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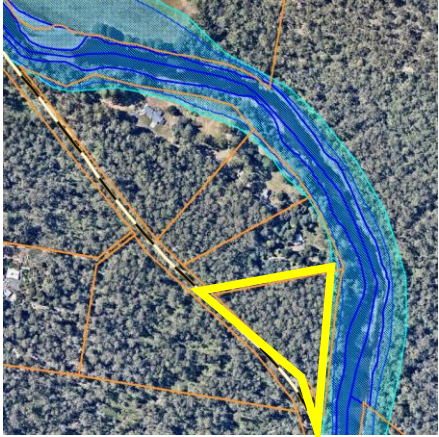
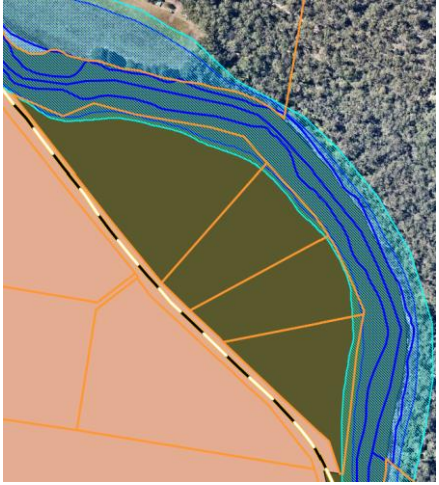
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## **ANNEXURE 1**

# **S.35F REPORT TO TASMANIAN PLANNING COMMISSION REPRESENTATIONS TO DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE 2019**



REQUEST LAND BE ZONED  
LANDSCAPE CONSERVATION


Representor and Location	Proposed Zone	Representation No. 1	Planning Comment and Recommendation
<p><b>C Taylor</b></p> <p>663 Wilmot Road, Forth</p> <p>CT11199/2</p> <p>PID: 7144402</p> <p>Draft LPS –from Environmental Management to Environmental Management.</p>	  <p>LPS Map</p>	<p>Request land to be zoned Landscape Conservation.</p>	<p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS mapping.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The zoning error also affects other private parcels of land adjoining the Forth River – some properties have a split zone identified as:</p> <p><i>605 Wilmot Road, Forth – PID</i></p> <p><i>639 Wilmot Road, Forth – PID</i></p> <p><i>655 Wilmot Road, Forth – PID</i></p> <p><i>740 Wilmot Road Forth - PID 7373053</i></p>

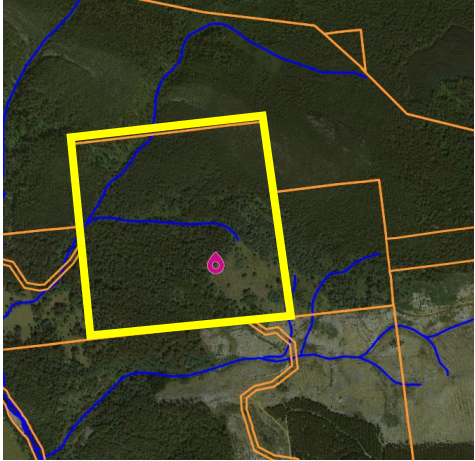
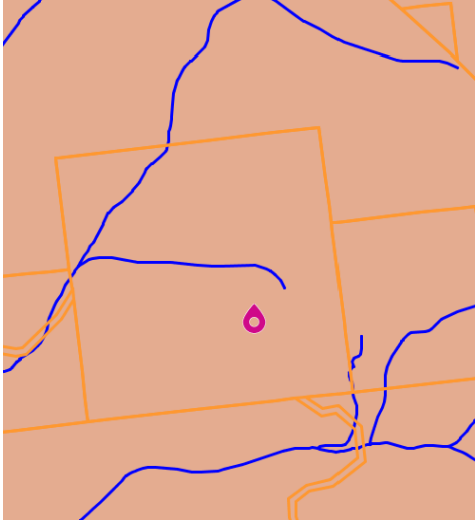
			<p><i>1109 Wilmot Road, Forth – PID 7373029</i></p> <p><i>1121 Wilmot Road, Forth – PID 7144381</i></p> <p><i>1139 Wilmot Road, Forth – PID 1712261</i></p> <p><i>1141 Wilmot Road, Forth – PID 1712253</i></p> <p><i>1145 Wilmot Road, Forth – PID 7896815</i></p> <p><i>1149 Wilmot Road, Forth – PID 6988857</i></p> <p><i>1159 Wilmot Road, Forth – PID 7700405 – (river front portion of land only)</i></p> <p><i>1163 Wilmot Road, Forth – PID 7700413</i></p> <p><i>1173 Wilmot Road, Forth – PID 7318193</i></p> <p><i>Wilmot Road, Forth – PID 7318026 (river front portion of land only)</i></p> <p><i>1201 Wilmot Road, Forth – PID 6988902 (river front portion of land portion of only)</i></p> <p><i>1205 Wilmot Road, Forth – PID 6988910 (river front portion of land only)</i></p> <p><i>1209 Wilmot Road, Forth – PID 2974212 (river front portion of land only)</i></p> <p><i>1215 Wilmot Road, Forth – PID 2974204 (river front portion of land only)</i></p> <p><i>1221 Wilmot Road, Forth – PID 6988937 (river front portion of land only)</i></p>
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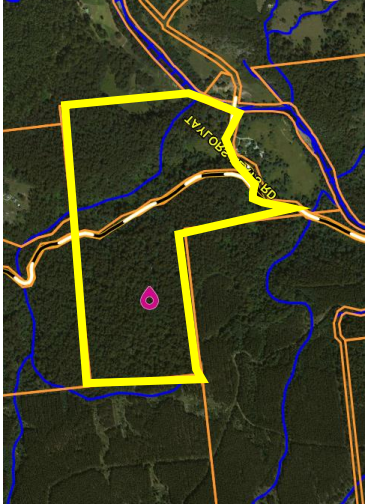
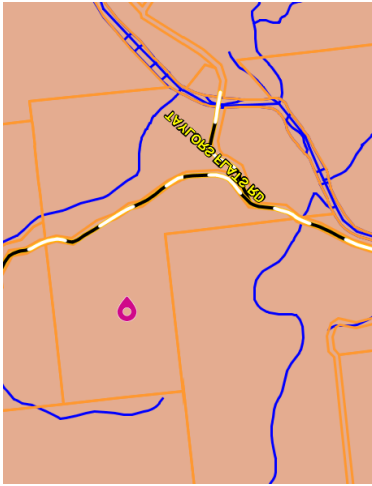



