

The General Manager
Central Coast Council
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Dear Madam

Tasmanian Planning Scheme – Draft Central Coast Local Provisions Schedule (LPS)

We wish to make a representation regarding the LPS.

We own two neighbouring properties at 110 Ironcliffe Road and 19 Lester Road described in certificates of title 102762/1 and 102762/2 respectively. Our home at 110 Ironcliffe Road is the sole residential development. The total land area is 9.46 hectares which is currently zoned General Residential, an outcome of the Central Coast Planning Scheme 2005, sealed on 20 June 2008. Prior to this the properties had been assigned Rural Residential and low density residential zoning respectively, and rural prior to the 1980s when contained in one title.

Our submission is that for the reasons outlined below that the land should be zoned Rural Living A.

Dominant pattern of land use:

The dominant pattern of land use south of the Bass Highway on the western side of Ironcliffe Road is low density residential use. Zone Map 5 (attachment 1) clearly demonstrates the overall precinct values, low density residential use bordering larger rural and agricultural allotments to the west adjacent to Penguin's education and recreation infrastructure on the eastern side of Ironcliffe Road. Council has recently completed substantial investment in Dial Park to modernise recreation infrastructure which has in turn freed up the redundant Penguin Oval for residential development.

Open space and lifestyle amenity is the signature for our local area.

In this context the current General Residential zoning of our properties is out of character with the surrounding area and not appropriate. Zone Map 5 clearly shows the mix of zoning for residential use of our neighbours.

To the north four general residential properties at 6, 8, 12 and 16 Lester Road are a remnant of the state road corridor and the extension of the Bass Highway in the 1990s, with a further three neighbouring rural living properties. To the west there are two larger rural allotments which are heavily wooded and create compatibility issues for the current general residential zoning due to bushfire risk. To the south there are four neighbouring properties all zoned Rural Living A. Taking a wider perspective we estimate there is a total of 57 Rural Living allotments over a total area of approximately 85 hectares to the south of our properties on the western side of Ironcliffe Road down to the Hardys Road junction.

Bushfire Risk

The medium term outlook for climate for Tasmania and the North West coast is warmer and wetter. Over time this will generate additional fuel and increase, in a general sense, bush fire risk when dry conditions prevail. Please refer to attachment 2 for insight to the current vegetation pattern. To the west and south west there is an uninterrupted pattern of natural vegetation, mainly hardwood trees and low scrub. We estimate the average canopy height in excess of 25 metres.

A higher density general residential development near the western boundary of our property would be limited by set-back provisions to manage bush fire risk. Further Council has advised that new public open space is not required for the locality and together these two issues will result in inefficient land use and potential conflict with the residential zone requirements.

In contrast, development in the Rural Living A zone would accommodate the set-back, maximise land use, maintain the current character and amenity, and minimise risk to the built environment over time.

Traffic and parking Ironcliffe Road

Our investigations regarding road access and impacts for a large general residential development on our land reveal the following:

- Sight distances for a new road junction on Ironcliffe Road are less than desirable,
- The junction would be close to the existing school pedestrian crossing, and
- The majority of peak demand on street parking (school drop-off and pick-up) on the western side of Ironcliffe Road adjacent to the Penguin School (92 metres of 115 metres or 80 %), would be lost and detrimentally impact high demand periods.

Infrastructure

Refer correspondence from TasWater (attachment 3), our land is not in a service area for sewer. Our preliminary research suggests that there are technical and economic feasibility challenges with connecting the entire estate to reticulated sewerage services.

Taswater has two water mains that pass through the properties – a major regional distribution line on the northern boundary and local distribution line crossing from the southwest corner (see attachment 3, infrastructure plan). The location of these would severely impact a general residential lot layout, but would not compromise a Rural Living lot layout.

There would be challenges regarding development of road and services infrastructure associated with a higher density general residential development on the steeper area of the land. We have some concerns with downstream capacity and impacts for such a development.

Rural Living lot sizes are more than adequate to accommodate suitable onsite waste disposal without burdening TasWater and Council infrastructure.

Rural Living Zone

The appropriate zoning for our properties to maintain the amenity, aesthetic appeal and character of the locality is Rural Living A. The land is not suitable for Rural Resource or Agriculture activities.

We are confident that residential development on our properties within the rural living zone will meet use, development and subdivision standards, and result in the creation of a high quality, aesthetically pleasing development that will make a positive contribution to the visual amenity of the Ironcliffe Road area and the Penguin township.

We request the current zoning be amended to Rural Living A.

