

CENTRAL COAST COUNCIL

Division

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Submission to Central Coast Council re Rezoning of Land at Howth

ATT General Manager

The General Manager Central Coast Council

Response to the Local Provisions Schedule (LPS)

This is a submission to ask the Central Coast Council to support the change of proposed zoning of land owned by Benjamin Hiscutt and Leonie Hiscutt (Property Title Reference 144546/4). This parcel of land is mainly comprised of shallow top soil of various fertility that in the main has a gravel base. These areas will be identified on a supplied aerial photograph. Very small pockets of red krasnozems are situated on steep topography. The balance of the property is heavy black clay soil that is severely waterlogged for much of the year. There are three areas of gravel base that has remnant forest two of these are protecting steep banks facing to the south west and one area is protecting a bank of very poor-quality land. These areas will be identified as will the heavy black soil areas.

The proposal for the land to be zoned Agricultural is inconsistent with the historic usage of the property as a rural enterprise. The property was predominantly utilised for sheep wool and meat production. This usage changed, due to economic pressures, to cattle grazing in the nineteen eighties. Sporadic use of small parcels for early potato production on long rotations has occurred. Damage to these areas from erosion has been difficult to contain hence the long rotation periods. At the time of the aerial photograph it should be noted that none of the title is ploughed for agricultural use. A careful study of the aerial photograph will reveal that none of the adjoining titles have cultivation on the boundaries and only one title to the south has any cultivated land at all.

At two public meetings the council officers suggested that land that could be proven to not meet the criteria for Agricultural use and adjacent to recognised Rural land would be supported. The whole western boundary of this title is proposed Rural Zoning. The eastern boundary is the Nine Mile road and land to the east has historically been used as rural land, due to constraints, consistent with the parcel in question. Other titles that boarder with the title are small holdings many with rural residences.

The Southwest approximate third of the title is steep and has a thin layer of tilth over gravel. This tilth has been created from years of feeding cattle hay. The residue from the hay and the manure from the cattle have gradually created a medium that will support grass but the unstable sub soil is slipping in some areas of this parcel of land. All this area is only grazed usually once a year and sometimes only biannually. The heavy timber along the Western and part of the Southern boundaries make the maintenance of fencing difficult and the native browsing population is an ever-increasing restraint.

The title relies on natural water for livestock and has nil reticulated water. While the title has a 20 megalitre connection to the Blythe Dial water scheme, its intended purpose is to supplement stock water. It was only utilised extensively in the year of connection as this was a very dry year and the run off from five acres of irrigated pasture ensured the integrity of the spring fed stock waterpoints. The next three years of connection has seen only limited utilisation of the connection. Last year less than 2 megalitres were drawn down.

Approximately half the title is heavy clay soil with poor drainage. Even with the instillation of subterranean drainage to the flat area of this section, it is limited to grazing and conserved fodder production. Any continued cropping would result in horrendous erosion. The whole section is subjected to the run-off from the eastern title and exacerbated drainage from the Nine Mile Road. This water-shed expands to small creeks during heavy rainfall. The council should have corroborating evidence, for this, from its recent modelling for the recent upgrade of the Nine Mile Road.

The remaining section of the title is the small band of land to the East of the title. This section is bordered by the Nine Mile Road from the South-eastern corner of the title half way down this frontage approximately. The land type varies from red krasnozems at the highest elevation through grey light soil halfway to heavy loam for a small area till the brow of the hill. Most of this section is subject to drainage from the Road infrastructure and Land to the east. With careful land management seven acres of this top section can be used for potato production. Due to steepness harvesting of potatoes is restricted to hand pickup. This is specialised production and limits this area to fresh market early potatoes only. The Black Loam section is seriously burdened by stone.

Evidence Supplied

List Aerial Photograph

Photo (1) Area of remnant bush

Photo (2) Large area typical of much of title with low quality pasture supported by thin layer of top soil on gravel base

Photo (3) Showing contrasting soil types. The background is the seven acres identified as red ground with the foreground indicating the rapid deterioration of soil type. The land in the foreground has not been broken for forty years prior to this year.

Photo (4) Next to previous photo a large proportion of the title with soil type poorer than the previous photo and prone to land slippage.

Photo (5) Looking North West from previous photo indicating the steepness of the topography the continued extension of the marginal land and further evidence of remnant Bush.

Photo (6) This photo clearly indicates how the soil changes from red to grey to gravel. It also indicates the steepness and retained timber for erosion control.

