

12<sup>th</sup> March 2021

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Central Coast Council  
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**RE: Objection to proposed re-zoning**

I am writing to lodge an objection to the substantially modified part of the Central Coast draft LPS, specifically the proposal to apply the Commercial Zone to Westella Drive, Turners Beach (CT115441/1) as shown on Map 1.3. Previously shown as Rural Zone. (The subject land)

The reasons for this objection are as follows:

- **Lack of strategic planning.** The area of Turners Beach is primarily an area zoned Residential, surrounded by either Rural or Rural Residential zoning. This proposal is to re-zone a small greenfield site which borders residential land to the South and a highway to the North. This proposal does not represent any extension of an existing zone, and is inconsistent with the historical strategic planning for the area. There are significant portions of surrounding land currently zoned Rural which are not proposed to be re-zoned at this time. There is no evidence to demonstrate why the subject land should be highlighted for re-zone in preference to other similar surrounding land.
- **Lack of assessment of impact on the local area.** There has been no assessment done on the potential impact to the surrounding residential zoned land. Existing and future home owners along Westella Drive and the general Turners Beach area face the genuine possibility of being adversely impacted by the wide range of acceptable uses for The Subject Land. Potential adverse impacts include;
  - o The use of visual signage within the zone. A commercial Zone is designed for major visual impact, including high profile signage. A re-zone would result in the capacity for commercial signage to be placed directly along Westella Drive facing new and existing residential development.
  - o Altered Traffic Conditions. A Commercial Zone invites a wide range of Commercial traffic to the area, including Westella Drive. This has the capacity to adversely impact the general amenity of the area by significantly increasing light and heavy-duty traffic flow adjacent to a Residential area. There have been no studies undertaken to consider this.
  - o General amenity of the area. The subject land contributes to the general amenity of the local area in its present form. It provides a buffer between the residential area and the highway.

- **Lack of assessment of the Subject Site.** There has been no assessment done to assess the suitability of the Subject Site to be re-zoned out of a Rural zoning. There has been no assessment on whether the proposed re-zone is consistent with provisions contained in the *State Policy on the Protection of Agricultural Land 2009*. There has also been no assessment on the suitability for re-zone based on the fact that the subject land acts as a natural water course, and what natural wildlife/flora/fauna may exist on the site.
- **Lack of community consultation.** There has been no consultation whatsoever with the property owners in the immediate vicinity of the subject land, or the broader community area. This proposed zone change has been inadequately brought to the attention of those most affected by it
- **Lack of Consistency with *Turners Beach Local Area Plan 2011*.** This proposal is inconsistent with the existing strategic plan for the Turners Beach area as contained in this Local Area Plan. This plan states;

*“Turners Beach has its own look, feel and character that needs to be preserved and managed. Lack of respect for the environment, and development not sensitive to the area will destroy the very essence of what is special about Turners Beach.”*

It goes on to state;

*“The Council is committed to guiding future development in Turners Beach to preserve the area’s character through the facilitation of sensitive urban design”*

This proposal is inconsistent with this existing strategic plan for the area. This proposal does NOT represent preservation of the “look, feel and character” of the area. It also does NOT represent a commitment to “preserve the area’s character through... sensitive urban design”

- **Lack of consistency with *Cradle Coast Regional Land Use Strategy 2010 – 2030*.** This proposal is inconsistent with the provisions contained in the existing Regional Land Use Strategy. This strategy states that there is a need to:

*“ensure that the values that attract residents and the natural assets that are the economic lifeblood are not compromised.”*

And;

*“Facilitate the efficient, equitable, orderly, and sustainable use and development of land for housing, industry and community services”*

This proposal is in conflict with these two (and many more) stated aims contained within this strategy.

Could you please ensure that this objection is accepted in regards to this proposal.



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