Comment and Recommendation
<p>Thomas Peachey</p> <p>Copper King Road, Cuprona</p> <p>CT229072/1</p> <p>PID 6773688</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Request the land be zoned Rural.</p> <p>Representation is accompanied by a report by AK Consultants - Agriculture & Natural Resource Management.</p>	<p>The land has an area of 11.35ha, steep slopes and is covered with native forest vegetation.</p> <p>The land accommodates four small tributaries of the Blythe River.</p> <p>The land does not accommodate any buildings.</p> <p>Adjoining land to the west is to be zoned Rural. Adjoining land to the north, east and south is to be zoned Agriculture.</p> <p>The land is located within the Dial-Blythe Irrigation District, however the accompanying consultant's assessment of the capability of the land has determine that the agricultural potential of the land is negligible and it is highly unlikely the land would be used for agricultural enterprise in association with adjoining land.</p> <p>The land is significantly constrained for agricultural production. It is recommended that, given land characteristics, the land be zoned Rural.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria</p>


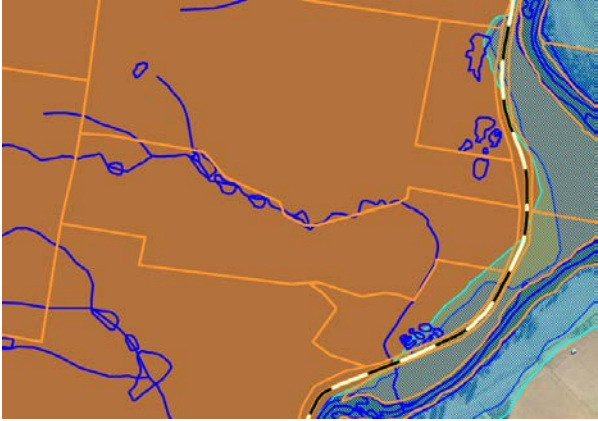




LPS Map


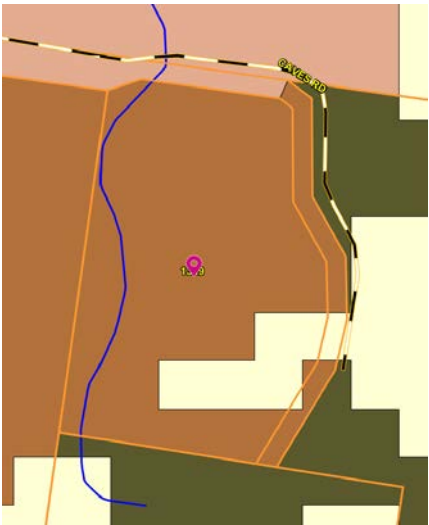
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.



Representor and Location	Proposed Zone	Representation No. 54	Planning Comment and Recommendation
<p>SM & AA Swain</p> <p>Motts Road, Gawler</p> <p>CT76882/1</p> <p>PID 7878377</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land owners planned to build a 'retirement house' on the land. Has had power and a water tank installed.</p> <p>Representation is accompanied by a report by agricultural consultants Agronico Pty Ltd, undertaken in 2003. The report states the site has a number of areas of exposed bedrock and is deemed to be Class 4 land. Adjoining land would also have limited cultivation opportunity due to the presence of profile rock. There is an established tree buffer to adjoining agricultural on the eastern and western boundaries.</p>	<p>The land has an area of 2,347m² and accommodates a shed.</p> <p>Surrounding land is to be zoned Agriculture.</p> <p>The land is located within the Kindred North Motton Irrigation District, however the accompanying consultant's assessment of the capability of the land has determine that the agricultural potential of the land is negligible.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 55	Planning Comment and Recommendation
<p>Phil & Raeleen Leaver</p> <p>461 Ironcliffe Road, Penguin</p> <p>CT26287/1</p> <p>PID 7277061</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The Agriculture zone should not apply as is a small parcel of land and cannot generate an income. The land has no access to water.</p> <p>Requests the land be zoned Rural.</p>	<p>The land has an area of 9,901m² and accommodates a dwelling and shed.</p> <p>The land is located within the Dial-Blythe Irrigation District.</p> <p>The allotment, and all surrounding land, is located in an area that is to be zoned Agriculture.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Agriculture, as proposed.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

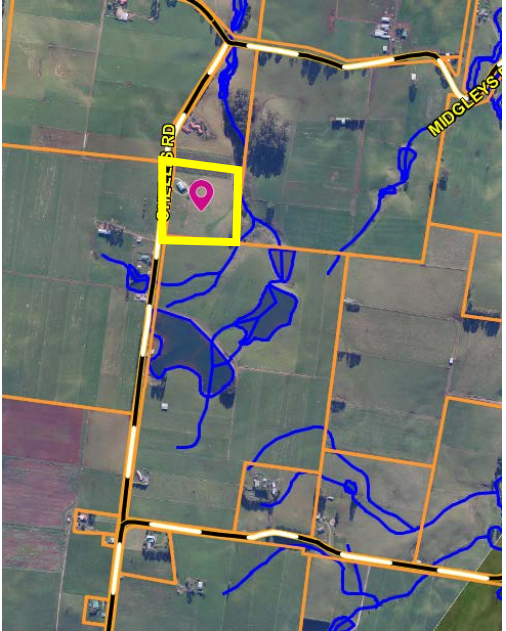
Representor and Location	Proposed Zone	Representation No. 56	Planning Comment and Recommendation
<p>RH & PJ Medwin</p> <p>490 Wilmot Road, Forth</p> <p>CT119829/1</p> <p>PID 1747472</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land has no access to water from the irrigation scheme and no likelihood of receiving or storing irrigation scheme water.</p> <p>The land is surrounded by unviable hobby farms that have a residence on them - see map attached with the representation.</p> <p>To rezone to Agriculture would place further restrictions on the future use of the land, especially the erection of a house for management of a beef herd.</p>	<p>The land has an area of 21.25ha and accommodates a shed.</p> <p>The land is identified as Class 4 land and is located within the Kindred North Motton Irrigation District.</p> <p>The property and all surrounding land is located in an area that is to be zoned Agriculture.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Agriculture, as proposed.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

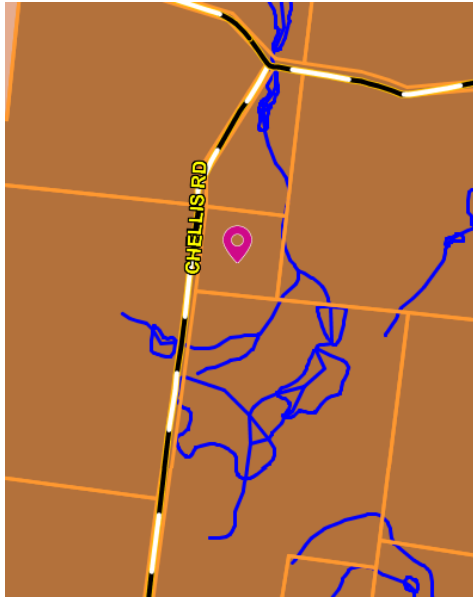
Representor and Location	Proposed Zone	Representation No. 59	Planning Comment and Recommendation
<p>Warren Fairbrother</p> <p>114 Edinborough Road, Abbotsham</p> <p>CT20685/1</p> <p>PID: 6983271</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Surrounding properties are bush blocks or small lot hobby farms with cattle.</p> <p>Land is heavy clay soils with poor drainage.</p> <p>Intent is to have a home-based business in an area that will not impact on neighbours.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 18.58ha and comprises native vegetation with a cleared area accommodating a single dwelling with outbuildings.</p> <p>This lot, and surrounding land along Edinbrough Road, is constrained for agricultural production.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 60	Planning Comment and Recommendation
<p>Rebecca Pearce</p> <p>1329 Gunns Plains Road, Gunns Plains</p> <p>CT221040/1</p> <p>PID: 6992610</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Land is not large enough to make a living off.</p> <p>The property has a steep incline to the south and is bordered by the Gunns Plains Caves.</p> <p>The land will be bordered by Environmental Management zone to the east and south, Rural zone to the north and Agriculture zone to the west.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 2.15ha and accommodates a single dwelling with outbuildings. The property adjoins the access road to regional tourist attraction - Gunns Plains Caves.</p> <p>The and is surrounded by various zones and is constrained for agricultural production.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

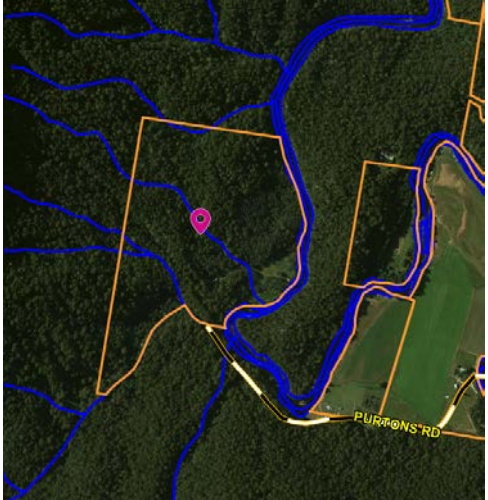
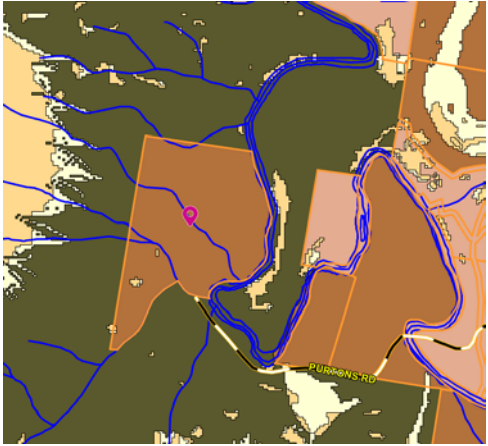
Representor and Location	Proposed Zone	Representation No. 61	Planning Comment and Recommendation
<p>Erika Krumins and Dirk Fuellgrabe</p> <p>189 West Ridge Road, Penguin</p> <p>CT30070/2</p> <p>PID: 2772952</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Topography of the land is not suitable for cropping.</p> <p>There is not access to the irrigation scheme. The irrigation scheme is fully allocated.</p> <p>Land to the north west is to be zoned Rural and it has more cropping than our property. Adjoining land to the east is working agricultural property, land to the west is not cropped, due to steepness of the land and poor drainage.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 4.43ha and accommodates a single dwelling with outbuildings.</p> <p>All land on the northern side of West Ridge Road is to be zoned Rural.</p> <p>All land on the southern side of West Ridge Road is to be zoned Agriculture and comprises a mixed class of prime land that is used for agricultural purposes.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