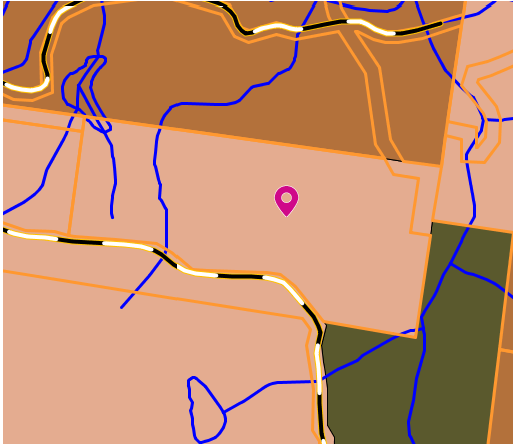
			<p><i>384 Geales Road, Kindred – PID 6988881 (river front portion of land only)</i></p> <p><b>Recommendation for Draft LPS</b> It is recommended these properties and the river front portion of split zone properties be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The rezoning error also affects two parcels of land owned by the Ulverstone Golf Club Inc. The lots are currently zoned Environmental Management and is proposed under the draft LPS the lots remain Environmental Management.</p> <p>Refer to Central Coast Council submission No. 96 to the LPS- page 139.</p> <p><b>Recommendation for Draft LPS</b>  CT2360098/1; PID: 3126741 and CT224305/1; PID: 3126733 be zoned <b>Landscape Conservation</b>.</p>
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Representor and Location	Proposed Zone	Representation No. 2	Planning Comment and Recommendation
<p><b>J Thompson &amp; A Vojinov</b></p> <p><b>220 Raymond Road, Gunns Plains</b></p> <p>CT173320/1</p> <p>PID: 3524010</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 17.85ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by several watercourses, native forest vegetation and areas of “Low” and “Medium” landslip .</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 3	Planning Comment and Recommendation
<p><b>Frank Wilson</b></p> <p>Reference to 1 Midway Lane, Sulphur Creek</p> <p>CT148538/6</p> <p>PID: 2781568</p> <p>Draft LPS – from Environmental Management to landscape Conservation</p>	 <p>LPS Map</p>	<p>Adjoining property owner who supports the zoning of 1 Midway Lane, Sulphur Creek to Landscape Conservation.</p>	<p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

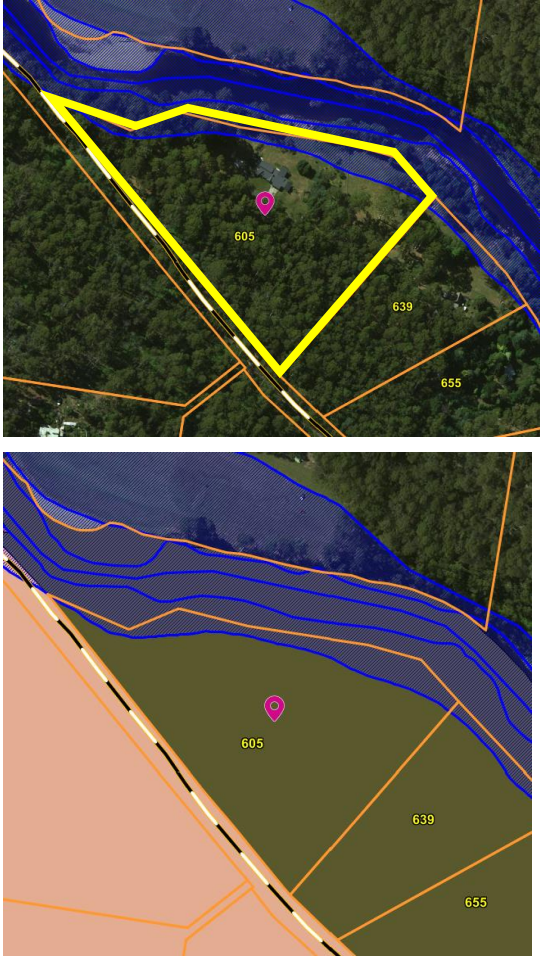
Representor and Location	Proposed Zone	Representation No. 4	Planning Comment and Recommendation
<p><b>AJ Britz &amp; AA Parks</b></p> <p>1499 Loongana Road, Loongana</p> <p>CT239625/1</p> <p>PID: 6989796</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation to ensure compatible use and development does not adversely impact on the protection, conservation and management of the landscape values on this and surrounding properties.</p> <p>Since January 2012, a registered conservation covenant has applied to the Title - under the Private Land Conservation Program Tas.</p>	<p>The land has an area of 60.7ha and is vacant land adjoining a large area of Crown land to the south.</p> <p>The land is characterised by watercourses, native forest vegetation and areas of “Low” and “Medium” landslip.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 5	Planning Comment and Recommendation
<p><b>L &amp; P Doherty</b></p> <p>1519 Loongana Road, Loongana</p> <p>Mountain Valley Wilderness Holidays &amp; Private Nature Reserve</p> <p>CT218995/1</p> <p>PID: 6775165</p> <p>Draft LPS –from Rural Resource to Rural .</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 61.04ha and is vacant land. Loongana Road intersects the property.</p> <p>The land is characterised by watercourses, native forest vegetation and areas of “Low” and “Medium” landslip.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 6	Planning Comment and Recommendation
<p><b>Penelope Laskey</b></p> <p>130 Raymond Road, Gunns Plains</p> <p>CT243373/1</p> <p>PID: 7144517</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 9.26ha and accommodates a dwelling with outbuildings. Raymond Road intersects the property.</p> <p>The land is characterised by watercourses, areas of native forest vegetation and “Low” and “Medium” landslip.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 7	Planning Comment and Recommendation
<p><b>Peter Stronach</b></p> <p>19A Bannons Bridge Road, Gunns Plains</p> <p>CT103700/1</p> <p>PID: 2763693</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 20.34ha and accommodates a dwelling with outbuilding.</p> <p>The land is characterised by native forest vegetation and areas of “Low” and “Medium” landslip..</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

