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New Town, 7008

05/08/2019

Attention General Manager -Sandra Ayton
Central Coast Council
PO Box 220
Ulverstone 7315

Submission: DRAFT CENTRAL COAST LPS- Recommend that the current zone Rural is rezoned to Residential 92 preservation Drive (figure 1) and surrounding acreage:

We would like to lodge this submission to the Central Coast regarding the draft Central Coast Local Provisions schedule (LPS) as it relates to the area around 92 Preservation Bay, Penguin. This LPS is part of the Tasmanian Planning Scheme (TPS) along with the State Planning Provisions (SPP).

Rezoning this area to residential would allow appropriate and controlled proactive planning to ensure the outcomes for the council, residents and land owners are beneficial to all. Rezoning this portion of land would allow development in the future that could enable the logical extension of the already approved Serenity Close in-fill and mirror the demand that has been evidenced in developments in Midway Point, Sulphur creek and surrounding areas along this part of the coast.

This land is currently zoned Rural Resource and in the draft LPS this would change to Rural. We would like to ask that residential zoning be considered for the following reasons

1. Boundary properties (see figure 2 and 3 attached) are currently zoned residential (different from the index property) and form part of a ribbon development along the coast.
2. Current ribbon development in this area of Preservation Bay is only 1 dwelling deep and could be expanded to have sensitive development like similar areas at Midway Point and Sulphur Creek. The ridge behind the property provides a natural geographical buffer between the residential area and the agricultural land to the south.
3. Full utility services are already in place at this site.
4. Current acreage is insufficient for Rural use in the economic sense.

1 Residential- We would suggest that this land, which is boarded by residential development (current) is more suited to "Residential" for many reasons.

The properties on the boundary of the property at 92 Preservation bay drive have only been built in the past few years and this 'residential' area represents an inconsistency in the current zoning.

From the current code- General Residential Zone 8.1 Zone Purpose -The purpose of the General Residential Zone is: 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure. 8.1.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. 8.1.4 To provide for Visitor Accommodation that is compatible with residential character. Residential can include use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.

The original property "Camerons" as it was known in the district was subdivided many years ago to include a 1 acre block which has subsequently (recently) been subdivided into 4 residential house lots (Figure 3). This makes a total of 5 residential dwellings on that area. The Central Coast Council has allowed this to happen in the past 5 years.

In front of the property at figure 2 there had been a subdivision sometime ago – previously a service station that included 4 residential blocks and 3 of them are being built on currently under the current planning scheme.

These developments have been happening in the past 5-7 years and set a precedent for residential development in the area. There is clearly a need for such properties as they are all recently completed or being built currently.

The current code specifically details "Development Standards for Dwellings" (8.4) - Residential density for multiple dwellings has the objective that the density of multiple dwellings makes efficient use of land for housing; and optimises the use of infrastructure and community services.

The siting and scale of dwellings would provide reasonably consistent separation between dwellings and their frontage within a street and would provide consistency in the apparent scale, bulk, massing and proportion of dwellings. There would be separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; This would be consistent with the current Ribbon development that has been allowed by the Central Coast Council, or its predecessor (Penguin municipality) over the years.

There is a precedent with the current properties that are adjacent to 92 Preservation Bay Road and adjoining vacant land and these lots have been

approved to have residential development appropriate for use and development in the zone adjacent to our property .

The current property at 92 Preservation Bay Road contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards (landslip area and natural steep land) and could be sensitively developed to add value to the central coast region.

From the current Planning scheme document-

7.0 General Provisions 7.1 Changes to an Existing Non-conforming Use 7.1.1

Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application: (a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme; (b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or (c) for a minor development to an existing non-conforming use.

By changing this zoning at this stage in the planning this would provide consistency in this area.

We would propose a sensitive development that does not include any landslip or steep land areas that would be residential and would act as a buffer between the rural land above Westridge Road and the residential areas.

2. There is Ribbon residential development along Preservation Drive, Midway Beach and along to Sulphur creek and this development has been happening slowly but surely over the past 15 yrs. Sulphur creek, and also the Midway beach subdivisions have been extremely successful, and have attracted many great families that add lots of value to our community. They have all benefited from 'infill' with a community of homes provided community connections and places of socialisation. The proposal to rezone these 3 properties in Preservation bay makes logical sense to 'infill' the areas between the development along this area that has already been occurring.

Currently the Ribbon development at Preservation Bay is 'single' – ie one dwelling deep but there is room for a logical extension for a number of properties on the land immediately behind and to the East of these whilst still ensuring there is no risk in the land slide areas. This could include the neighbouring acreage owned by Mr Tim Briggs and Mr Tony Gee.

The logical extension of this ribbon development to the East would be to the boundary of our property or the topography of the headland to the East of our boundary that would be the edge of the development.

These properties along the old coast road in the Central Coast Council area are highly sort after with absolute sea side living, away from the major highway but

close access to Penguin, Ulverstone and Burnie.

3 Infrastructure- Furthermore, the development would not exceed the capacity of infrastructure services and would be compatible with the density of existing development on established properties in the area and continue to provides for a significant social or community benefit.

Access and Provision of Infrastructure – A bonus for this area is that all services including water and sewage and Telstra (NBN) are already in place in this region. Full services are available and currently only being utilised by a “single ribbon development” situation.

Clearly this area, which is already mostly residential has all the infrastructure and community services along this ribbon of coastal land and it would make sense to utilise this area for further development to encourage people to live in the central coast council region.

- Close to Schools, Penguin District, but also Marist, Hellyer, and Don College`s
- Reserved 15 metre wide road access into the block
- Sulphur Creek blocks mostly developed now, so not in a competition situation

4 Rural land-

This parcel of land at 92 Preservation Drive (40Ha) includes substantial steep and landslip areas which are unsuitable for productive agricultural use. The area of our property is not large enough to be an independent income source for anyone in the rural sense.