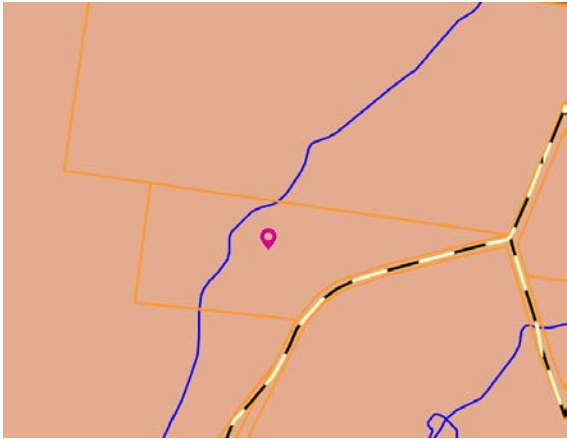
Representor and Location	Proposed Zone	Representation No. 62	Planning Comment and Recommendation
<p>Robin Jupp</p> <p>90 Browns Lane, Penguin</p> <p>CT88561/1</p> <p>PID: 6764386</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The property has limited opportunity to grow crops and has access only to a small dam that is dry in summer.</p> <p>Property has limited access for trucks and machinery.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 10.56ha and accommodates a single dwelling with outbuildings.</p> <p>The land is partially cleared and adjoining land to the east is cropped.</p> <p>Zoning in this area has a “patchwork quilt” appearance.</p> <p>Recommendation for Draft LPS. Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


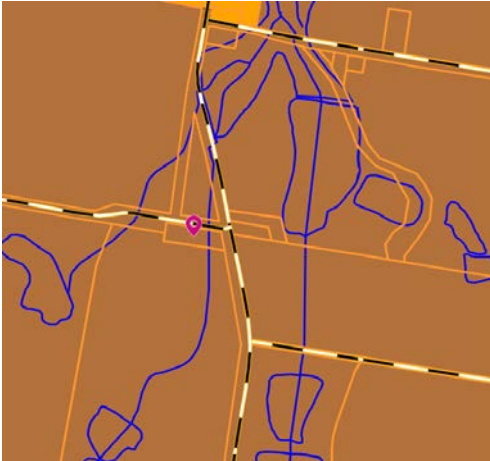
Representor and Location	Proposed Zone	Representation No. 64	Planning Comment and Recommendation
<p>Jenni McArthur</p> <p>35 Chellis Road, Riana</p> <p>CT230104/1</p> <p>PID: 6778331</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Does not dispute the application of Agriculture to the general area.</p> <p>However, their allotments is a small residential lot. Such lots should be excluded from the Agriculture zone so that boutique business can benefit from the rural location.</p> <p>Properties on one side of Pine Road (zoned Rural) can apply for planning consideration, whereas properties on the other side (zoned Agriculture) cannot.</p> <p>This disadvantages properties that have, historically, been allowed more diverse uses.</p> <p>Not clear in the representation, but assumes a request the land be zoned Rural.</p>	<p>Land has an area of 3.69ha and accommodates a single dwelling.</p> <p>Similar Use Classes would apply to the Rural and Agriculture zones, with all uses, including those that are not directly associated with primary industries, required to satisfy TPS zone and Code standards. Generally, applications would be assessed on their merits and would be, as the representor suggests, based on a case by case basis and assessed on impacts on primary industry operations. Some 'discretionary' criteria however would be mandatory and small lots, in particular, would need to demonstrate no potential for conflict with surrounding primary industry.</p> <p>This is very similar to Rural Resource zone standards under the current <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p>Recommendation for Draft LPS. Recommend the land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



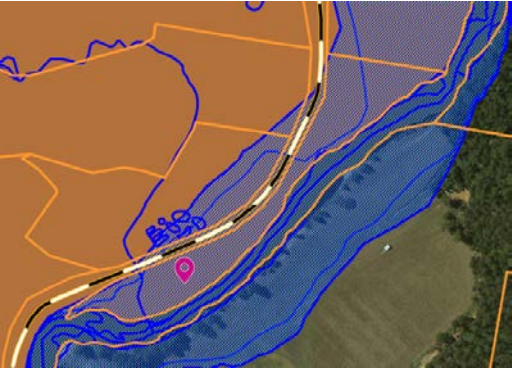


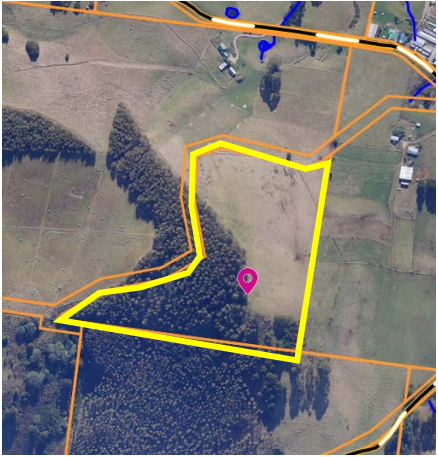

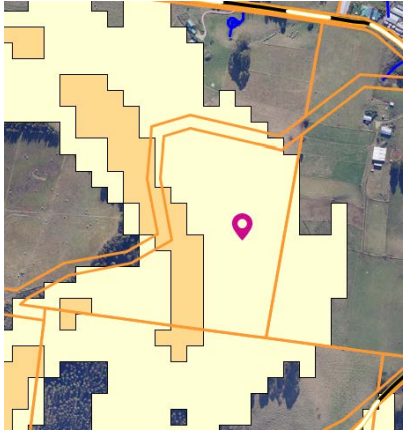
LPS Map


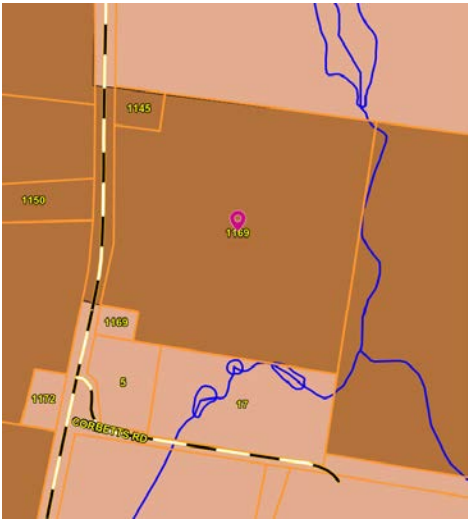
Representor and Location	Proposed Zone	Representation No. 65	Planning Comment and Recommendation
<p>Brian Robertson</p> <p>242 Purtons Road, North Motton</p> <p>CT223870/1</p> <p>PID: 6762823</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Land has steep slopes and is heavily vegetated.</p>	<p>Land is vacant, has an area of 42.16ha and comprises native vegetation. Several watercourses transect the property.</p> <p>The land is significantly constrained for agricultural production.</p> <p>Recommendation for Draft LPS. Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


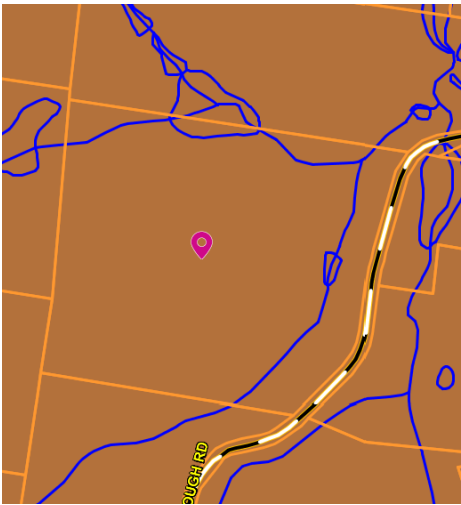
Representor and Location	Proposed Zone	Representation No. 66	Planning Comment and Recommendation
<p>Roger Fenrhys</p> <p>650 Loyetea Road, Loyetea</p> <p>CT227006/1</p> <p>PID: 6777750</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Land is zoned Rural.</p> <p>The 200m buffer to agriculture land will reduce opportunity for existing holdings - such as to move houses within existing lots. This could lead to inefficient land use, loss of property rights and of enjoyment of lifestyle.</p> <p>There is not a persuasive planning basis for including a 200m buffer.</p>	<p><i>Note: The representation has been included for information purposes only.</i></p> <p><i>The representation is in relation to the content of the TPS - SPP's and, as such, cannot be considered by the Planning Authority.</i></p> <p><i>Representations are to relate to the draft Central Coast LPS.</i></p> <p>Land accommodates a single dwelling and outbuildings. The land is significantly constrained for agricultural production.</p> <p>The 200m buffer of a sensitive use to agriculture land is a standard under the <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p>Recommendation for Draft LPS. Not applicable.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


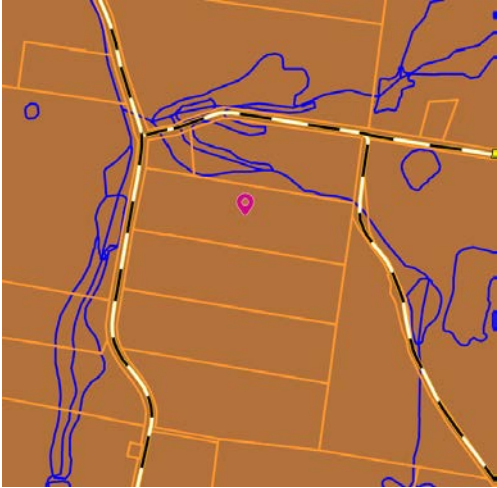
Representor and Location	Proposed Zone	Representation No. 67	Planning Comment and Recommendation
<p>Barry Smith</p> <p>1 Bretts Road, North Motton</p> <p>CT223681/1</p> <p>PID: 6987109</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Strongly objects to being zoned Agriculture. The property is the size of a house block.</p> <p>Severely limited to grow crops and unsuitable for grazing.</p> <p>Request land to be zoned General Residential.</p>	<p>Land has an area of 4,303m² and accommodates a single dwelling with outbuildings. Land is just south of the North Motton 'Village' zone.</p> <p>Land is within the Kindred North Motton Irrigation District.</p> <p>Surrounding land is to be zoned Agriculture.</p> <p>Recommendation for Draft LPS. Land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 68	Planning Comment and Recommendation
<p>RJ & L Scolyer</p> <p>Wilmot Road, Forth</p> <p>CT116188/1</p> <p>PID: 1708369</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The land is not suitable for agriculture however land is used for grazing.</p> <p>The 2016 floods saw fruit trees and soft soil wash out. The flood also threw 2-3 metres of rock onto the lower parts of the land. The flood also washed away willows.</p> <p>Seeks the land be zoned Landscape Conservation, with a view to finding an area suitable for a dwelling on the land.</p>	<p>Land has an area of 4.4ha and adjoins the Forth River.</p> <p>The land is subject to the Flood Prone Areas overlay – see below.</p>  <p>Recommendation for Draft LPS. Land be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