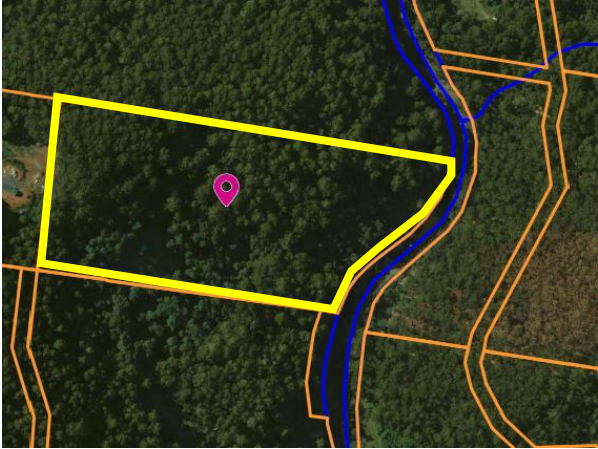
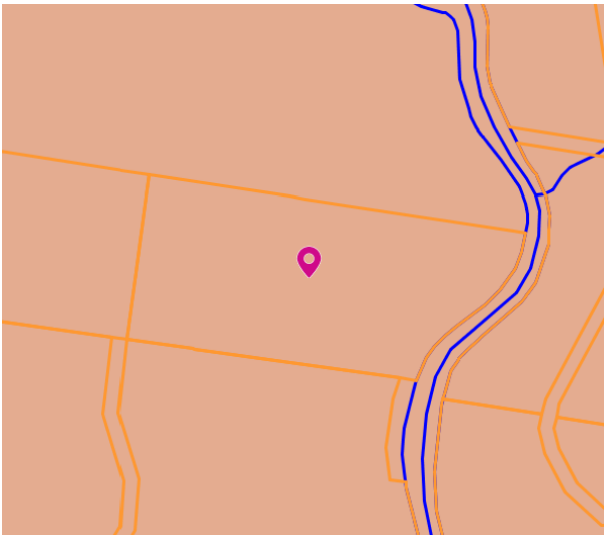


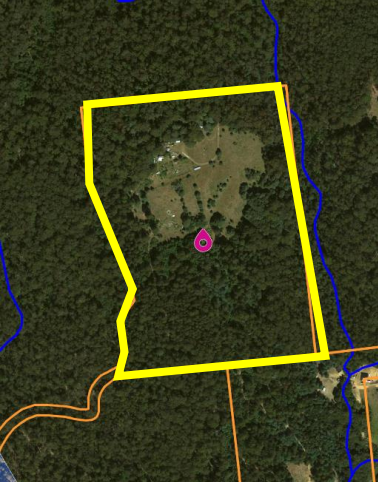
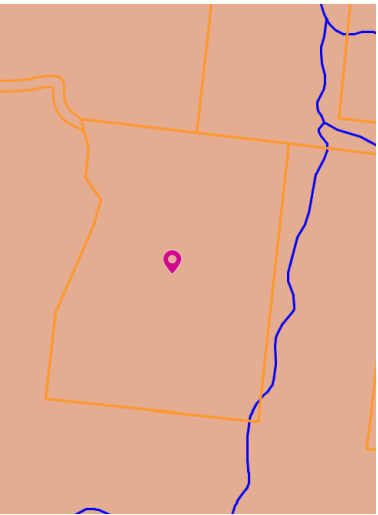
Representor and Location	Proposed Zone	Representation No. 8	Planning Comment and Recommendation
<p><b>Leon Peck</b></p> <p>605 Wilmot Road, Forth</p> <p>CT11199/1</p> <p>PID: 6996187</p> <p>Draft LPS –from Environmental Management to Environmental Management.</p>	 <p>LPS Map</p>	<p>It is proposed the land be zoned Environmental Management.</p> <p>The zone appears to relate more to Crown land.</p>	<p>The land has an area of 3.95ha and accommodates a dwelling with outbuildings.</p> <p>The land adjoins the Forth River and is partially within the proposed Forth Flood Prone Area overlay.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>The zoning error also affects three other private parcels of land adjoining the Forth River in this location, identified as:</p> <p><i>639 Wilmot Road Forth - PID 6969446</i></p>