The in fill proposal and rezoning to residential would move the buffer between residential and rural zone up to West Ridge Road, and thus form a more natural transition to the agricultural land to south.

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Submission; L. Owen and O.Pointon 92 Preservation Drive, Penguin

Figures 1; Area Overview- 92 Preservation Drive

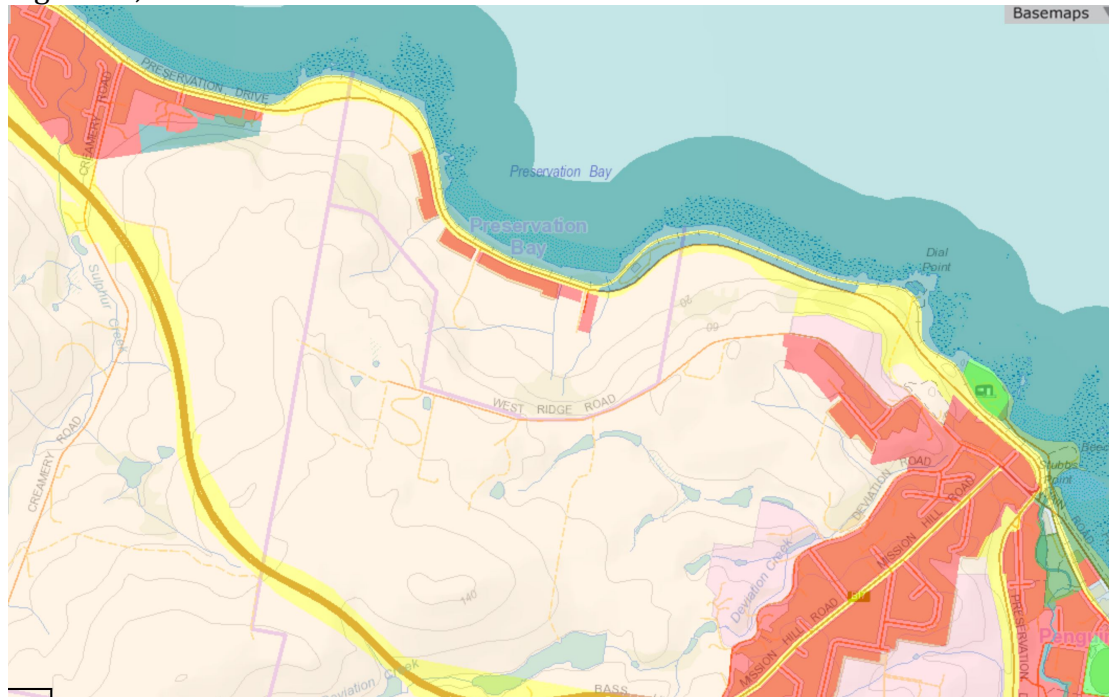


Figure 2;

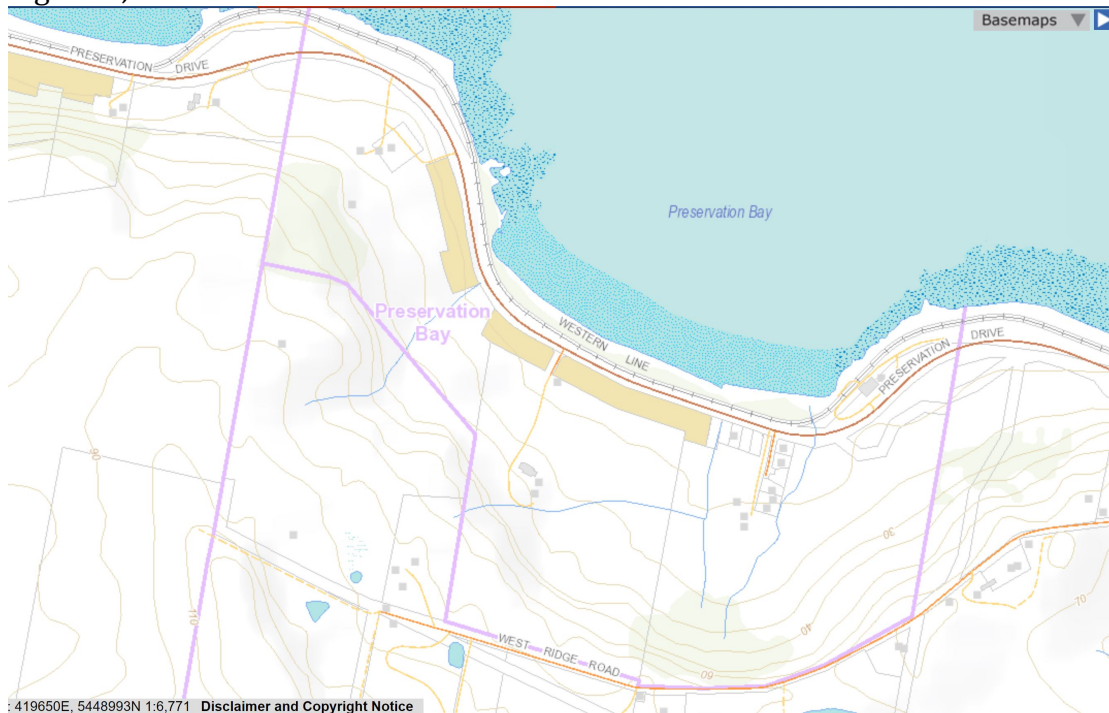


Figure 3 92 Preservation Drive – Close up of residential boundary properties;

