

Mary-Ann Edwards

From: Willaway Motel Apartments <willawaymotel@bigpond.com>
Sent: Saturday, 6 July 2019 1:31 PM
To: Mary-Ann Edwards
Subject: LPS2019 Re-zoning 4 View Street Environmental Living to Landscape Conservation

Importance: High

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

To the Planning Officer,

Received: 6 JUL 2019

I received a letter on the 4th July 2019, (but letter dated 19th April 2019?).

Application No:+3302 55

Doc. Id331532

Reading the Draft Schedule of Zoning of 'Landscape Conservation' the land requirements are a minimum size of 50 ha. My property is 2 ha. The setbacks of the house and any future buildings would not comply with the 20 metre rear set back. This is not conducive with the lay of the land and would put them on the steep sections of the land in the way of road access.

The restrictions on 40% reflective colours of grey and brown etc. seems odd considering the whole block is surrounded by residential with all the colours, shapes and sizes that stand out on the skyline.

The Zoning was of 'general residential' before the changes 12 years ago and I believe it was changed because the last owner caused big problems with water run-off and then neglected for 20 years. I have now cleaned it all up and painted the house, the first time in 30 years.

I believe the correct zoning cross-over would be 'LOW DENSITY RESIDENTIAL ZONE' as this will be a better use including:

10.1 *Zone Purpose. The purpose of the Low Density Residential Zone is:*

10.1.1 *To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.*

10.1.2 *To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*

10.1.3 *To provide for Visitor Accommodation that is compatible with residential character.*

This LOW DENSITY RESIDENTIAL ZONING ensures that environmental and medium landslip issues and water run-off issues are addressed.

Looking forward to hearing from you.

Kind Regards,

Tim Johnson

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Cc to Sandra Ayton

Cc to Kellie Keating