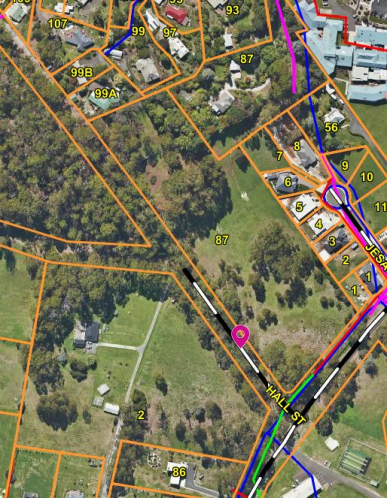



			<p><i>655 Wilmot Road, Forth - PID 6989411</i></p> <p><i>663 Wilmot Road, Forth - PID 7144402</i></p> <p><b>Recommendation for Draft LPS</b> Recommend these properties also be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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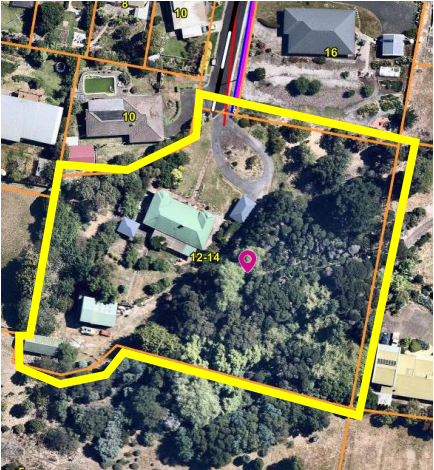

Representor and Location	Proposed Zone	Representation No. 9	Planning Comment and Recommendation
<p><b>Helmut Schwabe</b></p> <p>299 Raymond Road, Gunns Plains</p> <p>CT163899/1</p> <p>PID: 3195296</p> <p>Draft LPS – from Environmental Management to Environmental Management.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 29.21ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by watercourses, areas of native forest vegetation and “Low” and “Medium” landslip.</p> <p>Under the TPS the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 10	Planning Comment and Recommendation
<p><b>Laurence Rickards</b></p> <p>22 Bannons Bridge Road, Gunns Plains</p> <p>CT234477/1</p> <p>PID: 6762882</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 10.47ha and is vacant land adjoining the Leven River.</p> <p>The land is characterised by native forest vegetation.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 11	Planning Comment and Recommendation
<p><b>Mark &amp; Trudy Dudding</b></p> <p>250 Loyetea Road, South Riana</p> <p>CT107458/1</p> <p>PID: 6777590</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Landscape Conservation.</p>	<p>The land has an area of 18.28ha and accommodates a dwelling with outbuildings.</p> <p>The land is characterised by native forest vegetation and adjoining Forestry land to the south.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 12	Planning Comment and Recommendation
<p><b>Patricia Ellison obo</b></p> <p><b>Friends of the Reid Street Reserve</b></p> <p>Hall Street, West Ulverstone (unmade road off River Road, West Ulverstone)</p> <p>Draft LPS – from half General Residential and half Rural Living to half general Residential and half Low Density Residential.</p>	  <p>LPS Map</p>	<p>Request the land that accommodates the unmade road of Hall Street, West Ulverstone be zoned Landscape Conservation.</p>	<p>Roadways adopt the zoning of adjoining land. It is not unreasonable that the unmade portion of Hall Street be zoned Landscape Conservation, as is the northern section of the unmade roadway and the adjoining reserve.</p> <p>However, the rezoning of the land will not remove the notation of “Road” from the land. As such, the land can be developed and used as a road.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

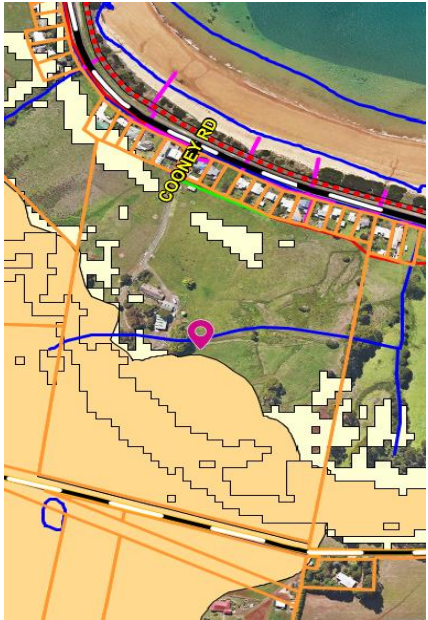
REQUEST LAND BE ZONED  
GENERAL RESIDENTIAL

Representor and Location	Proposed Zone	Representation No. 13	Planning Comment and Recommendation
<p><b>John Scoles</b></p> <p>12 -14 Hampson Street, Penguin</p> <p>CT114611/1</p> <p>PID: 7728491</p> <p>Draft LPS - from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>Propose that the Landscape Conservation zoning be limited to the area east of the existing residence - where the land gradient exceeds 20 degrees. The area of land exceeding 20 degrees gradient is delineated by the rear access driveway to the east of the residence.</p> <p>The area to the west of the rear access driveway has the same gradient as properties further to the west, including 8 Cann Street. The area to the north of 12-14 Hampson Street, including adjoining 10a Hampson Street, has properties with similar gradients, with less onerous zoning.</p>	<p>The land has an area of 7,247m<sup>2</sup> and accommodates residential development.</p> <p>The land is accessed via Hampson Street.</p> <p>The land is part of several allotments in this area that have been previously zoned Environmental Living and are now proposed to be zoned Landscape Conservation, primarily due to “MEDIUM” landslide hazard in this area.</p> <p>It is recommended that the land be split into two separate zones, reflecting the pattern of use on site.</p> <p><b>Recommendation for Draft LPS</b> Recommend the western portion of the land be zoned <b>General Residential</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



