
From: Colin Adams <colinandjudiadams@gmail.com>
Sent: Tuesday, 11 June 2019 3:45 PM
To: Development
Subject: Brighton Interim Planning Scheme 2015

You have invited submissions from landowners in respect of the final draft of the Draft LPS. As the owners of the property at 155 Gunners Quoin Road, Old Beach, which is land comprised in CT Vol 130998 Fol 8 we take the opportunity to make the following submission

- That the land marked ABC on the attached plan SP 130998 ought to have been zoned Rural Living C as opposed to Landscape Conservation Zone.

Unfortunately we were not included in or aware of the informal public consultations in connection with the LPS which apparently took place in or about October 2017. Indeed we have never been consulted in relation to the several zoning changes which have taken place in connection with our land since we bought and developed the totality of the lands comprised in SP 130998 some 30 years ago.

It is noted that diagonally opposite to our ABC land a neighbour has had Council approval to subdivide off a 2ha parcel of land from their 20.9 ha holding. Additionally, land to the north of land comprised in SP 130998, and itself comprised in SP 122817, and which was originally zoned as Landscape and Skyline Conservation has of recent been rezoned as Rural Living C. Further, land to the south west of the ABC land and originally comprised in CT Vol130998 Fols 5 and 6 which were originally zoned as Landscape and Skyline Conservation has of recent been rezoned as Rural Living C. The above mentioned activity indicates that our ABC land is in an evolving residential area and that the Council is cognisant and encouraging of such development. The Council acting reasonably ought to have recognised that our ABC land is in the midst of this development and not only advised us of their draft planning obligations but also put forward a proposed rezoning to accommodate future development of the ABC lands consistent with our desires and needs for the land. We only became aware of this stage of the LPS by reason of a mail out to ratepayers. We do not understand why the Council could not have provided notification in respect of zoning matters previously,

In general terms the ABC lands are amongst property which over time has seen significant development. The surrounding lands are now populated with many houses and several subdivisions have been undertaken with the result being that a significant rural population now exists on and about Gunners Quoin Road. There is a natural corridor of developed and developing land which leads from Baskerville Road to our house at 155 Gunners Quoin Road.

With the greatest of respect to previous Council planning endeavours, there has not in our view been a proper recognition of the nature of the majority of the lands which are comprised in SP 130998. It was when we first came across it many years ago an old sheep grazing farm. When we took over the lands the paddocks were in very poor condition with significant erosion problems. Natural vegetation was and is now limited essentially to a narrow band adjacent to the boundary with Gunners Quoin and the southern boundary running from Madmans Hill. Council planning officers have however over the past (at least) 19 years persisted with the placement of a boundary zone line across the SP 130998 lands (for the purpose of delineating Landscape Conservation Zone) which connects bushland areas without recognising that the detail on the planning map does not accord with the relevant detail of that which appears on the ground. That is there is an underlying disconnect between the planning aspirations and the reality of the geography to which it is meant to relate. And this applies to lands neighbouring SP130998. Support for this contention is also gleaned from the observation that upon application the Council has on several occasions agreed to relax the Landscape and Skyline Conservation zone to a Residential / Rural Living habitat.

Put simply, and in conclusion, we wish to now be afforded the opportunity to be involved in a consultation process with the Council which should have taken place prior to now or in at least October 2017 and or alternatively to have the ABC lands rezoned as Rural Living C.

Please advise if we may clarify any matters for you.

Yours faithfully

Colin and Judi Adams

Please note the the attached plan of the ABC lands will be forwarded separately.

Sent from my iPad

OWNER BH Harries and Others
FOLIO REFERENCE C/T 39001/1
SCALE 1:7500

SIGNED FOR IDENTIFICATION PURPOSES

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Council General Manager

Registered Surveyor

date 18/2/1998

Registered Number

SP130998