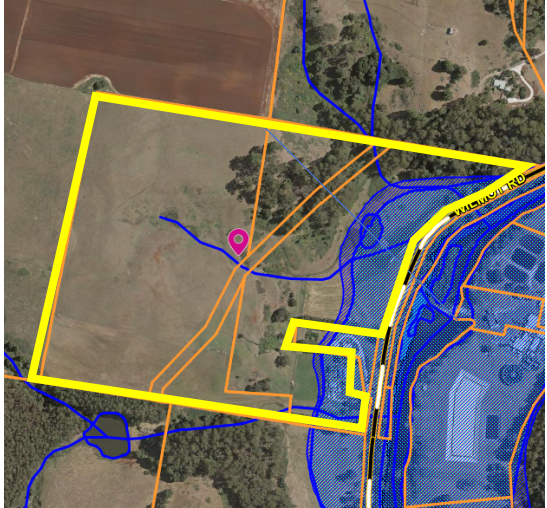
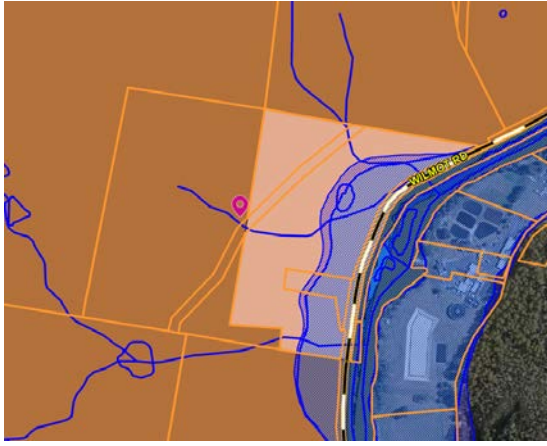
Representor and Location	Proposed Zone	Representation No. 69	Planning Comment and Recommendation
<p>Mehdi Gharib</p> <p>Duffs Road, Riana</p> <p>CT52941/1</p> <p>PID: 7814592</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural due to landslip hazards. Neighbours to the south are also to be zoned Rural, due to similar landslide risks.</p>	<p>Vacant land has an area of 7.08ha and does not have a formed access to a road. Half the land is covered with plantation trees that have, in the past, been harvested.</p> <p>The land is subject to Low and Medium landslide hazard - see map below.</p>  <p>Recommendation for Draft LPS. Land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 70	Planning Comment and Recommendation
<p>Rodney & Susan Duff</p> <p>1169 Pine Road, Riana</p> <p>CT52941/1</p> <p>PID: 7814592</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Land is not connected to Dial-Blythe Irrigation Scheme.</p> <p>Land is only 6.6ha.</p> <p>Neighbouring properties are to be zoned Rural. Many adjoining small blocks are for residential purpose.</p>	<p>Land has an area of 6.39ha and accommodates a single dwelling with outbuildings (to confirm if a dwelling on the land).</p> <p>The land to the south is to be zoned Rural.</p> <p>Recommendation for Draft LPS. Land be zoned Rural (also zone CT 229230/1 PID: 6776096 Rural)</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


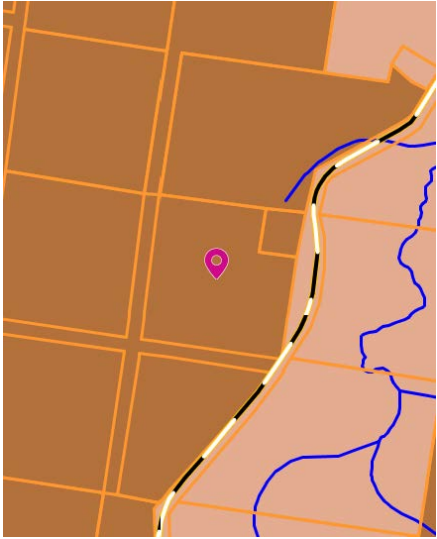
Representor and Location	Proposed Zone	Representation No. 71	Planning Comment and Recommendation
<p>Russell Smith</p> <p>Edinborough Road, CT101942/1</p> <p>PID: 2811413</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Fifty percent of the land is natural bush. Gravel soils with a clay top that is not suitable for agriculture. Cannot even support eight head of cattle.</p> <p>Land is used for private storage and as a hobby farm.</p>	<p>Vacant land has an area of 20.74ha and accommodates outbuildings.</p> <p>The land is significantly constrained for agricultural production.</p> <p>This land and other properties in this location along Edinborough Road would be more suited to the Rural zone.</p> <p>Recommendation for Draft LPS. Land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


Representor and Location	Proposed Zone	Representation No. 72	Planning Comment and Recommendation
<p>Robert Stones</p> <p>Castra Road, Spalford</p> <p>CT241362/1</p> <p>PID: 6990666</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Spalford is an area dominated by small blocks with dwellings on them. The block is surrounded by houses. Zoning the land Agriculture will preclude building a house on the land.</p> <p>Includes a 2007 report on an adjoining allotment to the north by Agronomist, Lisa Abblitt, that highlights the limitations of the land in this area due to marshy areas and cold climate.</p>	<p>Vacant land has an area of 4.95ha.</p> <p>The land is located in a large area that is to be zoned Agriculture.</p> <p>Land has limited suitability for intensive agriculture however is not a residential area.</p> <p>Recommendation for Draft LPS. Land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 73	Planning Comment and Recommendation
<p>Greg Stones</p> <p>Castra Road (off Petties Road), Upper Castra</p> <p>CT148922/1</p> <p>PID: 2050757</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>The block is Class 4 and 5.</p> <p>The block falls outside the irrigation scheme and there is insufficient water for the block.</p> <p>Zoning to Agriculture will substantially devalue the block that I purchased as an investment.</p>	<p>Vacant land has an area of 28.12ha.</p> <p>The land is located on the edge of areas that will transition from Rural to Agriculture, with Rural land supporting forestry activity and native vegetation. Land to the west is cleared and is to be zoned Agriculture.</p> <p>The land is constrained for agricultural production.</p> <p>Recommendation for Draft LPS. Land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 74	Planning Comment and Recommendation
<p>Annette & Eckhard Kalka</p> <p>184 Wilmot Road, Forth</p> <p>CT122039/1 & CT26342/3</p> <p>PID: 7536924</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Properties encompasses two Titles. One is to be Rural; the other Agriculture.</p> <p>Request both Titles be zoned Rural.</p> <p>Fifty percent of the second block is steep and is not suitable for cropping. The gas pipeline runs through the land. The block is internal with no road access.</p>	<p>The land that adjoins Wilmot Road is to be zoned Rural and accommodates a dwelling with outbuildings. Other Title to the west is vacant and is to be zoned Agriculture. The land is identified as primarily comprising Class 3 land, although the land is also identified as a "Medium" landslip hazard and as such is constrained for agricultural production.</p> <p>Recommendation for Draft LPS. CT 26342/3 be zoned Rural. CT122039/1 be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

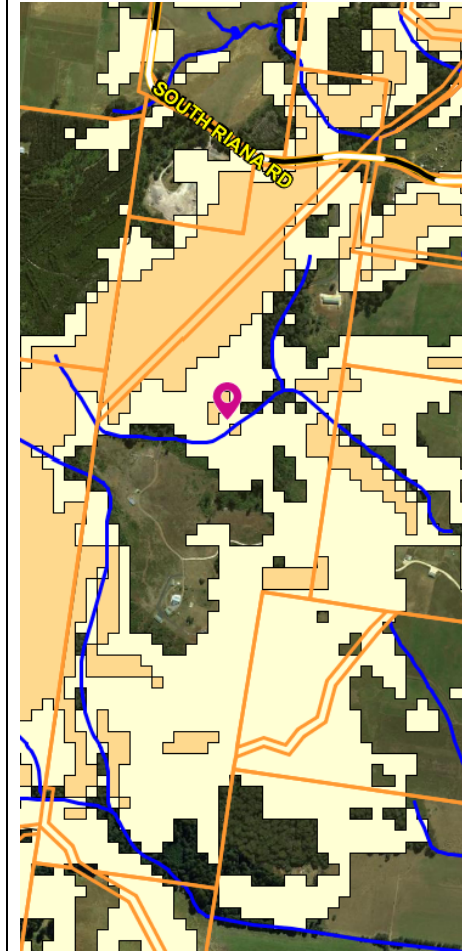
Representor and Location	Proposed Zone	Representation No. 75	Planning Comment and Recommendation
<p>Peter Collenette</p> <p>24 Gladman Road, Gunns Plains</p> <p>CT49091/1</p> <p>PID: 6763279</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks clarification that land will be zoned Rural.</p>	<p>Land has an area of 43.10ha.</p> <p>It is proposed the land be zoned Rural.</p> <p>Recommendation for Draft LPS. Land be zoned Rural. as proposed.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 76	Planning Comment and Recommendation
<p>Peter Tagett (agronomist)</p> <p>on behalf of MJ & TC Rive and NS Mainwarring.</p> <p>Albert Road, Howth</p> <p>CT244535/1</p> <p>PID: 3344853</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The land comprises Class 3 and 4/5 land.</p> <p>The representation is accompanied by a report by Agronico. The report examines the capability of the land and the opportunity to build a dwelling on the land.</p> <p>The report advocates for land to be zoned Rural.</p>	<p>Land has an area of 3.69ha and accommodates a shed.</p> <p>The land is located within an area of transition that is to be zoned Agriculture to the west and, across the opposite side of the road to the east, to be Rural.</p> <p>Recommendation for Draft LPS. Land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 77	Planning Comment and Recommendation
<p>Steve McKeown & Tory Manison</p> <p>1456 South Riana Road, Gunns Plains</p> <p>CT240276/1</p> <p>PID: 6763236</p> <p>Draft LPS - from Environmental Management to Environmental Management</p>		<p>The Environmental Management zone is primarily for Crown land.</p> <p>Adjacent property is zoned Rural.</p> <p>Request land to be zoned Rural.</p>	<p>Land has an area of 74.11ha and accommodates a dwelling, visitor accommodation facility and outbuildings.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p>The land is located within a landslip hazard area See map below.</p> <p>The land is constrained for agricultural production.</p> <p>Recommendation for Draft LPS. Land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

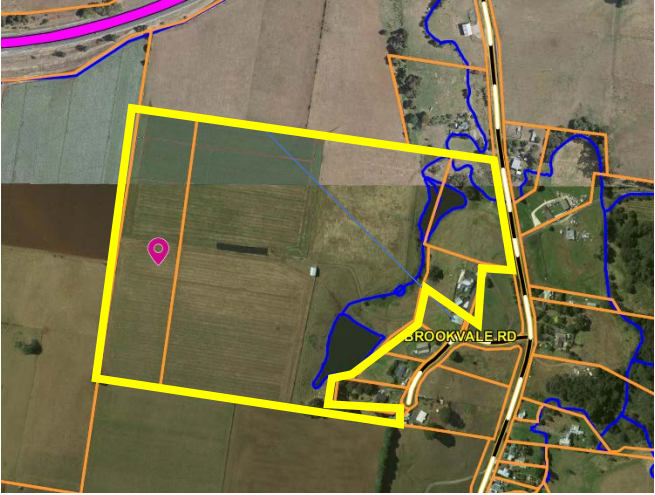
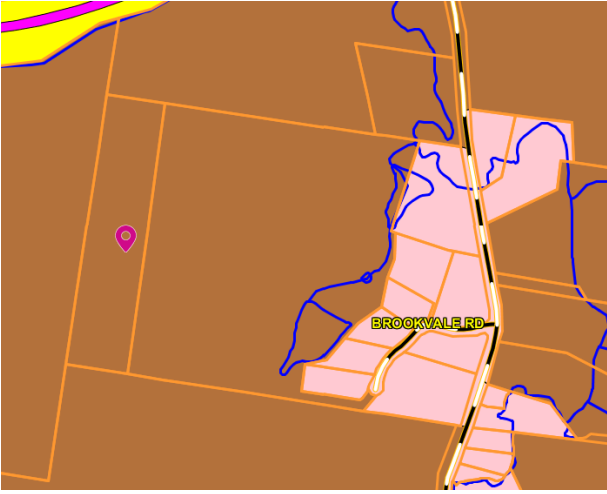