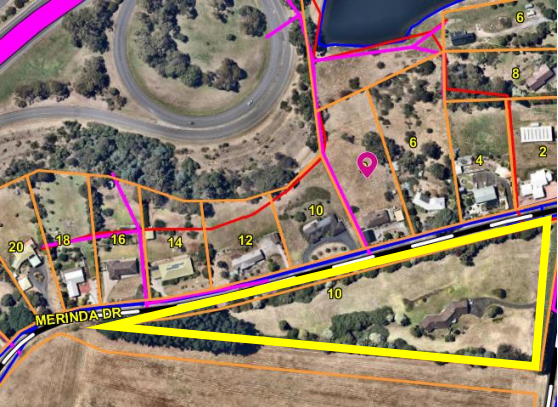
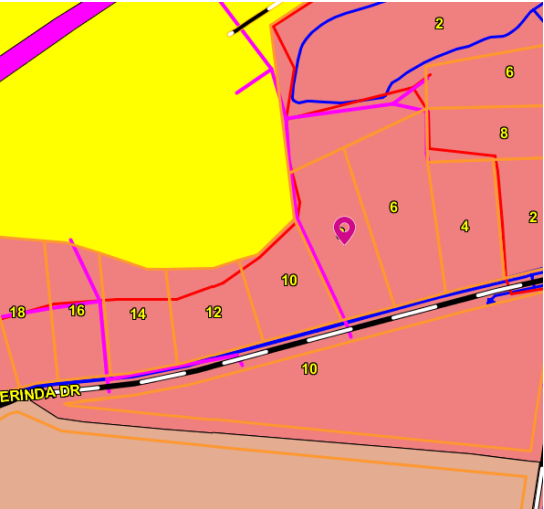
Representor and Location	Proposed Zone	Representation No. 15	Planning Comment and Recommendation
<p><b>EnviroPlan on behalf of Tim and Kiely Briggs</b></p> <p>130A Preservation Drive, Preservation Bay</p> <p>CT101695/1</p> <p>PID: 7379287</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to rezone a portion of the land to General Residential and a portion of the land to Low Density Residential.</p>	<p>Land has an area of 16.42ha and accommodated a single dwelling with outbuildings.</p> <p>This area of Preservation Bay is able to be fully serviced and is characterised by ‘strip’ residential development along the ‘old’ Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports the extension of the General Residential zone in this area, to allow for in-fill residential development.</p> <p>The Planning Authority has undertaken to review the <i>2013 Local Settlement Strategy</i> in the 2019-2020 financial year, although no financial resources have been dedicated to the project.</p> <p>The “Living on the Coast- The Cradle Coast Regional Land Use Planning Framework does not support an expansion of the residential foot print in this area.</p> <p>The land is identified as having areas of “Medium” and “Low” landslip hazard bands. See landslip hazard map below:</p>

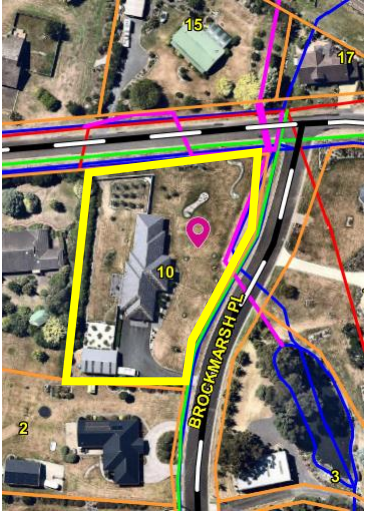



			 <p>Landslip Hazard Map</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>General Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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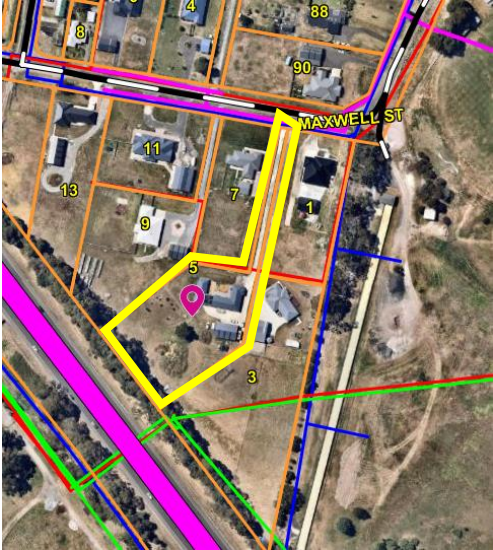
Representor and Location	Proposed Zone	Representation No. 16	Planning Comment and Recommendation
<p><b>Craig I Ling</b></p> <p>8 Cann Street, Penguin</p> <p>CT160013/1</p> <p>PID: 3049168</p> <p>Draft LPS –from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>Request the land be zoned General Residential, same as other small lots in this area.</p>	<p>Land is located in the Penguin urban area and has an area of 1,000m<sup>2</sup>. The land is connected to reticulated service networks and accommodates a single dwelling.</p> <p>The land is identified as being wholly within an area of MEDIUM landslip hazard. See map below.</p>  <p>Landslide hazard map - Medium</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>General Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

