

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/7930  
Officer: Johanna Edwards  
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29 January 2020

Ms Maryann Edwards  
Land Use Planning Group Leader  
Central Coast Council  
GPO Box 220  
ULVERSTONE TAS 7315

By email: [mary-ann.edwards@centralcoast.tas.gov.au](mailto:mary-ann.edwards@centralcoast.tas.gov.au)

Dear Ms Edwards

## **Directions for draft Central Coast Local Provisions Schedule**

I refer to the Commission's hearing into the draft Central Coast LPS which was reconvened on 21-23 January 2020 at the Central Coast Council Chambers.

The Commission gives the planning authority the following directions:

### **1. Application of the Agriculture and Rural Zones**

Provide a more detailed response to the representations identified below with reference to consistency with the Section 8A Guidelines for the Agriculture and Rural Zones and the context provided by the Agricultural Land Mapping Project Background Report of May 2017. The planning authority's submission should be supported by expert evidence where appropriate, acknowledging the complexity of applying the Agriculture and Rural Zones due to historical patterns of subdivision and changes to agricultural production and land management in the municipality.

The planning authority's submission must outline the methodology that has been applied and the evidence on which it relies for its response to representations.

This direction applies to representations 37, 70, 54, 73, 72, 76, 55, 56, 61, 64, 67, 80, 38, 40, 42, 43, 44, 45, 46, 49, 50, 51, 52, 57, 58, 59, 60, 62, 63, 69, 71, 74, 78, 39, 79, 81; and 818 Preston Road, North Motton (FR 11342/1); small lots in Preston Road, North Motton (FR 240522/1 and FR 240522/1).

### **2. Loyetea Peak and Leven Canyon Reserve**

Provide a submission in consultation with Peter Stronach for the Friends of the Leven Canyon that:

- (a) confirms those areas that are sought to be included in the priority vegetation overlay, noting that at the hearing some areas identified in the original submission appeared to already be subject to the overlay.
- (b) confirms the Crown Land lots proposed for the Environmental Management Zone. The submission should include accurate title information and maps showing existing zoning the draft LPS zoning.

### **3. Coordinates for land proposed to be split zoned**

Provide coordinates identifying the boundary of the Rural Zone and the Landscape Conservation Zone for:

- (a) FR 53698/1 owned by the Highland Conservation Trust; and
- (b) PID 3441063 owned by Penny Laskey

### **4. Drafting modifications to the proposed Scenic Protection Code Table C8.1**

Provide a submission in consultation with Jason Whitehead of the Highland Conservation Trust that clarifies the drafting of the Management Objectives for the Loyetee Peak - Leven Canyon Scenic Protection Area.

### **5. 83 Allegra Drive, Heybridge - representation 27, Rob and Ros Hill**

In view of the planning authority advice to support the land being rezoned to Rural Living B provide advice on whether the access and frontage requirements are likely to be met were the land to be further subdivided, and whether there are any bushfire hazard matters that need to be considered as part of any rezoning.

### **6. Land in the Utilities Zone surplus to requirements of the Department of State Growth**

Provide a submission in consultation with the Department of State Growth confirming whether the planning authority supports alternate zoning for any of the land identified in the Department of State Growth submission of 16 January 2020, after considering any further site information provided by the Department, and whether the zoning sought would require considerable further supporting information for the request to be considered.

### **7. Overlay for the Flood-Prone Hazard Areas Code**

Provide the 2015 Entura report and a response to the SES further submission dated 10 January 2020.

In addition to the directions above, the Commission requests that Peter Stronach provide a statement of his expertise in support of his submission for the Friends of Leven Canyon. This should identify his field of expertise, qualifications and experience.

All further submissions are to be emailed to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by close of business on **Monday 24 February 2020**. The Commission will publish all submissions in full on the [iplan website](https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=829) (<https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=829>) as soon as possible following their receipt. Parties may make response submissions within seven days or by close of business on **Monday 2 March 2020**.

With respect to matters 2 and 4 above, when the further submissions are received, the Commission will seek the advice of the Department of Primary Industry, Parks and Environment about any matters that affect Crown land.

The Commission will then consider whether it has sufficient information to determine the matters raised in the further submissions, or whether to reconvene the hearing. If the hearing is to be reconvened, the Commission will give notice to the planning authority and the parties, and publish a notice in the newspaper.

If you require any further information, please contact Johanna Edwards on 6165 6811 or [Johanna.Edwards@planning.tas.gov.au](mailto:Johanna.Edwards@planning.tas.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized, cursive script.

John Ramsay  
**Delegate (Chair)**

cc: Peter Stronach, Jason Whitehead, Department of State Growth