

CENTRAL COAST COUNCIL



Highland Conservation Pty Ltd

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Division

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Dear MS S. Ayton (General Manager - Central Coast Council),

**Representation on LPPs Central Coast Council –
scenic protection code application & private land zone
amendments**

i) scenic protection code application

I am writing to request that the council support my request for the application of the '*Code 8.0 scenic protection code*' over the 'Loyetea Peak –Leven Canyon area' (Figure's attached) in the new planning scheme. I provided details that may be useful for the council in my earlier correspondence to you on the 30 May 2019, which included GIS layers that may be useful for council.

- Prior consultation justifies the application of the '*Code 8.0 scenic protection code*' over the Loyetea Peak –Leven Canyon area, as has occurred through the creation of the regions Master Plan 2018. Awareness of the scenic value of the area has also been raised more recently due to potential development risk, and as such I'm aware the council has received many requests for planning scenic protection of this area.
- I acknowledge that a Special Area Plan should not be created for this area under the Tasmanian Planning Scheme for the purpose of scenic protection, as I'm aware that "Local Area Objectives cannot be drafted and applied in a manner that sets requirements that are more restrictive than the Acceptable Solutions in the zones in this area." For this reason a SAP should not be applied for scenic protection, as the outcome would be ineffective, but instead scenic protection should be obtained over this area via application of the new Tasmanian Planning Scheme Code '*8.0 scenic protection*'.

I understand the council has processes to follow and is working within time and resource constraints. I hope the technical detail I provided earlier is of assistance to the council in deciding to support improved scenic protection for the Loyetea Peak – Leven Canyon area through seeking application of the Scenic Protection Code in the Central Coasts LPS.