RELATING TO  
LOW DENSITY RESIDENTIAL ZONE

Representor and Location	Proposed Zone	Representation No. 18	Planning Comment and Recommendation
<p><b>Adrienne &amp; Mark Heikkinen</b></p> <p>10 Waverley Road, Ulverstone</p> <p>CT22010/1</p> <p>PID: 7144357</p> <p>Draft LPS –from Rural Living to Low Density Residential.</p>	  <p>LPS Map</p>	<p>Advise support for the rezoning of this area to Low Density Residential.</p>	<p>The Merinda Drive/ Waverley Road residential area is fully serviced, with land connected to reticulated water, sewer and stormwater networks.</p> <p>The average lot size is currently 4,000-5,000m<sup>2</sup>.</p> <p>10 Waverley Road, currently zoned Rural Living, accommodates a single dwelling with outbuildings and is connected to reticulated services.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Low Density Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


Representor and Location	Proposed Zone	Representation No. 19	Planning Comment and Recommendation
<p><b>Brian Tindal</b></p> <p>10 Knights Road, West Ulverstone</p> <p>CT143341/1</p> <p>PID: 2596223</p> <p>Draft LPS –from Rural Living to Low Density Residential.</p>	  <p>LPS Map</p>	<p>Objects to the rezoning of the Knights Road area from Rural Living to Low Density Residential. The rezoning would ruin the ambience and character that comes with the original 4,000m<sup>2</sup> lot subdivision of the area.</p>	<p>The Knights Road residential area, at the time of subdivision in 1986, was originally zoned Low Density Residential with the Planning Scheme at that time requiring lots to be approximately 4,000m<sup>2</sup> in land area.</p> <p>Under the <i>Central Coast Interim Planning Scheme 2013</i>, the land was rezoned to be Rural Living, as the Low Density Residential lot size under the 2013 Planning Scheme was to be 500m<sup>2</sup>. The lot size was not appropriate for the Knights Road area.</p> <p>In 2017 an amendment to the 2013 Planning Scheme inserted a Table for the Knights Road area, reducing the standards for land areas and development setbacks in the Rural Living zone.</p> <p>The area is fully serviced, with land connected to reticulated water, sewer and stormwater networks.</p> <p>The average lot size is currently 4,000m<sup>2</sup>-5000m<sup>2</sup>.</p> <p>It has been determined that the most appropriate zone for this area under the <i>Tasmanian Planning Scheme</i> is the Low Density Residential zone, where lot sizes are able to be 1,500m<sup>2</sup> and development</p>

			<p>setbacks reflect current use and development of the land.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Low Density Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 20	Planning Comment and Recommendation
<p><b>Stuart &amp; Carol Steyn</b></p> <p>5 Maxwell Street, West Ulverstone</p> <p>CT166683/3</p> <p>PID:3304923</p> <p>Draft LPS – from Rural Living to Low Density Residential</p>		<p>The rezoning affects the value of the property to us and out reasons for purchasing it.</p> <p>Maxwell Street provided the perfect opportunity to buy a large lot where we could run some livestock.</p> <p>The rezoning of land to Low Density Residential will reduce opportunity to run a small holding of cattle and use the land as a small hobby farm.</p>	<p>The internal allotment has an area of 6770m<sup>2</sup> and accommodates a single dwelling with outbuildings.</p> <p>The land adjoins a Utility zone on the southern rear boundary that accommodates the Bass Highway.</p> <p>The land is subject to a Part 5 Agreement under s. 71 of the <i>Land Use Planning &amp; Approvals Act 1993</i> and a restrictive building envelope applies to the land.</p> <p>Both instruments are due to the proximity of the land to TasWater's wastewater treatment facility on the opposite side of the Bass Highway, in the Knights Road area (approximately 100m - 170m separation).</p> <p>The Maxwell Street land is serviced by reticulated water, sewer and stormwater services.</p> <p>In 2017 an amendment to the <i>Central Coast Interim Planning Scheme 2013</i> inserted a Table for the Maxwell Street area, reducing the standards for land areas (4,000m<sup>2</sup>) and setbacks from all boundaries (10m to frontage and 5m to rear and sides).</p> <p>The Rural Living zone standards of the <i>Tasmanian Planning Scheme</i> are designed to accommodate lots with land areas that exceed</p>