LPS Map

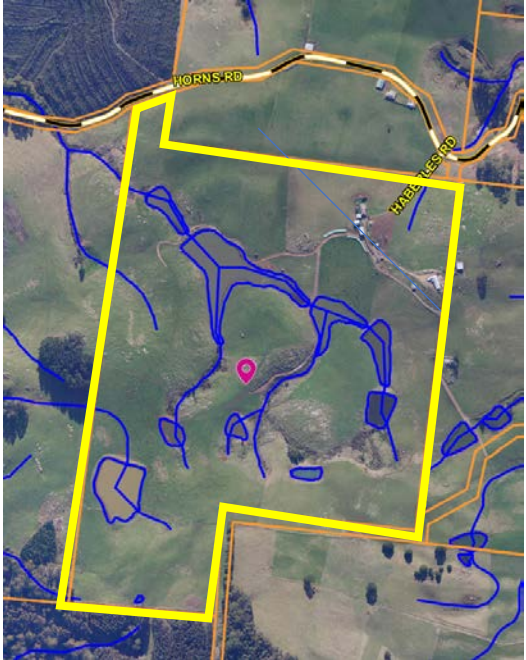


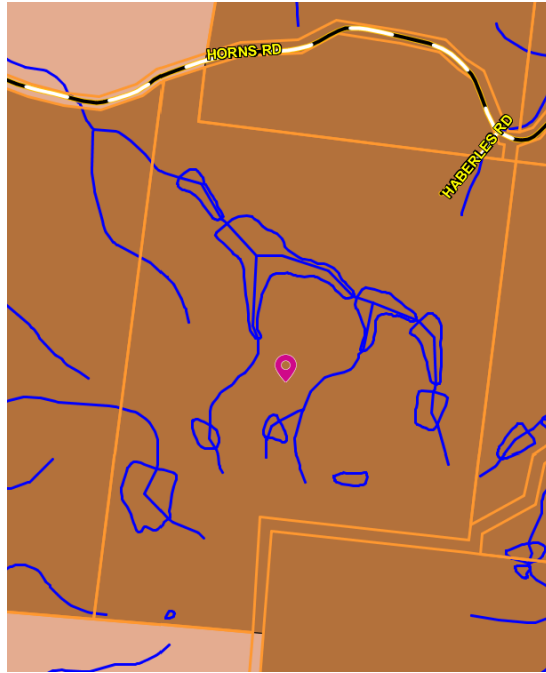
Landslip hazard map.

Representor and Location	Proposed Zone	Representation No. 78	Planning Comment and Recommendation
<p>Mark Dearing</p> <p>382 Ironcliffe Road, Penguin</p> <p>CT9195/1</p> <p>PID:6763762</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Rural so a Visitor Accommodation facility can be built on the land.</p>	<p>Land has an area of 6.27ha and accommodates a dwelling and outbuildings.</p> <p>It is proposed the land be zoned Rural, as requested.</p> <p>The use of the land for Visitor Accommodation would be a 'discretionary' application, assessed under Zone and Code standards. This is also required under the <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p>Recommendation for Draft LPS. Land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 79	Planning Comment and Recommendation
<p>Dot Bellinger of Brookvale Pty Ltd</p> <p>CT128571/1 & CT221123/1</p> <p>PID: 2520165</p> <p>Draft LPS - from Rural Resource to Agriculture.</p> <p>.....</p> <p>CT128570/8 & CT128570/9</p> <p>PID: 1819341 and PID: 1819368</p> <p>Draft LPS - currently zoned Rural Living and to remain Rural Living A.</p>	  <p>LPS Map</p>	<p>Properties encompasses two Titles. CT128571/1 and CT221123/1 are to be zoned Agriculture.</p> <p>Requests both Titles be zoned Rural Living A.</p> <p>CT128570/8 and CT128570/9 are currently zoned Rural Living and are proposed to be Rural Living A.</p> <p>Request both lots be rezoned to (General or Low Density) Residential.</p>	<p>Vacant land identified as CT128571/1 and CT221123/1 are within an area that is to be zoned Agriculture. The land comprises Class 3 and 4 land and are located within the Kindred-North Motton Irrigation District.</p> <p>Allotments CT128570/8 and CT128570/9 are currently zoned Rural Living and are proposed to be Rural Living A. This is considered to be the most appropriate zone as the land is not serviced and the Planning Authority has not undertaken an assessment to determine demand or justification for an expansion of Low Density Residential or General Residential zoned land in the municipal area.</p> <p>Further, the publication <i>“Living on the Coast - The Cradle Coast Regional Land Use Planning Framework”</i> does not support an expansion of the existing residential footprint in this area.</p> <p>Recommendation for Draft LPS. CT128571/1 and CT221123/1 be zoned Agriculture.</p> <p>CT128570/8 and CT128570/9 be Rural Living A.</p>

			<p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 80	Planning Comment and Recommendation
<p>Kaye Britton on behalf of RJ & KE Britton</p> <p>51 Horns Road, Riana</p> <p>CT134222/1</p> <p>PID: 2008356</p> <p>Draft LPS - from Rural Resource to Agriculture</p>		<p>Request the land be zoned Rural as the land is not suited to agriculture and is primarily Class 5 land.</p> <p>The land is steep and rocky with numerous granite outcrops.</p> <p>The land has many creeks which dissect the property.</p>	<p>Land has an area of 38.60ha and accommodates a dwelling and outbuildings and dams for water storage.</p> <p>The land has been cleared and is of a land area sufficient to support a primary industry operation.</p> <p>The land is part of a band of Titles in this area that are to be zoned Agriculture.</p> <p>Recommendation for Draft LPS. Land be zoned Agriculture.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>




LPS Map

VILLAGE ZONE

Representor and Location	Proposed Zone	Representation No. 82	Planning Comment and Recommendation
<p>Amarlie Crowden</p> <p>Relating to rural settlement areas of Sprent, Upper Castra and Kindred</p> <p>Draft LPS – land is to be zoned either Rural or Agriculture.</p>		<p>Existing hinterland communities of Sprent, Upper Castra and Kindred are examples of rural communities that are not recognized as villages. Existing 60km/h speed zones define these areas, with signs located in areas that support the rural settlements.</p> <p>The proposed Village zone for Sprent does not correspond with 60km/h signs and there are no zones over the settlement areas of Kindred or Upper Castra.</p> <p>Request the Village zone apply to Sprent, Upper Castra and Kindred areas as defined by the 60km/h speed zone.</p>	<p>It is correct that the LPS does not recognise the areas of Upper Castra and Kindred as villages, despite the number of single dwellings on small allotments and the 60km/h speed zones in these locations.</p> <p>The Village zone is to provide for small rural centers with a mix of residential, community and commercial activity. There are no community service structures or commercial buildings in these locations.</p> <p>Sprent is currently zoned Village. The Planning Authority seeks to expand the Village zone to incorporate the Sprent community recreation grounds.</p> <p>Recommendation for Draft LPS Recommend the Village zone not apply to the areas of Upper Castra and Kindred.</p> <p>Sprent Village zone to be as proposed.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

COMMERCIAL ZONE
AND
CAR PARKING PRECINCT OVERLAY

Representor and Location	Proposed Changes to Car Parking Precinct Overlay Plan	Representation No. 83	Planning Comment and Recommendation
<p>Michael Best on behalf of Goodstone Group</p> <p>Penguin and Ulverstone</p> <p>LPS- Car Parking Precinct Plan</p>	<p>The LPS proposes a Car Parking Precinct Plan for the Penguin and Ulverstone Central Business Areas (CBA's). The areas are identified on an overlay and generally fall over the Local Business zone in Penguin and the General Business zone in central Ulverstone.</p> <p>The Tasmanian Planning Scheme's <i>C2.0 Parking and Sustainable Transport Code</i>, in summary, requires that where a Car Parking Precinct Plan is in place (such as is proposed for Ulverstone and Penguin Central Business Areas) on-site car parking need not be provided or not be increased above existing parking numbers. If an application shows an increase in car parking - then the application becomes 'discretionary'.</p>	<p>Whilst it seems logical that only a certain amount of land be allocated to car parking, it should not be discretionary for a landowner to increase car parking to further support their business. .</p> <p>It is unreasonable that new business entrants to a town are not required to provide car parking for their business. Their customers or staff may use existing businesses car parks.</p> <p>Is there a document detailing the future car parking strategy for Central Coast?</p> <p>It is imperative the Council promote new development without it being prohibitive, but at the same time, maintain and keep a fair and equitable balance (of car parking) to protect business values of existing landowners and business operators.</p>	<p>The decision to impose a car parking precinct plan on the central areas of Penguin and Ulverstone is because a majority of CBA properties do not have the land area to provide on-site car parking and a car parking-in-lieu fee is not supported. Currently, where car parking spaces cannot be provided, an application becomes discretionary.</p> <p>The proposed Car Parking Precinct Plan seeks to change this outcome, so that, where a development site falls under the car parking precinct plan, a development application only become 'discretionary' if a developer seeks to increase car on-site car parking. This would only relate to a minority of sites in the Penguin and Ulverstone CBA's.</p> <p>Recommendation for Draft LPS.</p> <p>No change to proposed Car Parking Precinct Plan for Penguin and Ulverstone Central Business Areas.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

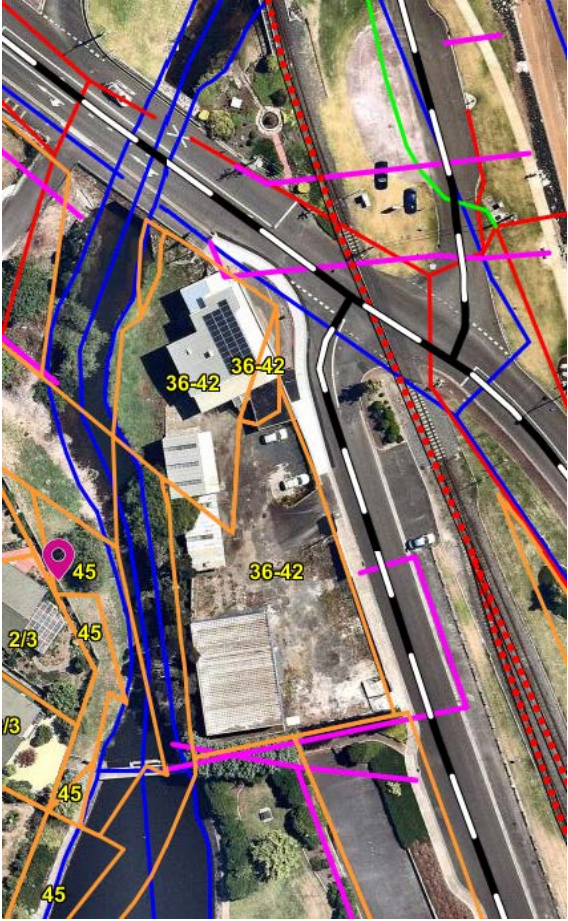
Representor and Location	Proposed Zone	Representation No. 84	Planning Comment and Recommendation
<p>6ty Pty Ltd on behalf of Lifestyle Caravans</p> <p>Westella Drive, Turners Beach</p> <p>CT115441/1</p> <p>PID: 1796805</p> <p>Draft LPS- Rural Resource to Rural</p>		<p>Requests the land be zone Local Business or Commercial.</p> <p>There is an absence of sites within the municipality for the sale of caravans.</p> <p>The consultant has given an assessment of land availability for the Village, Local Business, general Business and Cmmercail zones.</p>	<p>It is correct that there is little available land that is zoned Commercial, Local Business or General Business in the municipal area that would be suitable for Bulky Goods Sales.</p> <p>The representor and the Planning Authority have identified the subject parcel of land as an opportunity for business related use and development in this area (Lifestyle Caravans).</p> <p>‘Permitted Use Classes in the Commercial zone would be :</p> <ul style="list-style-type: none"> -Bulky Good Sales (- Equipment and Machinery Sales and Hire -Service Industry - Storage. <p>A range of other uses would be ‘discretionary” Uses in the Commercial zone, including:-</p> <ul style="list-style-type: none"> -Resource Processing -Transport Depot -Manufacturing and Processing

