

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

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Central Coast Council

Attention; The General Manager, Mayor and Councillors.

Ulverstone Tasmania 7315.

OBJECTION TO LAND RE-ZONING PROPOSAL.

We write in relation to the Central Coast draft LPS in regard to the substantial modification, being the re-zoning, of the parcel of land between Westella Dve and the Bass Highway, Turners Beach from Rural to Commercial (CT115441/1).

Objections for this proposal are as follows:

IMPACT TO THE AREA. Turners Beach is known as a quiet hamlet throughout Tasmania and the mainland. As a growing residential area and retirement location it has a character and serenity of its own. Separated from the township it offers liveability, sustainability and distinctiveness as laid out in the Central Coast Strategic Plan 2014-2024. The re-zoning is a direct contradiction of the plan, allowing development of sites out of character for the area and what its' residents desire.

"The Plan focuses on the distinctiveness of location, lifestyle & strengths to achieve the aspirations of local communities" -CCSP 2014-2024.

TRAFFIC FLOW & VOLUME. Department of state Growth did not initially support development. A further submission in January 2020 "envisioned" traffic concerns are mitigated by entrance/exit points on Westella Drive. Since the submission traffic volume has increased massively as the area grows to accommodate ever more housing. Westella Drive has become extremely busy with local traffic including agricultural machinery, school and community buses, trucks and so on. The addition of cars towing caravans off and onto Westella Drive needs re appraisal. With two new large residential estates using this artery and further development in the hinterland it will not cope. The entrance lane onto the highway from Forth road is inadequate for safe merging for heavy vehicles and vehicles with towable appendages already.

ENVIRONMENT/WILDLIFE. No environmental aspect is addressed. At present the land in question is a natural wildlife corridor. There are many animal species within the area as is well known, some being frogs, reptiles, birds, echidnas, the Eastern Striped Bandicoot, Platypus and freshwater crayfish which are sustained by Claytons Rivulet. Re-zoning creates high chance of pollution runoff into wet areas and waterways. Reduces habitat and creates more strain on local fauna and flora. The parcel of land is also a natural buffer between the highway and the residential zone which is much more in keeping with the area. In Remaining true to the "Vision of Central Coast" the council should encourage the native fauna by preserving the existing waterway and planting native flora which would not only enhance the beauty of the area but act as a deterrent for introduced species, reduce carbon emissions and recreate the noise buffer between the residential

area and the highway. A healthy ecosystem is far more beneficial for the enveloping land and residents of Turners Beach than a non aesthetic bulky goods area.

CONSULTATION/TRANSPARENCY. The way that the proposed re-zoning has been promulgated leaves a great deal to be desired. There many rules, regulations, protocols and laws to ensure correct procedure, at many levels to protect all involved. Yet people most affected and the wider community were not given adequate knowledge. To be told by Council staff that “It's not a legal requirement to notify you directly because you live over the road, not next door” is not open or transparent. Central Coast Draft LPS Paragraph 52 “ The Commission considers that the modification is a substantial modification as there may public interest in the modification” The Central Coast Council notice published in The Advocate in January 2021 in relation to the Tasmanian Planning Scheme LPS Substantial modification did not in any way refer to the zones in question. As residents we feel let down and disappointed, that whilst all legal requirements may have been met, ethical,moral or plain courtesy to advise people that are potentially directly impacted count for nothing. It is as if the proposal was being quietly slipped through. Shades of the Braid Park sell off attempt.

CONTRADICTION OF STATED POLICIES. Total disregard has been shown for the policies and principles extolled by the Central Coast Council itself. Turners Beach Local Area Plan 2011. Within this plan, We quote; “ The Council is Committed to guiding future development in Turners Beach to preserve the area's character through facilitation of sensitive urban design.” Re Zoning a rural piece of land to commercial with all the potential development this could allow, beggars belief. Central Coast Strategic Plan 2014-2024 already quoted in Impact to Area paragraph. The Re zoning proposal is a complete contradiction and a detriment to the area and its many residents. Further to above the Cradle Coast Regional Land Use Strategy 2010-2030 promotes “values that attract residents and the natural assets that are the economic lifeblood are not compromised”.

LACK OF COMMERCIAL LAND. Industrial Drive Precinct was purpose developed and is a good example of separating business and industry from residential areas. A so stated lack of land gives no credence to for Re zoning in or adjacent to a residential area when it is totally unsuitable. We would argue the position next to the highway is purely from a business perspective to passing trade and high prominence. Good business decision but not for surrounding residents. Apart from what is already mentioned, the potential outlook for many people is of signage,sheds,rows of caravans,wire fences security lighting and signage after dark etc. Stark difference to what the vista is currently.

OVERALL STRATEGIC PLAN. A total lack of consistency and contradiction shown by the Central Coast Council in this proposal is staggering. The proposal is contrary to the written guide lines to be found within Council and Cradle Coast information. It does not meet the wants or the needs of residents but takes away from them and the Turners beach area as a whole.

This objection is submitted in accordance with Central Coast Council Public Notice TA5693932 dated 06 January 2021.

Margret Lee 

Margret And Stuart Lee

12 March 2021