

CENTRAL COAST COUNCIL

9th August 2019

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The General Manager Application No:
Central Coast Council Doc. ID:
PO Box 220
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Dear Sandra Ayton

Please find below my Representation on the Draft Central Coast Local Provisions Schedule in regards to:

Village Zones under the new statewide Planning Scheme.

Introduction

The Central Coast of Tasmania has a diverse population composition.

While the larger population centres on the coast are well defined for growth the *existing* hinterland communities have been left with a significant missed opportunity, at this level of planning, to better integrate land use that would ensure our rural communities can be sustainably developed now and in the future.

The Tasmanian Planning Commission defines the purpose of the Village Zone as:

- 12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

Concern

- The number of 'Villages' selected in Central Coast is not reflective of our existing hinterland communities.
- The villages allocated then require the boundaries be defined but the definition guidelines are quite vague and need simplifying.

It is critical for our rural communities that planning directions are set and defined accurately.

Amendment

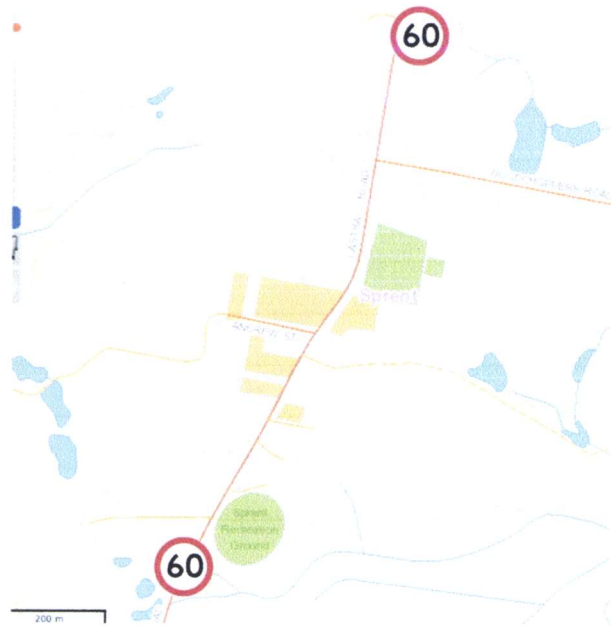
To aid in decision-making and simplify the strategic planning process I propose that:

The 'Village' zone be applied by using the existing road network residential speed signage zones.

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Demonstration 1.

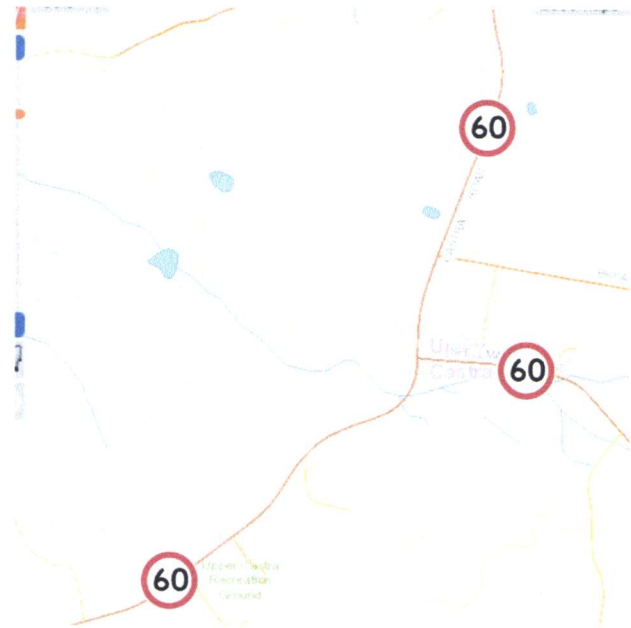
The 'Village' of Sprent. The north and south boundary can be identified based on existing signage as indicated in the image below.



Demonstration 2.

Upper Castra has not been defined as a 'Village' but it is clear with the existing density of housing this should be the case.

The residential speed signage zones have been marked on the map below and show there is already an established Rural Residential Area that needs to be recognized.



Demonstration 3.

Kindred has no village centre and no road network residential signage zones. This makes it simple to categorize. It should not be zoned as a 'Village'



Definition.

60

The 60km road network signage on the hinterland residential areas already exists.

Justification of 'Village' Zones being accurately recognized

A accurate definition of 'Village' that reflects the established land use patterns would mitigate the need to continually justify, amend and discuss additional land being rezoned within current proposed zones and revisiting undefined village areas.

The proposed definition generally encompasses the existing relevant services in terms of existing physical infrastructure, activity centres, social services, retail, schools, fire stations and street lights.

Consideration of appropriate 'Village Zones' improves the hinterland area and the entire region.

- Supports regional economies
- Centralized expansion of Rural population growth
- This will minimize future land use conflicts and
- Prevents inappropriate fragmentation of rural land
- Improve services and infrastructure
- Accommodate the required growth of rural villages
- Lifestyle opportunities will be provided outside urban areas
- Provide a diverse housing choice that is affordable and accessible.
- Improve infrastructure and investment opportunities for agriculture
- Provide opportunities for a knowledgeable rural workforce
- Village growth provides a sense of place
- Improve community and local character
- Greater social inclusion and improve livability
- Concentrated investment by enhancing growth of Rural small businesses
- Harness valuable local knowledge and entrepreneurial skills by providing opportunities to work from home
- Provide certainty to the rural community that there is potential for growth
- Assist 'Villages' to be the most appropriate location for future rural population growth
- Maximise infrastructure efficiencies

Maintain established 'Agricultural' landscape values.

- The potential loss of agricultural land from Tasmania's agricultural estate has been well addressed in the TPS.
Correctly defining existing rural 'Villages' can only enhance that.
- Planning schemes should prioritize the consolidation of established rural populations. By supporting centralized communities in Agricultural and Rural zones there would be little potential for land use conflicts with nearby agricultural activities.
- The hinterland region's future prosperity lies in providing a sustainable pattern of development that is instrumental to our agricultural industry.

Recognising Rural Communities

By conserving, consolidating and managing rural communities appropriately they firstly need to be recognised.

Once appropriately identified we can hope to strengthen this region's capacity to deliver on it's potential future growth opportunities.

Thank you for your time and consideration.

Kind Regards
Amarlie Crowden