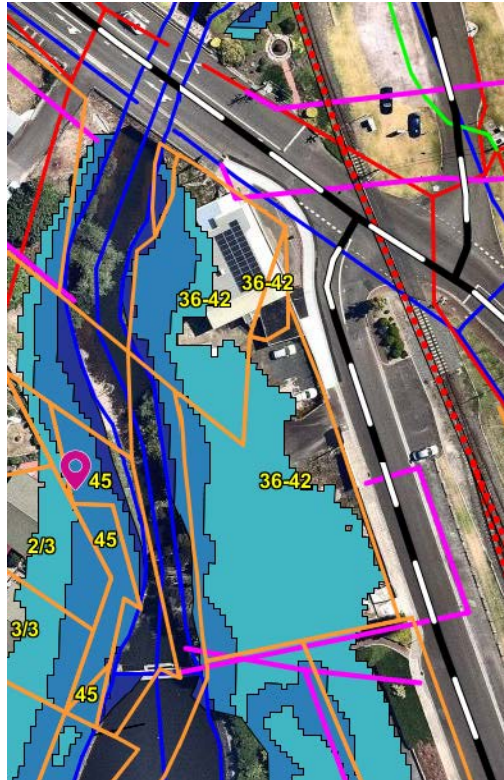
			<p>Recommendation for Draft LPS.</p> <p>Land be zoned Commercial.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p><i>NB: It may be that the draft Central Coast LPS will need to be placed on further public exhibition if the TPC agrees to the rezoning of the land to be "Commercial". This is because residents in this area would not have had an opportunity to comment on the proposed new zone in this area.</i></p>
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FLOOD PRONE HAZARD AREAS AND COASTAL INUNDATION HAZARD BANDS

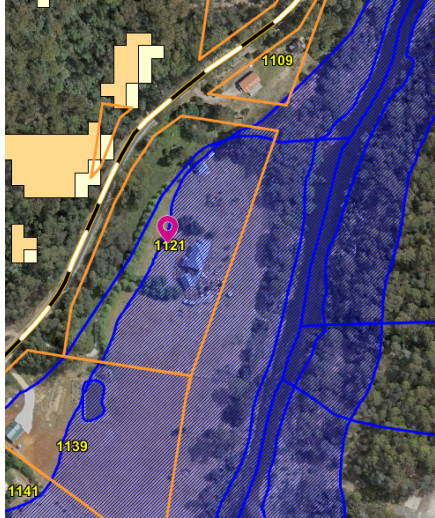
Representor and Location	Proposed Zone	Representation No. 85	Planning Comment and Recommendation
<p>Andrew Lea, Director State Emergency Service</p> <p>Forth River - Flood Prone Areas mapping</p> <p>and</p> <p>Table C11.1 - Coastal Inundation Hazard bands AHD.</p>		<p>Department of Police, Fire and Emergency Management</p> <p>State Emergency Service</p> <p><u>Flood Prone Areas</u></p> <p>It is noted Central Coast Council has engaged ENTURA to undertake a review of the 2015 <i>Forth Flood Plan Hydraulic Modelling Report</i>. The revised report is anticipated to be received by Council in October 2019 and may further inform the Central Coast LPS.</p> <p>It is noted that other areas in the Central Coast municipal area are associated with historical flood events connected to the Leven River, such as Gunns Plains and Ulverstone, however these areas are not yet mapped.</p> <p><u>Coast Inundation Hazard Areas</u></p> <p>The draft LPS includes a Table headed <i>CCO-Table C11.1 Coastal Inundation Hazard Bands AHD Levels</i>, however the Table in the LPS is empty of data.</p>	<p><u>Flood Prone Areas</u></p> <p>The draft Central Coast LPS includes flood prone mapping of the Forth River. The mapping has been produced by consultants ENTURA following a study undertaken in 2014.</p> <p>The Council has engaged ENTRUA to undertake further study and refinement of the data, to incorporate flooding information as a result of the extensive 2016 flood event. It is expected that the revised reporting and modeling will form part of an amendment to the Central Coast LPS in 2020–2021.</p> <p><u>Coast Inundation Hazard Areas</u></p> <p>The Central Coast Planning Authority was not required to include AHD data in Table C11.1 of the LPS.</p> <p>Recommendation for Draft LPS For discussion with TPC. At this stage, No change to the LPS.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


		<p>The SES requests that the draft LPS be amended to include the relevant AHD data in Table C11.1 or, alternatively, comply with the TPC Practice Note 5 to ensure the <i>Coastal Hazard Technical Report</i>, that is on the website of the Department of Premier and Cabinet, is incorporated into the LPS.</p>	
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Representor and Location	Proposed Zone	Representation No. 86	Planning Comment and Recommendation
<p>Ross Murphy</p> <p>36-42 Main Road, Penguin</p> <p>CT22731/3 & CT176101/1</p> <p>PID: 9393681</p> <p>Land will be subject to the Coastal Inundation Hazard overlay.</p>		<p>The LPS expands the extent of the coastal inundation layer and there is no justification as to why the expansion is proposed. There will be a substantial adverse impact on the beneficial use of the property associated with the expansion of the coastal inundation layer.</p>	<p>The coastal inundation hazard bands have been produced by the State Government's Department of Premier and Cabinet for the purpose of informing actions taken and decisions made by local government.</p> <p>The mapping indicates that a portion of the land may be vulnerable to the highest astronomical tide now and mean high tide by 2050- 2100 and a 1% AEP storm event in 2050.</p> <p>No supporting documentation has been submitted by the representor to justify why the coastal inundation bands should be removed or reduced.</p> <p>LPS Coastal Inundation Map</p> <p>Recommendation for Draft LPS No change to LPS.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Coastal inundation hazard map

Representor and Location	Proposed Zone	Representation No. 87	Planning Comment and Recommendation
<p>Brett Steers and Dianne Hayward Steers</p> <p>1121 Wilmot Road, Kindred</p> <p>CT123230/1</p> <p>PID: 7144381</p> <p>Draft LPS – land is included in the Flood Prone Hazard Area map.</p>		<p>The LPS identifies the property as subject to flooding by the Fort River.</p> <p>We have resided at the property since 2004 and in June 2016 experienced flooding to our property.</p> <p>However, the flood event is not accurately represented in the Geocentric Datum supplied by Central Coast Council.</p> <p>The area affected in 2016 is depicted in the image attached to the representation.</p> <p>We dispute the flood line drawn on the LPS image as it is not correct.</p>	<p>The flood prone areas mapping/modeling for the Fort River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Fort River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proved to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p>Recommendation for Draft LPS Recommend the Flood Prone Areas overlay be withdrawn from the LPS.</p> <p>Effect on Draft LPS as a Whole Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Areas Code</i>.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation Nos. 88	Planning Comment and Recommendation
<p>Robert Medwin and Chris Benson</p> <p>490 & 520 Wilmot Road, Forth</p> <p>CT119829/1 & CT161113/1</p> <p>PID: 3206610 & PID: 1747472</p> <p>Draft LPS – land is included in the Flood Prone Hazard Area map.</p>	 <p>Flood Overlay</p>	<p>An email from the ENTURA's consultant states the flood mapping should not be used for planning purposes. See copy of email attached to representation.</p> <p>The flood line drawn on the LPS image is not correct.</p>	<p>The LPS identifies the two properties as subject to flooding by the Forth River.</p> <p>The flood prone areas mapping/modeling for the Forth River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Forth River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proven to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p>Recommendation for Draft LPS Recommend the Flood Prone Areas overlay be withdrawn from the LPS.</p> <p>Effect on Draft LPS as a Whole Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Areas Code</i>.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 89	Planning Comment and Recommendation
<p>Annette & Eckhard Kalka</p> <p>184 Wilmot Road, Forth</p> <p>CT26342/3</p> <p>PID: 7536924</p> <p>Draft LPS – land is included in the Floor Prone Hazard Area map.</p>		<p>The LPS identifies the property as subject to flooding by the Forth River- including the house and adjacent garage.</p> <p>The house is over 100 years old and has to our knowledge has never been flooded.</p> <p>During the 2016 flood, one of the worst floods in our area, the house was not in danger of being flooded with approx. 2m elevation between the highest water level and our house.</p> <p>We object to our house being included in the floor overlay..</p>	<p>The flood prone areas mapping/modeling for the Forth River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Forth River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proved to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p>Recommendation for Draft LPS Recommend the Flood Prone Areas overly be withdrawn from the LPS.</p> <p>Effect on Draft LPS as a Whole Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Area s Code</i>.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>

RELATING TO
SCENIC PROTECTION CODE

NATURAL ASSETS CODE OVERLAY

Representor and Location	Proposed Zone	Representation No. 91	Planning Comment and Recommendation
<p>Peter Stronach</p> <p>Application of the Natural Assets Code Overlay</p>		<p>Representor has identified several parcels of Crown land where areas of priority vegetation under the Natural Assets Code have not been identified.</p> <p>Representation is made that the Natural Assets layer be better informed in those areas identified.</p> <p>Please see the map that forms the P. Stronach representation.</p>	<p>For further discussion at TPC hearing.</p> <p>Recommendation for Draft LPS.</p> <p>Add additional informed priority vegetation data to the Natural Assets overlay.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

CROWN LAND

Representor and Location	Proposed Zone	Representation Nos. 92	Planning Comment and Recommendation
<p>Peter Stronach</p> <p>See attached EXCEL spread sheet</p> <p>AND</p> <p>Amarlie Crowden</p> <p>PID: 3385029</p> <p>Application of Environmental Management zone to State owned land</p>		<p>Peter Stronach has identified numerous parcels of State-owned land that is proposed to be zoned Rural.</p> <p>Amarlie Crowden has identified one parcel that should be zoned Environmental Management.</p> <p>Representation is made that Crown land should be zoned Environmental Management, and in some cases, Landscape Conservation.</p> <p>Please see the EXCEL spreadsheet that forms the P. Stronach representation.</p>	<p>For further discussion at TPC hearing.</p> <p>Recommendation for Draft LPS.</p> <p>Rezone Crown reserve land to be Environmental Management-however if land is nominated/used for forestry – remain as Rural.</p> <p>Effect on Draft LPS as a Whole</p> <p>Not applicable.</p> <p>LPS Criteria</p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