			<p>1ha where services are limited. The Rural Living development standards are not considered to be the most suitable application for the Maxwell Street area.</p> <p>It is considered the proposal to rezone the land to Low Density Residential best suits this area, due to the existing size of allotments and the service capability of the land. A combination of the Part 5 Agreement and the TPS Attenuation Code will limit further subdivision of land in close proximity to the wastewater treatment plant.</p> <p>“Resource Development” is a “Prohibited” use class in the Low Density Residential zone, whilst the use is “No Permit Required” in the Rural Living zone, if for grazing only.</p> <p>However, existing Titles that currently have grazing cattle and horses etc would have prevailing pre-existing use rights.</p> <p><b>Recommendation for Draft LPS</b> Land be zoned <b>Low Density Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 21	Planning Comment and Recommendation
<p><b>Brett &amp; Sue Ferguson</b></p> <p>3 Maxwell Street, West Ulverstone</p> <p>CT166683/7</p> <p>PID:3304974</p> <p>Draft LPS – from Rural Living to Low Density Residential.</p>		<p>Does not support the rezoning of this area from Rural Living to Low Density Residential</p> <p>The Rural Living zone allows for the keeping of cows (grazing), chooks etc as a No Permit Required use of land. The Low Density Residential zone does not permit this.</p>	<p>The land has an area of 10,550m<sup>2</sup> and accommodates a single dwelling with an outbuilding (shed).</p> <p>The land adjoins a Utility zone on the southern rear boundary that accommodates the Bass Highway.</p> <p>The land is subject to a Part 5 Agreement under s. 71 of the <i>Land Use Planning &amp; Approvals Act 1993</i> and a restrictive building envelope applies to the land.</p> <p>Both instruments are due to the proximity of the land to TasWater's wastewater treatment facility on the opposite side of the Bass Highway, in the Knights Road area (approximately 100m - 170m separation).</p> <p>The Maxwell Street land is serviced by reticulated water, sewer and stormwater services.</p> <p>In 2017 an amendment to the <i>Central Coast Interim Planning Scheme 2013</i> inserted a Table for the Maxwell Street area, reducing the standards for land areas (4,000m<sup>2</sup>) and setbacks from all boundaries (10m to frontage and 5m to rear and sides).</p> <p>The Rural Living zone standards of the <i>Tasmanian Planning Scheme</i> are designed</p>



LPS Map

to accommodate lots with land areas that exceed 1ha where services are limited. The Rural Living development standards are not considered to be the most suitable application for the Maxwell Street area.

It is considered the proposal to rezone the land to Low Density Residential best suits this area, due to the existing size of allotments and the service capability of the land. A combination of the Part 5 Agreement and the TPS Attenuation Code will limit further subdivision of land in close proximity to the wastewater treatment plant.

“Resource Development” is a “Prohibited” use class in the Low Density Residential zone, whilst the use is “No Permit Required” in the Rural Living zone, if for grazing only.

However, existing Titles that currently have grazing cattle and horses etc would have prevailing pre-existing use rights.

#### **Recommendation for Draft LPS**


Recommend the land be zoned **Low Density Residential**.

#### **Effect on Draft LPS as a Whole**

Not applicable.

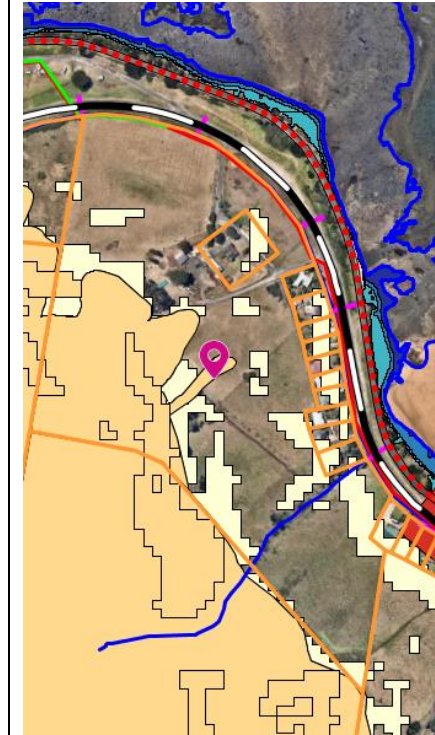
#### **LPS Criteria**

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

Representor and Location	Proposed Zone	Representation No. 22	Planning Comment and Recommendation
<p><b>Ireneinc on behalf of Tony &amp; Julie Gee</b></p> <p>170 Preservation Drive, Preservation Bay</p> <p>CT27345/1</p> <p>PID: 7311952</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Seek to rezone land to either Rural Living or Low Density Residential.</p>	<p>Land has an area of 12.78ha and accommodates a single dwelling with outbuildings.</p> <p>This area of Preservation Bay is able to be fully serviced and is characterised by 'strip' residential development along the 'old' Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports zoning the land Rural Living, to allow for in-fill residential development.</p> <p>Land is identified as having areas of "Medium" and "Low" landslip hazard bands. See Landslide Hazard Map below:</p>



LPS Map



**Recommendation for Draft LPS**  
Recommend the land be zoned **Rural Living**


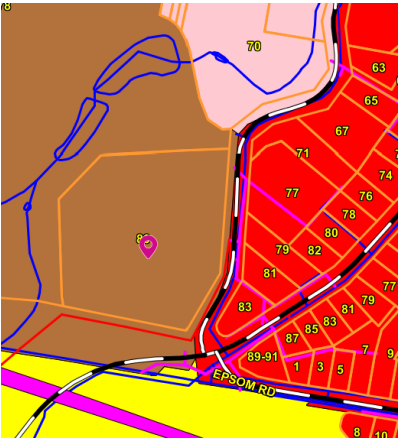
**Effect on Draft LPS as a Whole**  
Not applicable.

