

8 August 2019

CENTRAL COAST COUNCIL

Brookvale Pty Ltd
PO Box 265
ULVERSTONE TAS 7315

Division

Rec'd 09 AUG 2019

File No

Doc. Id

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

Email: admin@centralcoast.tas.gov.au

Dear General Manager

We write in response to Council various letters and fact sheets relating to the Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule.

Firstly, we would lodge a complaint that the information provided by Council to date has been insufficient if not lacking in continuity. There was plenty of opportunity for Government and Council to provide land owners (rate payers) specific information relating to their properties including listing current zones and or class as well as listing the proposed change per title. This process could have been further enhanced through the use of GIS Mapping, which we understand is available to the State and which would have enabled ALL ratepayers to view their properties online with appropriate layers including zone maps, code maps as well as current and proposed changes to titles.

While this may have meant initial work in the development consultation phase for Council, for rates payers it would have made it easier to engage with Council and be very clear about what is proposed. Therefore, the lack of the use of this technology by Council does raise questions about whether Council is serious about this change, which will have significant implications for rate payers including increased land and service fees which ultimate set rates.

In your letter of 18 June, Council advised that land currently owned by Brookvale Pty Limited will be rezoned from '**Rural Resource**' to '**Agriculture**'. Council further advised that '**Agriculture**' zone is primary over land that is located in either the Kindred North Motton Proclaimed Irrigation District or the Dial Blythe Proclaimed Irrigation District, as well as land that is deemed to be Class 1, 2, 3 or 4 land.

In your letter of 3 July, Council then write to clarify the definition of '**Agriculture**' which ignores the Irrigation District descriptions as well as Class but rather provides an additional land description being:

- Land with an existing dwelling,
- Land that is vacant and on which an application would be discretionary
- Parcel of land is small scale ie not capable of being included in agriculture land; and
- Consolidation or reorganisation of boundaries with adjoining land may be considered
- And so forth.

In your letter of 9 July, Council advised that the Council database had gathered names and addresses in error and that "we may" have received a letter with incorrect advice about the proposed zoning of our land and that it is currently zoned as 'Rural Living' and that this would be rezoned 'Rural Living A' under the draft Central Coast LPS.

In consideration of the contradictory information - provided by Council above which does not include title reference(s) - **we do not have confidence in this planning process** as to which land, title and zoning description to which the Council correspondence refers.

I therefore seek an extension from Council as the titles we have to hand as per Land Tasmania are not listed as **Rural Living** but rather are titled **Residential** or **Primary Product** (refer attached). And if any of these titles are to be rezoned by Council to 'Agriculture', we object to this change due to Council failure to clearly articulate to landowners its own LPS and alignment with its statutory and regulatory obligations.

Brookvale Pty Ltd		
Land Titles	Classification as per Land Tasmania	Proposed new zoning
128570/8 – Land Area 0.7444 ha	Residential	Residential
128570/9 – Land Area 0.4000 ha	Residential	Residential
128570/10 – Land Area 1.6150 ha	Residential	Residential
128571/1, 221123/1 – Land Area 19.8750 ha	Primary Production	Rural Living A

To resolve this matter, we would request an extension of the consultation period and rectifications be put in place to ensure that information relating to the proposed Government and Council's Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule is fully disclosed and without error. We would further recommend the current process be reviewed by the Tasmanian Planning Commission - as a minimum - as it is highly unlikely that we are the only landowners who has been provided incorrect information as part of this process.


We hope this clarifies the matter in hand and should you have any queries in regards to this letter, please do not hesitate to contact the writer directly on 0408 131 260.