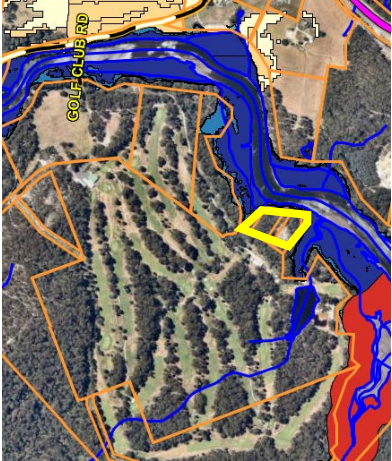
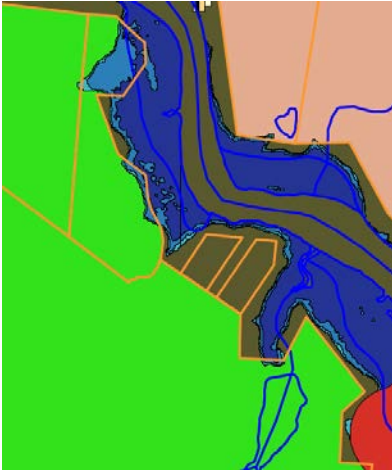
TASWATER
TASNETWORKS
STATE GROWTH



Representor and Location	Proposed Zone	Representation No. 93	Planning Comment and Recommendation
<p>TasWater</p> <p>Various locations</p>		<p>Zone TasWater infrastructure Utility.</p>	<p>TasWater has identified locations that accommodate water storage facilities that have not been zoned Utility.</p> <p>The locations are :</p> <p>PID: 7453723 - CT24319/1 & CT29631/2</p> <p>PID: 7144066 - CT230848/1</p> <p>PID: 2055267 - CT231848/1</p> <p>PID: 6768088 - CT173676/1</p> <p>PID: 3433557 - CT14749/2</p> <p>Recommendation for Draft LPS Zone TasWater infrastructure Utility.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


Representor and Location	Proposed Zone	Representation No. 94	Planning Comment and Recommendation
<p>TasNetworks</p> <p>Ulverstone Substation</p> <p>CT13262/12, CT123004/1 and CT13262/13</p> <p>PID: 6977103</p> <p>Four electricity transmission corridors.</p>		<p>TasNetworks has identified electricity facilities and infrastructure within the Central Coast municipal area, including the Ulverstone electrical substation and communication site on Gawler Road and four electricity transmission corridors (Corridor No. 4 currently has no physical assets).</p> <p>The Ulverstone substation comprises three Titles. One Title has been zoned Utility. Requests all three be zoned Utility.</p> <p>The corridors are identified in <i>C4.0 Electricity Infrastructure Protection Code</i> and on LPS maps 1-7- no change required.</p>	<p>The Ulverstone substation facility and transmission corridors are identified in C4.0 <i>Electricity Infrastructure Protection Code</i> and on LPS C4.0 Code maps 1-7.</p> <p>Recommendation for Draft LPS Zone TasNetworks infrastructure identifies as CT13262/12, CT123004/1 and CT13262/13 (PID: 6977103) Utility.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

			<p>Services is that Council's existing road, Industrial Drive, will need to be extended to the Maskells Road intersection.</p> <p>Recommendation for Draft LPS Not rezone land that currently forms part of the Bass Highway roadway and road reserve to a zone other than Utility.</p> <p>No change to the proposed rezoning of Leith, Knights Road, Merinda Drive and Maskells Road areas.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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CENTRAL COAST COUNCIL REPRESENTATIONS

Representor and Location	Proposed Zone	Representation No. 96	Planning Comment and Recommendation
<p>Central Coast Council</p> <p>On behalf of the Ulvestone Golf Club</p> <p>Golf Club Road, West Ulverstone</p> <p>CT230089/1</p> <p>PID: 3126741</p> <p>and</p> <p>CT224305/1</p> <p>PID: 3126733</p>	  <p>LPS Map</p>	<p>Two parcels of land owned by the Ulverstone Golf Club is currently zoned Environmental Management. It is proposed to remain Environmental Management.</p>	<p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for these parcels of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS mapping.</p> <p>Recommendation for Draft LPS CT224305/1 and CT230089/1 be zoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 97	Planning Comment and Recommendation
<p>Central Coast Council</p> <p>32 Boyes Street, Turners Beach.</p> <p>CT176443/20</p> <p>PID: 3574544</p> <p>Draft LPS - from a split zone of General Residential and Environmental Management to General Residential and Environmental Management</p>	  <p>LPS Map</p>	<p>The Environmental Management portion of the land is private land.</p> <p>The land should to be rezoned to Landscape Conservation.</p>	<p>The land at 32 Boyes Street, Turners Beach is privately owned and currently has a split zoning of General Residential and Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p>Recommendation for Draft LPS The Environmental Management portion land be rezoned Landscape Conservation.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


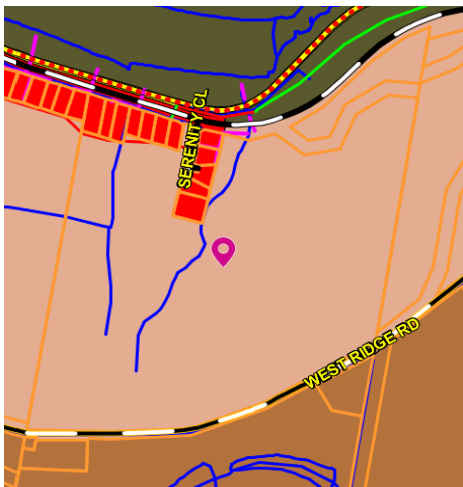
Representor and Location	Proposed Zone	Representation No. 98	Planning Comment and Recommendation
<p>Central Coast Council</p> <p>21 Maskells Road, Ulverstone</p> <p>CT163345/1</p> <p>PID: 3156908</p> <p>Draft LPS - from Rural Resource to Light Industrial</p>	 <p>LPS map</p>		<p>The Planning Authority wishes to withdraw the draft proposition that this parcel of land, accessed via Maskells Road, Ulverstone, be zoned Light Industrial.</p> <p>The Planning Authority comprises new members from when the draft LPS was initially formed. The Planning Authority wishes to revisit the allocation of industrial and land in the municipal area and make an application to amend the Central Coast LPS, after it has come into effect.</p> <p>Recommendation for Draft LPS</p> <p>Withdraw the proposition that Central Coast Council owned land at Maskell's Road be zone Light Industrial.</p> <p>Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

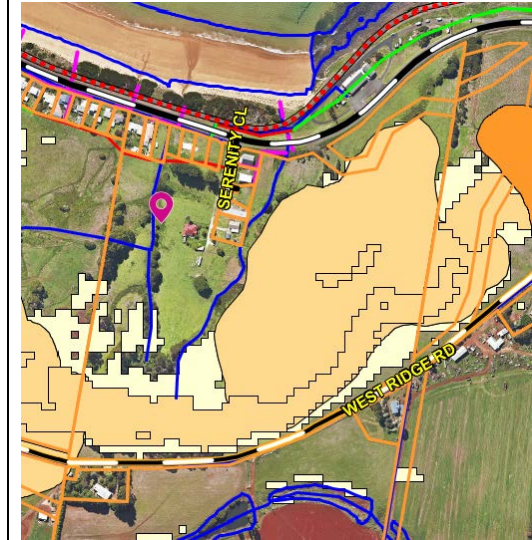
ANNEXURE 2

S.35F REPORT TO TASMANIAN PLANNING COMMISSION

REPRESENTATIONS TO DRAFT CENTRAL COAST

LOCAL PROVISIONS SCHEDULE 2019

Representor and Location	Proposed Zone	Representation No. 14	Planning Comment and Recommendation
<p>Louise Owen & Owen Pointon</p> <p>92 Preservation Drive, Preservation Bay</p> <p>CT128822/1</p> <p>PID: 1884637</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request that the land be zoned General Residential, allowing for the extension of the Serenity Close and wider Sulphur Creek residential area.</p> <p>Development would mirror demand that has been evidenced by development at Midway Point, Sulphur Creek and surrounding areas along this section of the coast.</p>	<p>Land has an area of 17.62ha and accommodates a single dwelling with outbuildings. This area of Preservation Bay is able to be fully serviced and is characterised by ‘strip’ residential development along the ‘old’ Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports the extension of the General Residential zone in this area, to allow for infill development.</p> <p>The Planning Authority has undertaken to review the <i>2013 Local Settlement Strategy</i> in the 2019-2020 financial year, although no financial resources have been dedicated to the project.</p> <p>The “Living on the Coast- The Cradle Coast Regional Land Use Planning Framework does not support an expansion of the residential foot print in this area.</p> <p>The land is identified as having areas of “Medium” and “Low” landslip hazard bands. See landslip hazard map below:</p>



Landslip Hazard Map

Recommendation for Draft LPS

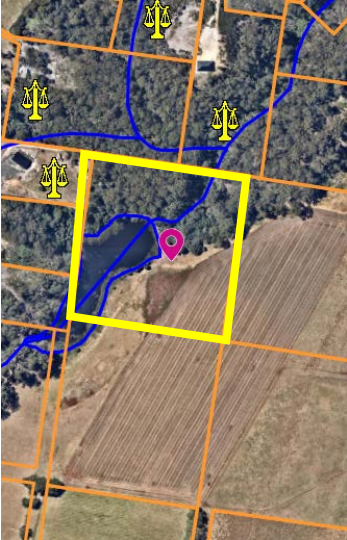
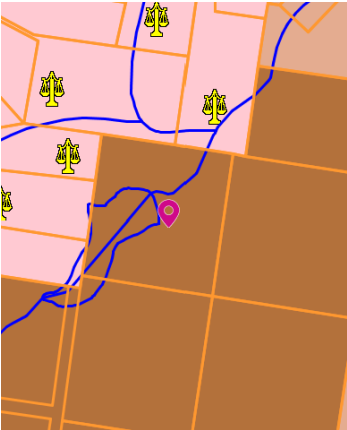
Recommend the land be zoned **General Residential**.