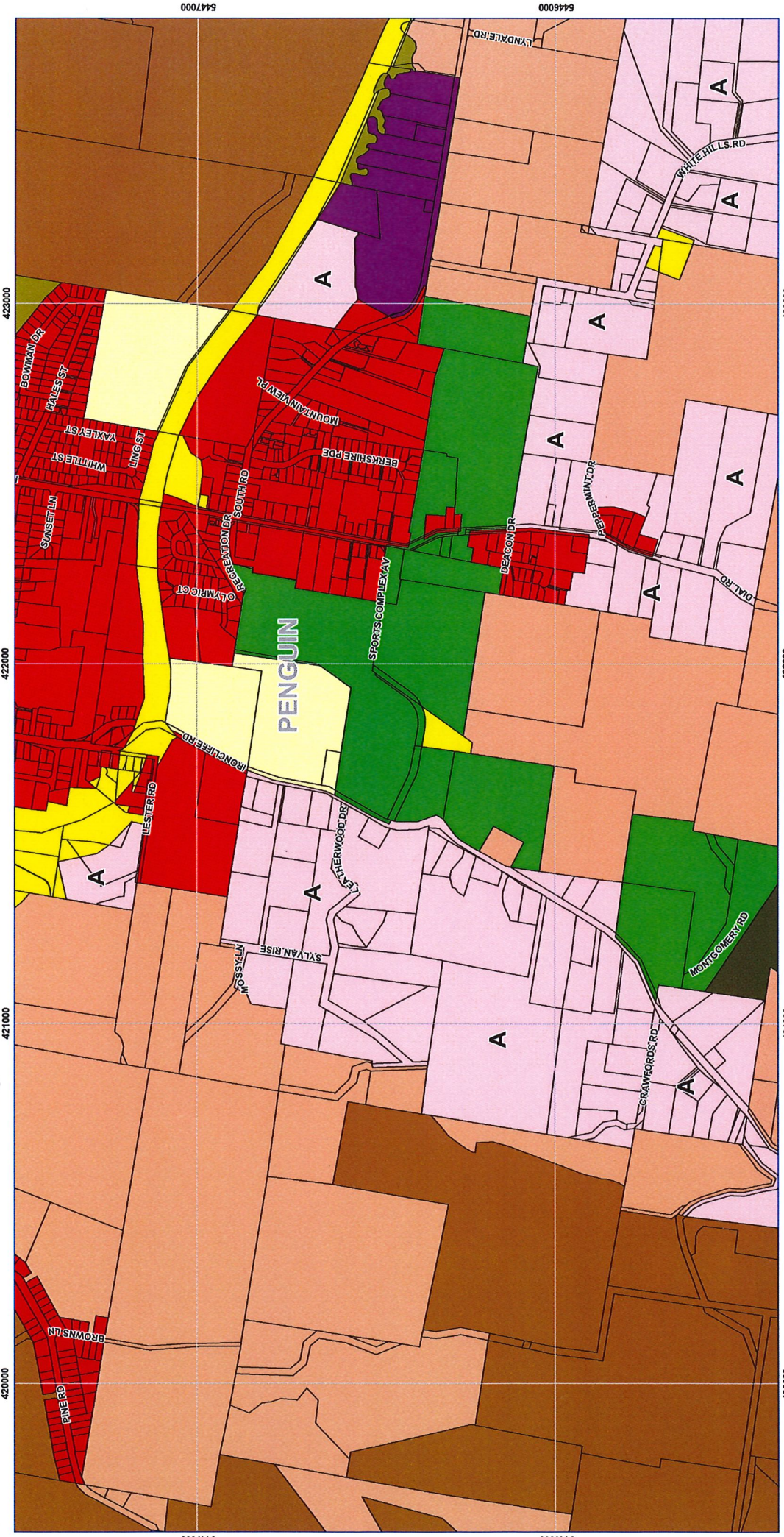


Steven and Judy Jarman

Attachments:

1. Tasmanian Planning Scheme – Draft Central Coast Local Provisions Schedule Zones Map 5 of 21
2. Images of area - vegetation
3. Correspondence TasWater including infrastructure plan

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



Map 5 of 21

Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council

Base topographic data from The LIST © State of Tasmania

Cadastral from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019

LEGEND

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







Attachment 3

Mon, Jul 22, 3:24
PM (23 hours ago)

David Boyle

to me

Hi Steve,

We have no issues with your potential rezoning from general residential to rural living. These 2 titles are not in our serviced land layer for sewerage as shown by the attached map. This rezoning will have no detrimental to our existing infrastructure.

So under Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56S(2) TasWater would makes the following submission(s):

1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Hope this helps

Regards

David Boyle

Senior Assessment Officer

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Have I been helpful? Please provide feedback by clicking [here](#).



TasWater Infrastructure

- Water Reticulation Main
- R Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- P Sewer Pressure Reticulation Main
- R Sewer Rising Main
- Sewer Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

- P Water Mains - Private
- P Stormwater Gravity Main - Private
- P Sewer Gravity Mains - Private
- P Recycled Water Mains - Private

Abandoned Infrastructure

- A Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.



1: 2,465

