

## Department of State Growth

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John Ramsay  
Delegate (Chair)  
The Tasmanian Planning Commission  
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### **Additional Submission – Central Coast Draft Local Provisions Schedule, Council's submission dated 21 May 2020.**

Dear Mr Ramsay

Thank you for the opportunity to provide an additional submission in response to Central Coast Council's submission by dated 21 May 2020.

The Department of State Growth (the Department) acknowledges the adoption by Council of several changes to the application of the Utilities Zone to State Roads' assets as requested by the Department. However, not all of the changes requested have been supported by Council and the Department continues to request these zoning changes.

The four areas of surplus Crown land in question date back to the Bass Hwy, Penguin bypass project for which the Department undertook a number of total acquisitions rather than acquiring only the portions of land required for the road which is more usual practice today. These areas are currently erroneously zoned Utilities Zone (UZ) presumably because the location of the edge of the highway was uncertain and therefore Council defaulted to the title boundaries. In order that Council should be properly informed and apply the zones correctly for the Local Provisions Schedule (LPS), State Roads produced the Casement Layer to define the boundary of the highway (and corresponding UZ).

With reference to the maps below, areas 1-3 are located near the Howth roundabout and adjacent to the Bass Highway, Preservation Drive and Glenburn Crescent, Sulphur Creek. The fourth area of land at Lester Road, Penguin shares boundaries with two different zones, currently the Rural Living and the General Residential zones.

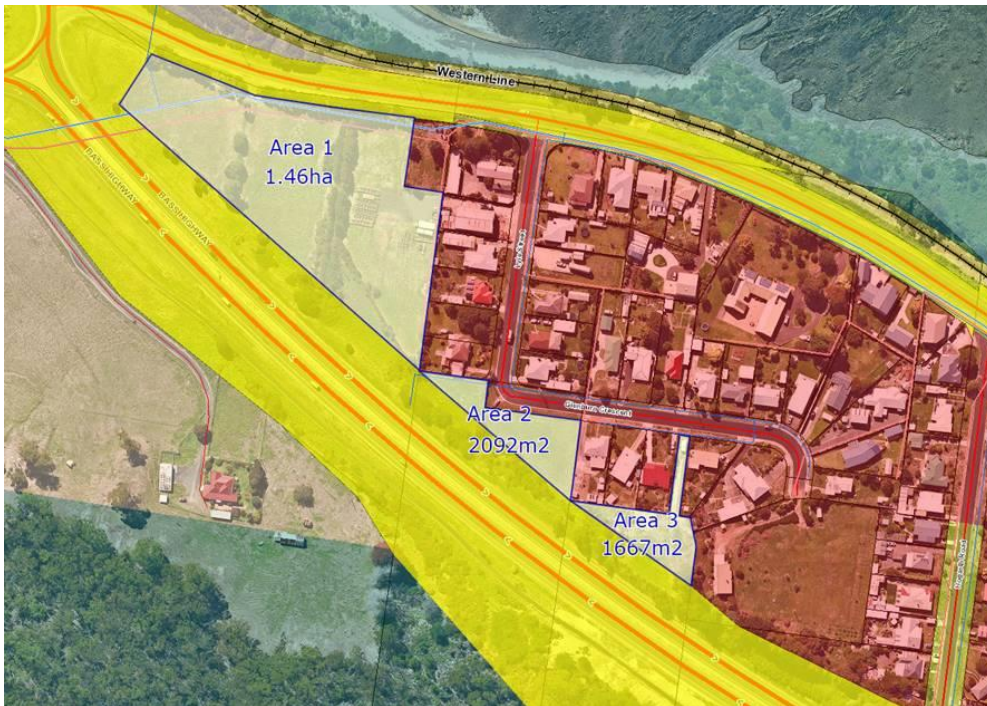


Image 1. Surplus areas 1, 2 and 3



Image 2. Surplus area 4

During the Local Provisions Schedule (LPS) assessment process, Council queried whether this land was capable of being serviced. State Growth has since received advice from TasWater which was then forwarded to Council. Areas 1, 2 and 3 are able to serviced for sewer and water and area 4 can be serviced for water and potentially for sewer, although if not for sewer, this area could utilise onsite waste disposal.

The disposal of this Crown land will require its subdivision, including the establishment of service connections. This will occur in consultation with Council and TasWater. The Department of Treasury's sales process would also require that the appropriate due diligence investigations be undertaken.

The land does not form part of the State Highway. The current zoning of this land was incorrectly based on the cadastre but the extent of the highway is now mapped at this location. The proposed rezoning to the adjoining zoning is viewed as a correction to an administrative error and is also consistent with *Guideline No.1 – Local Provisions Schedule (LPS): zone and code application*. The rezoning will promote more efficient land management by State Government with improved outcomes for the broader community. For these reasons, it is submitted that the rezoning of areas 1, 2 and 3 to General Residential and of area 4 to Rural Living is appropriate and desirable. The Tasmanian Commission's favorable consideration of these proposed changes is therefore requested.

In addition to the Utilities Zone changes requested above, the Department also wishes to comment in relation to Council's intention to rezone a portion of Crown title 175617/1 at Pineleigh Street, Penguin (PID 7277221) to Environmental Management. The area of the Environmental Management zoning is requested to be reduced slightly by setting it back approximately 15metres further southwards to align more closely to the extent of the vegetated area and established fire tracks in the area.

Please contact Lucy Thorne, A/G Manager Planning Policy, on 0429 698 118 or by email at [Lucy.Thorne@stategrowth.tas.gov.au](mailto:Lucy.Thorne@stategrowth.tas.gov.au) who can arrange for relevant officers to address further questions in relation to this submission.

Yours sincerely



James Verrier  
**Director Transport Systems and Planning Policy**

10 June 2020