

220 Raymond Road
GUNNS PLAINS, TAS 7315
22nd July 2019

The General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Representation about Draft Central Coast LPS – Request to Change Zoning of 220 Raymond Road (Property ID 3524010) from 'Rural' to 'Landscape Conservation'

Dear Sandra

Thank you for your recent correspondence about the Draft Central Coast LPS which is currently on exhibition until 9th August 2019.

We request that our property (Property ID 3524010), which is zoned as 'Rural' in the Draft Central Coast LPS, be rezoned to 'Landscape Conservation' as this is the most appropriate zone given that the majority of our property is covered by a conservation covenant to protect the threatened *Eucalyptus Viminalis* Wet Forest vegetation community. The non-covenanted part of the land also contains an area of the same threatened vegetation community with the cleared part used for a residence, a permitted use under 'Landscape Conservation'.

Guideline LCZ1 in Section 8A Guideline No1 states:

The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

It is clear from the Guidelines and the State Planning Provisions that our property is more appropriately zoned as 'Landscape Conservation'.

Our property is one of four contiguous properties with conservation covenants protecting the threatened *Eucalyptus Viminalis* Wet Forest vegetation community. Ideally the other three properties at 299 Raymond Road, 319 Raymond Road and 44 Clarkes Road (Property IDs 3195296, 6992426, and 6992418 respectively) will be similarly rezoned subject to each landowner's agreement.

Yours sincerely



John Thompson



Annette Vojinovic