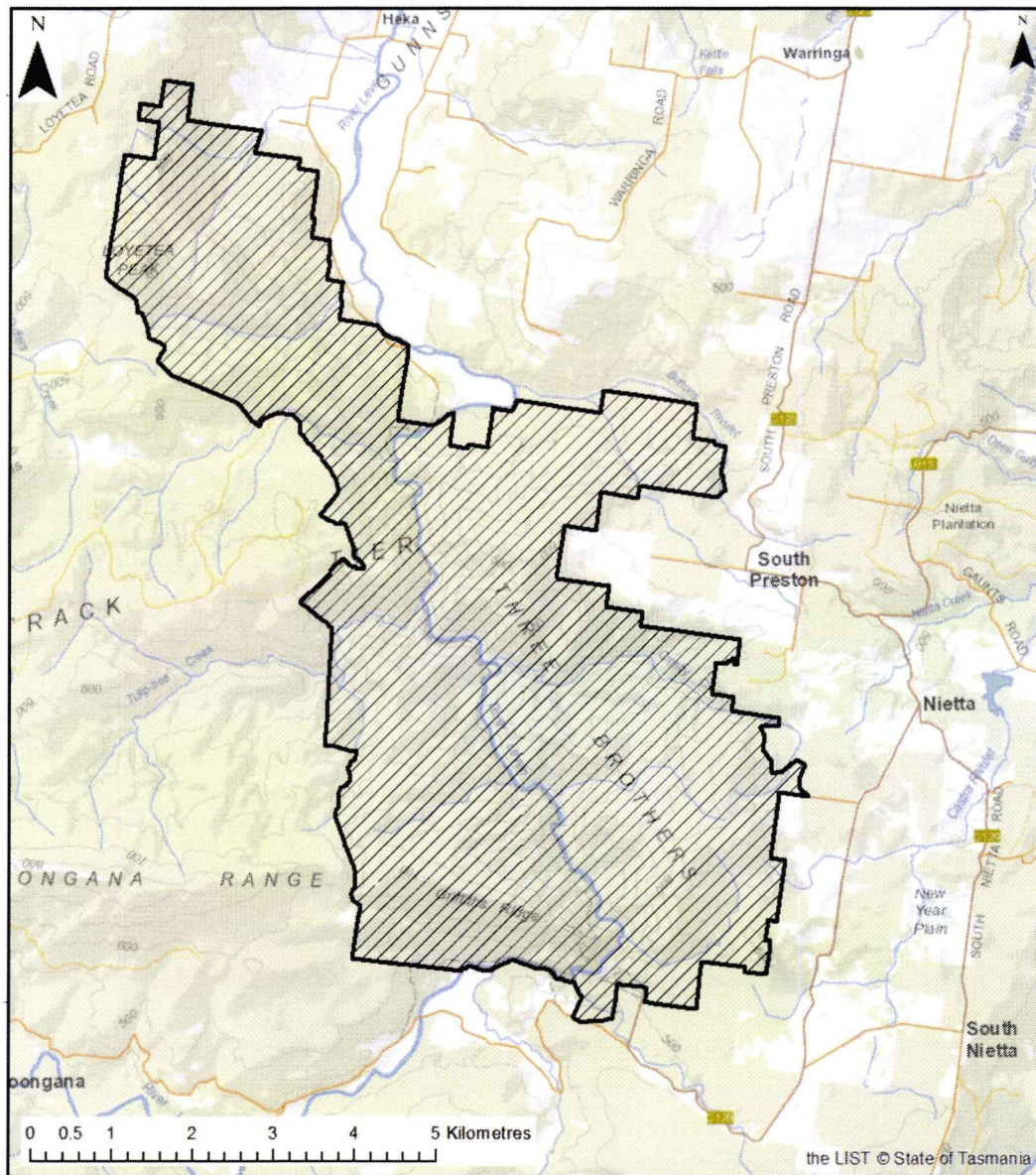


Figure 1. Area of requested scenic protection code application.

ii) private land zone amendments

The following 16 zone changes have been requested with accompanying documentation and justification.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
1	139289/ 2	26. Rural Resource	21. Agricultural	20. Rural
2	126824/1	26. Rural Resource	21. Agricultural	20. Rural
3	198562/1	26. Rural Resource	21. Agricultural	20. Rural
4	205150/1	26. Rural Resource	21. Agricultural	20. Rural

Justification

We encourage collaborative research and development with the Tasmanian Institute of Agriculture at these site. This use in not a permitted use in the 21. Agriculture zone and would become a prohibited use under the states proposed zone change, we therefore seek a change to 20. Rural on these land titles.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
5	249257/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation
6	139289/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation

Justification

The area covered by native vegetation is protected under a nature Conservation Covenant and the forested area ONLY on these titles should be 22. Landscape Conservation. The balance of the titles should remain as 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
7	213496/1	29. Environmental Management	23. Environmental Management	20. Rural
8	143262/1	26. Rural Resource & 29. Environmental Management	20. Rural & 23. Environmental Management	20. Rural

Justification

The area that was encompassed as zone 23. environmental management has pine plantation covering the majority of the area , I request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
9	139052/2	26. Rural Resource	21. Agricultural	20. Rural & 21. Agricultural

Justification

A portion of the property was a former hop shed and this infrastructure may be suitable for other future development. The area also contains a timber plantation incompatible with the Agricultural zone. The hop shed and timber plantation area should be zoned as 20. Rural with balance becoming 21 Agricultural.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
10	53698/1	29. Environmental Management	29. Environmental Management	20. Rural

Justification

The area that was encompassed as zone 23. environmental management has pasture covering more than half request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
11	165015/1	26. Rural Resource	21. Agricultural	20. Rural

Justification

This small 1.275 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
12	198565/1	26. Rural Resource	21. Agricultural	20. Rural

Justification

This small 1.1 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
13	33196/1	26. Rural Resource	21. Agricultural	20. Rural

Justification

Request change to Rural as area s small farm, with houses, old dairy and sheds and is now used for paddock to plate farm experience and increased zoning flexibility is needed for this farm business to enable accommodation and food business growth.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
14	216223/1	29. Environmental Management	23. Environmental Management	20. Rural
15	207177/1	29. Environmental Management	23. Environmental Management	20. Rural
16	139052/1	29. Environmental Management	29. Environmental Management	20. Rural

Justification

Request change to Rural as area includes farmhouse and bushland buffers associated with rural holdings.

A hard copy has also been posted to you, please acknowledge receipt of my representation.

Kind regards,
Jason Whitehead

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