Photo (7) This photo has had highlighted two area of landslip. They have potential to further deterioration with over grazing. This is a fragile top tilth and grass has only been established by careful management over a long period of time. Grass quality is low with only cocksfoot able to persist with such low grazing pressure.

This evidence should assist the Council to convince the Planning Commission that this title does not contain any Class 1,2,3, or 4 land and should be rezoned as Rural.

Ben Hiscutt

Batchelor of Regional Resource Managment



www.thelist.tas.gov.au

PHOTO (1)



PHOTO (2)



PHOTO (3)

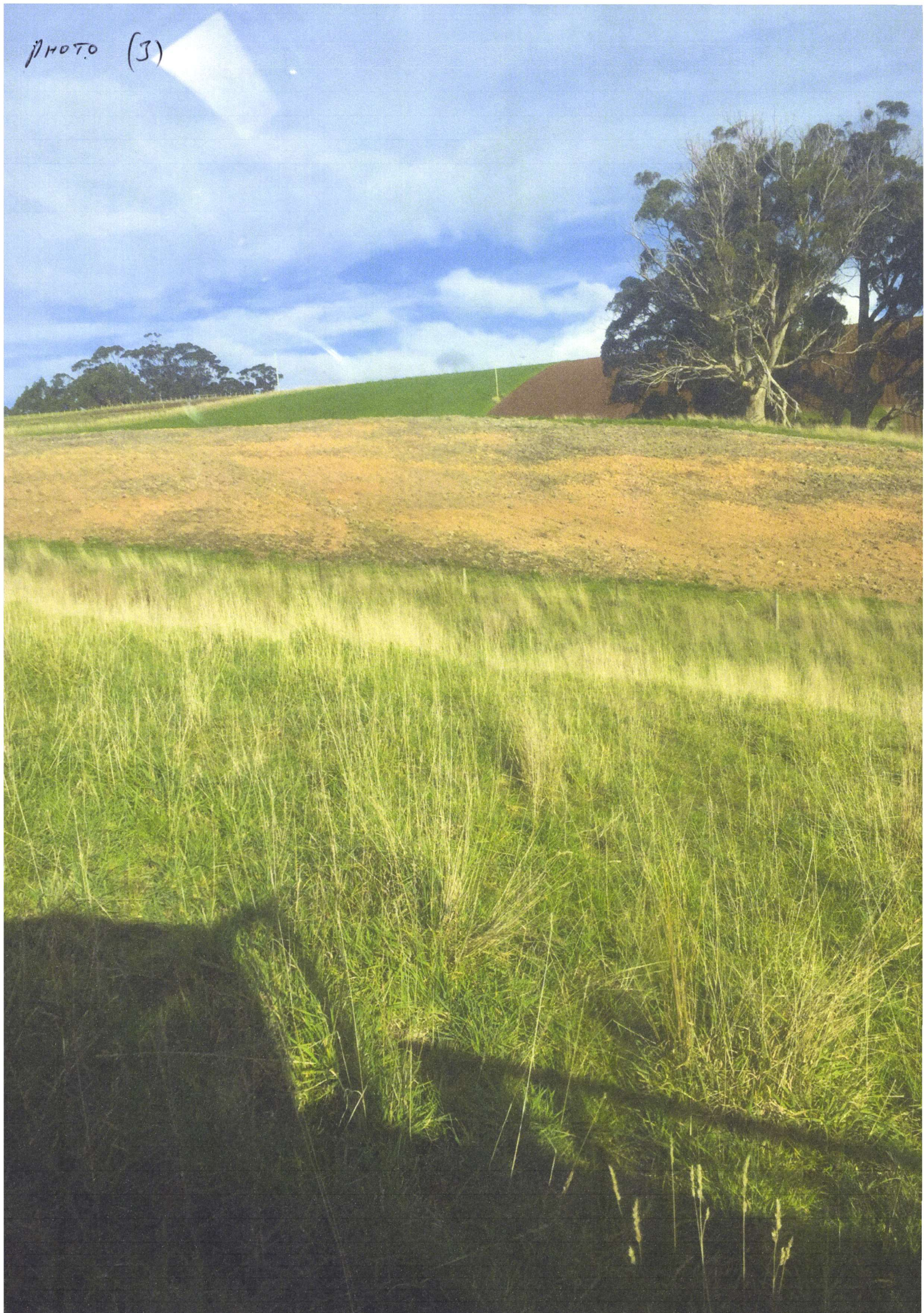


photo (4)



PHOTO (5)



PHOTO (6)



PHOTO (7)

1 m 1/2 SW 1/4