Kind regards

Dot Bellinger 
Brookvale Pty Ltd

Cc Minister for Local Government Hon Mark Shelton (mark.shelton@parliament.tas.gov.au)
Tasmanian Planning Commission (tpc@planning.tas.gov.au)

PropertyID: 2520165
Valuation District: CENTRAL COAST
Classification: Primary Production
Locality: ULVERSTONE
Address: 20 BROOKVALE ROAD
ULVERSTONE TAS 7315


1.4258 2520165 054
BROOKVALE PTY LTD
PO BOX 265
ULVERSTONE TAS 7315

Owners
(Persons having an interest in land)
Postal Address

Improvements: Barn & shed
Land Area: 19.8750 ha

Title Reference(s): 128571/1, 221123/1

Level of Values as at: 01/07/2018

Date of Valuation: 01/02/2019

Land Value: \$360,000

Capital Value: \$445,000

Assessed Annual Value: \$17,800

Reason for Valuation: Fresh Valuation

(includes Land Value - see over)

Owner(s): BROOKVALE PTY LTD

The notified valuations are determined under the Valuation of Land Act 2001 and for no other purpose.

27/06/2019

Date of Issue

T.W. Grant
Valuer - General

FURTHER INFORMATION IS OUTLINED ON THE BACK OF THIS FORM

NOTICE OF VALUATION - TASMANIA

Valuation of Land Act 2001

LandTasmania

Page 1 of 1

PID: 1819341

PropertyID: 1819341
Valuation District: CENTRAL COAST
Classification: Residential
Locality: ULVERSTONE
Address: 4 BROOKVALE ROAD
ULVERSTONE TAS 7315



1.4258 1819341 054
BROOKVALE PTY LTD
PO BOX 265
ULVERSTONE TAS 7315

Owners
(Persons having an interest in land)
Postal Address

Improvements: Dwelling
Land Area: 0.7444 ha

Title Reference(s): 128570/8

Level of Values as at: 01/07/2018

Date of Valuation: 01/02/2019

Land Value: \$125,000

Capital Value: \$520,000

Assessed Annual Value: \$20,800

Reason for Valuation: Fresh Valuation

(includes Land Value - see over)

Owner(s): BROOKVALE PTY LTD

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27/06/2019

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T.W. Grant
Valuer - General

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NOTICE OF VALUATION - TASMANIA

Valuation of Land Act 2001

LandTasmania

Page 1 of 1

PID: 1819368

PropertyID: 1819368
Valuation District: CENTRAL COAST
Classification: Residential
Locality: ULVERSTONE
Address: 4 BROOKVALE ROAD
ULVERSTONE TAS 7315


1.4258 1819368 054
BROOKVALE PTY LTD
PO BOX 265
ULVERSTONE TAS 7315

Owners
(Persons having an interest in land)
Postal Address

Improvements:
Land Area: 0.4000 ha

Title Reference(s): 128570/9

Level of Values as at: 01/07/2018

Date of Valuation: 01/02/2019

Land Value: \$92,500

Capital Value: \$92,500

Assessed Annual Value: \$3,700

Reason for Valuation: Fresh Valuation

(includes Land Value - see over)

Owner(s): BROOKVALE PTY LTD

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27/06/2019

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NOTICE OF VALUATION - TASMANIA

Valuation of Land Act 2001

LandTasmania

Page 1 of 1

PID: 1819376

PropertyID: 1819376
Valuation District: CENTRAL COAST
Classification: Residential
Locality: ULVERSTONE
Address: 4 BROOKVALE ROAD
ULVERSTONE TAS 7315



1.4258 1819376 054
BROOKVALE PTY LTD
PO BOX 265
ULVERSTONE TAS 7315

Owners
(Persons having an interest in land)
Postal Address

Improvements:
Land Area: 1.6150 ha

Title Reference(s): 128570/10

Level of Values as at: 01/07/2018

Date of Valuation: 01/02/2019

Land Value: \$145,000

Capital Value: \$145,000

Assessed Annual Value: \$5,800

Reason for Valuation: Fresh Valuation

(includes Land Value - see over)

Owner(s): BROOKVALE PTY LTD

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27/06/2019

Date of Issue

T.W. Grant

Valuer - General

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