Effect on Draft LPS as a Whole

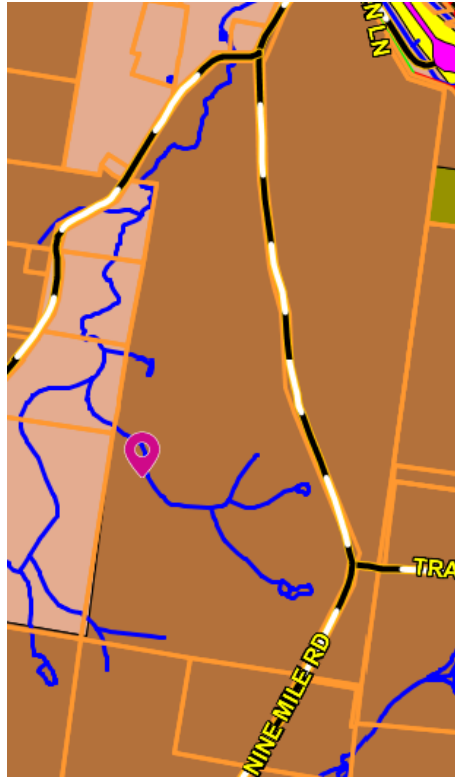
Not applicable.

LPS Criteria

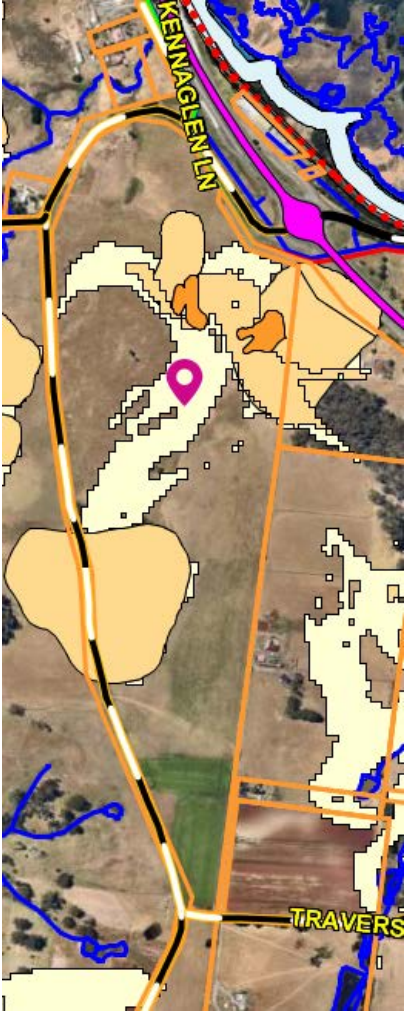
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

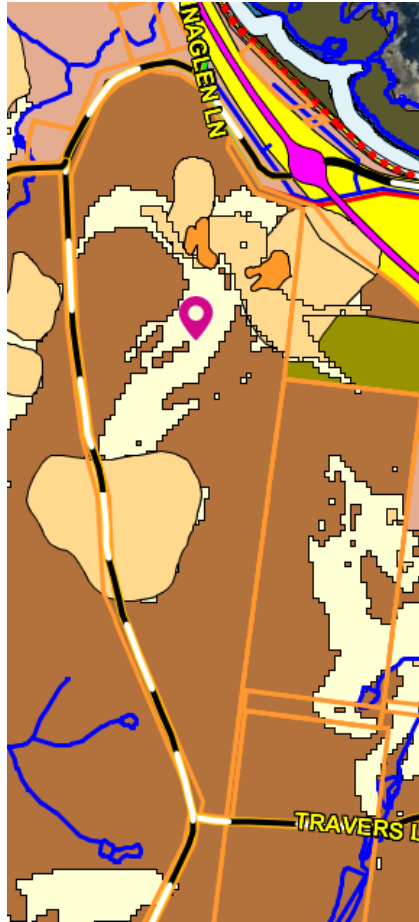
Representor and Location	Proposed Zone	Representation No. 33	Planning Comment and Recommendation
<p>Ben Hiscutt</p> <p>Nine Mile Road, Howth</p> <p>CT159445/1</p> <p>PID: 3259755</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map – Rural Living B</p>	<p>Seeks to have the land zoned Rural Living A.</p> <p>The land adjoins the Allegra Drive residential estate and has a Right of Way connecting it to Denison Close.</p> <p>Half the land is native forest with a central dam dividing forest land and agricultural land.</p>	<p>The land comprises 4.487ha.</p> <p>Half the land is covered with native forest and is severed by an active watercourse. Access is via a residential estate (Allegra Drive).</p> <p>The parcel is one of a several small ‘historic’ lots in this area. The Title is highly constrained for primary industry use.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural Living A.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 57	Planning Comment and Recommendation
<p>Ben Hiscutt</p> <p>Nine Mile Road, Howth</p> <p>CT144546/4</p> <p>PID 2666623</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Requests land be zoned Rural.</p> <p>The land is primarily shallow top soil with a gravel base.</p> <p>The land has steep topography to the south, with poor drainage to the north.</p>	<p>The land has an area of approximately 60.5ha and is vacant land with pockets of “Low” and “Medium” landslide hazard.</p> <p>The land is located within the Dial-Blythe Irrigation District.</p> <p>The property and land to the east is to be zoned Agriculture.</p> <p>Adjoining land to the west is to be zoned Rural.</p> <p>The land is constrained for agricultural production due to landslide, soil classification and poor drainage.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


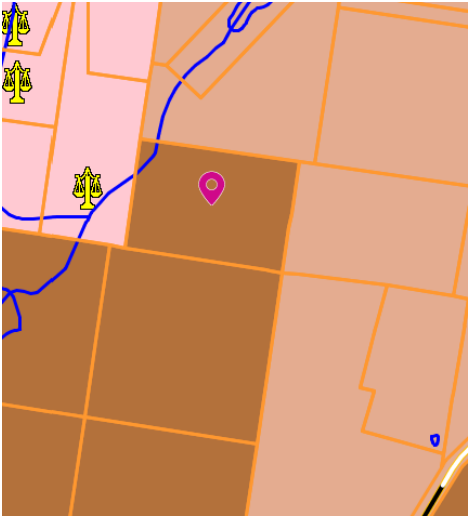


LPS Map

Representor and Location	Proposed Zone	Representation No. 58	Planning Comment and Recommendation
<p>Ben Hiscutt</p> <p>On behalf of Desmond Hiscutt</p> <p>Nine Mile Road, Howth</p> <p>CT17369/1</p> <p>PID: 1999805</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>The land comprises shallow soils with a gravel base and areas of heavy clay with poor drainage - prone to waterlogging.</p> <p>Land is in a recognised landslip area.</p> <p>Area shares common boundaries with other land that is to be zoned Rural. Land to the east to be zoned Landscape Conservation.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 39.7ha and comprises areas of Low, Medium and Medium Active landslip.</p> <p>The land is located within the Dial-Blythe Irrigation District and has a small irrigation allocation.</p> <p>The land is significantly constrained for agricultural production.</p> <p>Recommendation for Draft LPS Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map



Representor and Location	Proposed Zone	Representation No. 63	Planning Comment and Recommendation
<p>David & Lisa Ryan</p> <p>78 Reynolds Road, Howth</p> <p>CT141955/1</p> <p>PID: 2532983</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The property is small - 2.87 ha and is 75% covered with native vegetation and slopes heavily to the west. The land is not suited to agriculture.</p> <p>Requests the land be zoned Rural.</p>	<p>Land has an area of 2.87ha and accommodates a single dwelling with outbuildings.</p> <p>The land is primarily covered with native vegetation.</p> <p>Land to the west is to be zoned Rural Living, land to the north and west to be zoned Rural and land to the south is to be zoned Agriculture.</p> <p>Access to the lot, via Reynolds Road, is problematic, due to the narrow characteristic of Reynolds Road and TFS past advice that the road would need to be widened to accommodate any further residential development in this area.</p> <p>Recommendation for Draft LPS. Recommend the land be zoned Rural.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

ANNEXURE 3

S.35F REPORT TO TASMANIAN PLANNING COMMISSION

REPRESENTATIONS TO DRAFT CENTRAL COAST

LOCAL PROVISIONS SCHEDULE 2019

Representor and Location	Proposed Zone	Representation No. 17	Planning Comment and Recommendation
<p>PDA Surveyors on behalf of</p> <p>BL & SC Howard</p> <p>2 Hobbs Parade, West Ulverstone</p> <p>CT156432/1</p> <p>PID: 7374363</p> <p>Draft LPS – from Open Space to Open Space.</p>	  <p>LPS Map</p>	<p>Requests a portion of the land (400m²) be zoned General Residential.</p>	<p>The Open Space parcel of vacant land has an area of 758m² and is owned by the Crown. The land adjoins land that is zoned for residential purpose, overlooking the Leven River.</p> <p>Central Coast Council has, earlier this year, received a letter from Crown Land Services asking if the Council would agree to the Crown selling 400m² of the 758m² parcel to the adjoining landowners, BL & SC Howard, for the purpose of residential development. Council have advised the Crown they consent to this proposal, with the balance portion to be transferred to Hobbs Parade Road reserve.</p> <p>The representation seeks to have the 400m² portion rezoned to be General Residential.</p> <p>Consent from the Crown does not accompany the request to rezone a portion of the land.</p> <p>Recommendation for Draft LPS Recommend 400m² of the land be zoned General Residential.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p>

			LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.
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Representor and Location	Proposed Zone	Representation No. 81	Planning Comment and Recommendation
<p>Highland Conservation Trust</p> <p>Various parcels of land – refer to representation for details.</p> <p>Draft LPS – various parcels - from Rural Resource to a mix of Agriculture and Rural.</p>	<p>Mix of Agriculture and Rural.</p>	<p>Refer to representation No. 81 for details.</p>	<p>Recommendation for Draft LPS. Land parcels identified by Highland Conservation Trust be zoned Rural and Landscape Conservation, as requested.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation Nos. 90	Planning Comment and Recommendation
<p>Various Representations</p> <p>Nos. 90 Highland Conservation Trust Pty Ltd 90(a) Susana & Dudley Smith 90(b) Glen Hosemans 90(c) Rebecca Piper 90(d) Romy Greiner 90(e) LW & PM Doherty 90(f) Faye & Brian Poke 90(g) DR Charmers & R Greiner 90(h) Ben & Brenda Marshall 90(i) Scott Harrison 90(j) Stephen Loveless 90Z(k) Gunns Plains Community Centre Association Inc. 90(l) Robin Duncan</p> <p>Draft LPS – C8.0 Scenic Protection Code is not included in the LPSS.</p>		<p>Together, the representations request the TPS Scenic Protection Code be applied over land identified as the Loyetee Peak-Leven Canyon area - see map attached.</p> <p>Prior community consultation in developing Council's <i>Leven Canyon Master Plan 2018</i> identified the scenic values of the area and a desire/need by the community to protect this area from inappropriate development.</p> <p>Several representation separate landscapes into four (4) distinct areas:</p> <p><i>Area A</i> – Crown/DPIPWE land containing the Leven Canyon Regional Reserve and Loyetee Peak;</p> <p><i>Area B</i> – the valley of Gunns Plains that is located to the north of Leven Canyon;</p> <p><i>Area C</i> – area that contains Black Bluff, including Mount Tor and Loongana, forming part of the upper Leven River valley; and</p> <p><i>Area D</i> – containing undulating rural areas of Nietta and surrounds.</p>	<p>The land identified in the representations comprises a mix of Crown land, several parcels of private land and land set aside for future forestry operations.</p> <p>The areas of land identified by the Highland Conservation Trust Pty Ltd and forming <i>Area A</i> in other representations excludes land owned by Forestry Tasmania and parcels of private land. The land identified as "Area A", comprising the Leven Canyon Regional Reserve and Loyetee Peak, could be considered for inclusion in the Central Coast LPS as land subject to <i>C8.0 Scenic Protection Code</i>.</p> <p>It is recommended the Planning Authority:</p> <p>(a) request the TPC include the land identified in Representation No. 90 by the Highland Conservation Trust Pty Ltd and as described as "Area A" in other representations Nos.90(a) to 90(l) as subject to the <i>C8.0 Scenic Protection Code</i>;</p> <p>(b) pursue further assessments and consultations to determine other land that may be subject to C8.0 Scenic Protection Code; and</p> <p>(c) initiate an amendment to the Central Coast LPS based on such further investigations, after the LPS has come into effect.</p>

		<p>Weak protection is given to regional reserves under the <i>Nature Conservation Act 2002</i>.</p> <p>Identified in the Highland Conservation Trust Pty Ltd documentation.</p> <p>Other areas identified as Areas B, C & D—</p>	<p>Recommendation for Draft LPS Recommend the Planning Authority advise the TPC that land identified in the map submitted by the Highland Conservation Trust Pty Ltd (attached to representation No.90 and described as “Area A” in other representations Nos. 90(a) to 90(b) be included as part of the Central Coast LPS as an overly map of land subject to <i>C8.0 Scenic Protection Code</i>.</p> <p>Effect on Draft LPS as a Whole Not applicable.</p> <p>LPS Criteria The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

A Connected Central Coast

- Improve community well-being.

