

CENTRAL COAST COUNCIL

Division

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15/01/2024

General Manager
Central Coast Council
PO Box 220
Ulverstone 7315

**Draft Amendment Application No. LPS2023002 to the Tasmanian Planning Scheme –
Central Coast**

As the land owner at **18 Shorehaven Drive, Turners Beach** looking to build in the future we fully support the amendments proposed to the TBSAP in particular the changes to:

- the maximum building height from 7.5m to 8.5m in keeping with the General Residential Zone in which several other properties around Turners Beach built prior to the TBSAP are up to 8.5m. This additional height will allow more opportunity for new homes (or other renovated houses) to increase their size by going up rather than taking up more of the available land. Most new homes in Turners Beach are now built in a very high density with little or no trees or landscaping possible with houses not only being built very close to others but also the buildings using most of the available land. For us this change will allow our house plans to minimise the land area taken up, better provide space taking into consideration the Bush Fire Attack (BAL) restrictions, and allow for a multi level beach style home in keeping the with area rather than a just a large home taking up all the available land which has become normal in our area.
- to encourage front garden landscaping to use more native species (and not just grass) to keep the look and feel of Turners Beach as a coastal beachside residential area. Some new developments in recent years have become almost 100% dominated to be “concrete, brick and colorbond metal” with very little space or landscaping.

Please note the proposed Clause CCO-S5.7.3-(A1) and (P1) mentions landscaping with native vegetation with a final growth height of not less than 500m (maybe a typo and should read 500mm) ?

Yours faithfully,



Darren & Susan Broadby
8 Shorehaven Drive,
Turners Beach 7315
0418 140040

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As the recent new owner of our house at **8 Shorehaven Drive, Turners Beach** we have reviewed the proposed amendments to the TBSAP and fully support the changes particularly to the changes to:

- the maximum building height from 7.5m to 8.5m in keeping with the General Residential Zone in which several other properties around Turners Beach built prior to the TBSAP are up to 8.5m. Our new home is an example along with others in the area of minimal landscaping or room for planting native trees. With a change to the building heights the opportunity for existing or new homes to build a 3rd level rather than a larger footprint home is possible. The current limit of 7.5m is impossible for a 3rd level despite many other existing homes in Turners Beach having a 3rd level built prior to the TBSAP in 2013.
- encourage front garden landscaping to use more native species (and not just grass) to keep the look and feel of Turners Beach as a coastal beachside residential area. Some new developments in recent years have become almost 100% dominated to be “concrete, brick and colorbond metal” with very little space or landscaping.

Please note the proposed Clause CCO-S5.7.3-(A1) and (P1) mentions landscaping with native vegetation with a final growth height of not less than 500m (maybe a typo and should read 500mm) ?

Yours faithfully,



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