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision
- Effective communication and engagement.

CONCLUSION

It is recommended that the Council adopt the reviewed Enforcement Policy dated September 2019.”

The Executive Services Officer reported as follows:

“A copy of the Enforcement Policy dated September 2019 has been circulated to all Councillors.”

■ Cr Beswick moved and Cr Diprose seconded, “That the Council adopt the reviewed Enforcement Policy dated September 2019 (a copy being appended to and forming part of the minutes).”

Carried unanimously

277/2019 Council acting as a planning authority

The Mayor reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No’s 278/2019, 279/2019, 280/2019, 282/2019 and 283/2019, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

279/2019 Section 35F Report on Representations to the Draft Central Coast Local Provisions Schedule (98/2018 – 16.07.2018)

The Director Community Services reported as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993 (the Act) and Draft Central Coast Local Provisions Schedule (the Central Coast LPS)</i>
<i>PUBLIC NOTIFICATION:</i>	11 June 2019 to 9 August 2019
<i>REPRESENTATIONS RECEIVED:</i>	109
<i>ANNEXURES 1, 2 AND 3:</i>	<i>Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule</i>
<i>ANNEXURE 4:</i>	Representations
<i>PURPOSE</i>	

The purpose of this report is to consider representations received from the Central Coast community to the Central Coast LPS and to provide recommendations to the Tasmanian Planning Commission (TPC) pursuant to Sections 35F and 35G of the Act.

Accompanying this report is a review by the Planning Authority under Section 35F of the Act, giving consideration of representations received to the Central Coast LPS and a copy of all representations.

BACKGROUND

The Tasmanian Parliament enacted amendments to the Act in December 2015 to provide for a single planning scheme for Tasmania, to be known as the *Tasmanian Planning Scheme* (the TPS). The TPS consists of State Planning Provisions (SPP's) and Local Provision Schedules (LPS's) that are to be specific to each municipal area.

Ratified by the State Parliament in February 2017, the TPS has no practical effect until an LPS is in effect in a municipal area.

The Central Coast LPS was endorsed by the Council in its role as the Planning Authority in July 2018. The Central Coast LPS will facilitate the replacement of

the current *Central Coast Interim Planning Scheme 2013* by the TPS within the Central Coast area.

DISCUSSION

The TPS has been introduced by the State Government to ensure consistency between municipal areas and across regions.

Combined with specific Zones and Code Overlays, the Central Coast LPS includes Specific Area Plans for Penguin, Turners Beach, Leith, Forth and Revell Lane Precinct.

The Central Coast LPS also includes an expansion of the Light Industrial zone in South Road, Penguin. Further consideration will need to be given to the future allocation of Light Industrial and Commercial zoned land, following the adoption of the Central Coast LPS and the TPS.

Properties that are currently zoned Environmental Management or Environmental Living are to be rezoned to be Landscape Conservation, as the Environmental Management zone under the TPS primarily relates to State owned reserves and parks, coastal foreshores and riparian land. The Environmental Living zone is not available under the TPS.

In accordance with mapping provided by the State Government, land that is currently zoned Rural Resource is to be zoned either Rural or Agriculture.

The draft Central Coast LPS was submitted to the TPC who checked the documentation for consistency with submission requirements, prior to the TPC directing Council to public exhibit the Central Coast LPS.

The Central Coast LPS was placed on public exhibition on 11 June 2019 until 9 August 2019.

Following public exhibition of the Draft LPS, Section 35F of the Act requires the planning authority to prepare a report containing:

- . a copy of each representation made under s.35E(1);
- . a statement of the planning authority's opinion as to the merit of each representation made, in particular as to:
 - whether the draft LPS should be modified; and

- if recommended to be modified, the effect on the draft LPS as a whole;
- . a statement as to whether the planning authority is satisfied that the draft LPS meets the LPS criteria; and
- . the recommendation of the planning authority in relation to the draft LPS.

The Council, acting as the Planning Authority, now has opportunity to review all representations received during the exhibition period and make comment and recommendations, before sending all representations to the Tasmanian Planning Commission for consideration.

Following submission of the Section 35F report to the TPC, the TPC will hold a public hearing as soon as is practicable, to examine the merits of each representation and the Planning Authority's response.

The TPC will then seek the agreement of the Minister for Planning for the final form of the Central Coast LPS, before it is approved and commences operation.

To view all representations received and review comments and recommendations, refer to Annexures 1, 2 and 3 – *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* and Annexure 4 – copies of representations received.

CONSULTATION

The draft Central Coast LPS was developed by planning consultant Mr Geoff Davis of Korlan Pty Ltd in consultation with Council planners, other Departments of Council, neighbouring Councils and, where appropriate, workshops with Councillors.

At the TPC's direction, and in accordance with the requirements of the Act, the draft Central Coast LPS was placed on public exhibition from 11 June 2019 to 9 August 2019.

The TPC issued a schedule of State agencies and authorities that were to be directly notified of the exhibition of the draft LPS. Each of the agencies and authorities were notified in accordance with the direction. Representations were received from TasWater, TasNetworks and State Growth and are addressed in the s.35F report – Refer to Annexure 1.

Two community information sessions were held during the public exhibition period, at the Riana Community Centre and at the Ulverstone Wharf.

REPRESENTATIONS

A total of 109 representations, not including Council's own submissions, were received. Copies of the representations are provided at Annexure 4.

The representations are summarised with a recommendation to each submission – refer to Annexures 1, 2 and 3 to this report.

Representations submitted generally relate to the following matters:

- . the zoning of land to Agriculture and Rural;
- . the zoning of land to Landscape Conservation;
- . zoning of land to General Residential, Low Density Residential and Rural Living;
- . the need for a Scenic Protection Code (the Code is not in the draft LPS);
- . the Natural Assets Code overlay and the application of the Environmental Management zone to State owned land;
- . the application of the Flood Hazard Prone overlay; and
- . expansion of the Commercial zone and application of the car parking precinct.

RESOURCE, FINANCIAL AND RISK IMPACTS

The preparation of the draft LPS has to date incurred a significant cost. There will be an additional cost in examination of the draft LPS before the TPC public hearings. The 2019–2020 budget has made provision for this event.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) includes the following strategies and key actions:

The Shape of the Place

- . Improve the value and use of open space
- . Encourage a creative approach to new development.

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Improve community well-being.

Community Capacity and Creativity

- . Facilitate entrepreneurship in the business community.

The Environment and Sustainable Infrastructure

- . Invest in and leverage opportunities from our natural environment
- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment.

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Efficient communication and engagement
- . Strengthen local-regional connections.

Recommendation –

It is recommended that the Planning Authority:

- 1 Endorse Annexures 1, 2 and 3 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* as the report to the Tasmanian Planning Commission pursuant to Section 35F of the *Land Use Planning and Approvals Act 1993*.
- 2 Delegate the General Manager its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*.

The Land Use Planning Group Leader's report is supported."

The Executive Services Officer reported as follows:

"Copies of the Annexures referred to in the Land Use Planning Group Leader's report have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Beswick seconded, "That the Planning Authority:

- 1A Endorses Annexure 1 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft*

Central Coast Local Provisions Schedule as the report to the Tasmanian Planning Commission pursuant to Section 35F of the Land Use Planning and Approvals Act 1993.

- 1B Delegates the General Manager its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*.”

Carried unanimously and by absolute majority

Cr Hiscutt having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of Section 35F Report on Representations to the Draft Central Coast Local Provisions Schedule (98/2018 – 16.07.2018) – Annexure 2.

Cr Hiscutt left the meeting at 6.31pm

- Cr Fuller moved and Cr Beswick seconded, “That the Planning Authority:

- 2A Endorses Annexure 2 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft Central Coast Local Provisions Schedule* as the report to the Tasmanian Planning Commission pursuant to Section 35F of the *Land Use Planning and Approvals Act 1993*.

- 2B Delegates the General Manager its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*.”

Carried unanimously and by absolute majority

Cr Hiscutt returned to the meeting at 6.32pm.

Cr Carpenter, having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of Section 35F Report on Representations to the Draft Central Coast Local Provisions Schedule (98/2018 – 16.07.2018) – Annexure 3.

Cr Carpenter left the meeting at 6.32pm

- Cr Hiscutt moved and Cr Fuller seconded, “That the Planning Authority:

- 3A Endorses Annexure 3 *Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act 1993 – Consideration of Representations to the Draft*

Central Coast Local Provisions Schedule as the report to the Tasmanian Planning Commission pursuant to Section 35F of the *Land Use Planning and Approvals Act 1993*.

- 3B Delegates the General Manager its powers and functions to represent the Planning Authority at hearings, pursuant to Section 35H of the *Land Use Planning and Approvals Act 1993*."

Carried unanimously and by absolute majority

Cr Carpenter returned to the meeting at 6.33pm.

280/2019 Residential (subdivision x two lots and dwelling and shed on Lot 1) – internal allotment with variation to lot size, dwelling density, setback from Rural Resource zone, overhead electrical supply and reliance on E6 Hazard Management Code at 257 Penguin Road, West Ulverstone – Application No. DA2018294

The Director Community Services reported as follows:

"The Land Use Planning Group Leader has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA2018294
<i>PROPOSAL:</i>	Residential (subdivision x two lots and dwelling on Lot 1) – internal allotment with variation to lot size, dwelling density, setback from Rural Resource zone, overhead electrical supply and reliance on E6 Hazard Management Code
<i>APPLICANT:</i>	PDA Surveyors
<i>LOCATION:</i>	257 Penguin Road, West Ulverstone
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	14 August 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	28 August 2019
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	19 September 2019
<i>DECISION DUE:</i>	16 September 2019