**LPS Criteria**  
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.




Representor and Location	Proposed Zone	Representation No. 23	Planning Comment and Recommendation
<p><b>Tim Johnson</b></p> <p>4 View Street, Ulverstone</p> <p>CT54433/1</p> <p>PID: 6953443</p> <p>Draft LPS – from Environmental Living to Landscape Conservation.</p>	  <p>LPS Map</p>	<p>The (proposed) Landscape Conservation zone has a 'discretionary', minimum lot size of 20ha and has restrictions on the colour of materials that can be used.</p> <p>Seeks to have the land zoned Low Density Residential.</p>	<p>The land that is located within the Ulverstone urban area has an area of 1.63ha and accommodates a single dwelling with outbuildings.</p> <p>Land is identified as having areas of MEDIUM and LOW landslip hazard bands. See landslip hazard map below:</p>  <p>The land is able to be serviced with water, sewer and stormwater networks. However, given the landslip potential of the land and the lack of supporting documentation assessing the suitability of the land for higher density of residential development, any rezoning less than 1ha-2ha is not recommended.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b></p>

			<p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 24	Planning Comment and Recommendation
<p><b>Vince De Santis</b></p> <p><b>on behalf of Mrs Alfonsina De Santis</b></p> <p>80 Deviation Road, Penguin</p> <p>CT121621/1</p> <p>PID: 6765725</p> <p>Draft LPS –from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Seeks to have a portion of the land zoned Low Density Residential.</p>	<p>The land has an area of 2.05ha and accommodates a single dwelling with outbuildings. The land is connected to the sewer network</p> <p>A General Residential zone is located on the opposite side of Deviation Road and a Rural Living residential estate is located further north, along Deviation Road. Land adjoining directly to the north and west is to be zoned Agriculture.</p> <p>The land is currently used for residential purpose. The land is not suitable for Agriculture and is separated from agricultural land by a watercourse and a band of native vegetation. The most appropriate zone would be Rural or Rural Living A.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Low Density Residential</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

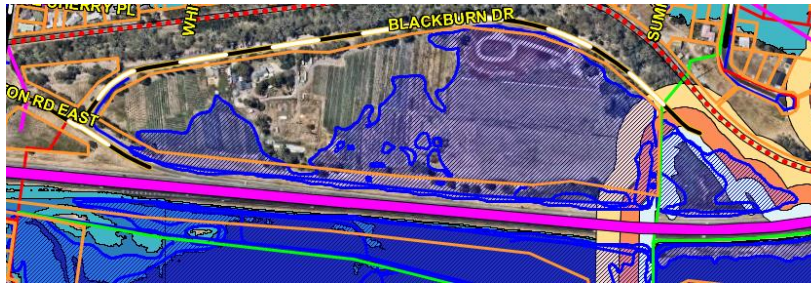
RELATING TO RURAL LIVING ZONE “A” AND “B”



Representor and Location	Proposed Zone	Representation No. 25	Planning Comment and Recommendation
<p><b>Craig and Wendy Morris</b></p> <p>1 Blackburn Drive, Turners Beach &amp;</p> <p>CT 110201/1</p> <p>PID: 1675819</p> <p><b>AND</b></p> <p>4 Blackburn Drive, Turners Beach</p> <p>CT119760/1</p> <p>PID:7521140</p> <p>Draft LPS – both properties from Rural Resource to Rural.</p>	 <p>1 Blackburn Drive, Turners Beach</p>	<p>Seeks to have the both Titles zoned General Residential or Rural Living A.</p>	<p>1 Blackburn Drive has an area of approximately 4,000m<sup>2</sup> and is vacant land. The land is highly constrained for primary industry.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land identified as 1 Blackburn Drive, CT110201/1 be zoned <b>Rural Living A</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p>4 Blackburn Drive has an area of 12.9ha and currently supports the “Berry Patch” with associated primary industry operations including berry production and processing/packaging, a café and a Permit for “Visitor Accommodation” (self-contained recreational vehicles). The eastern portion of the land is subject to flooding.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land identified as 4 Blackburn Drive, CT119760/1 be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p>



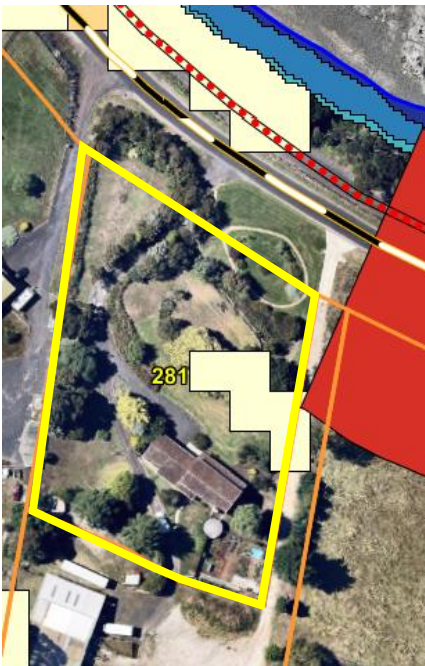
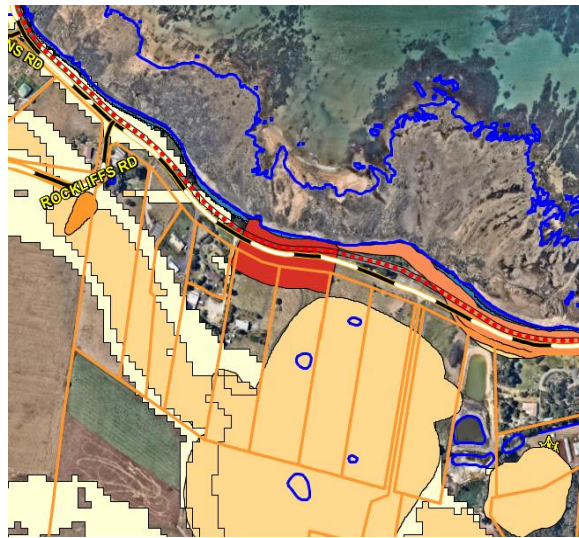
4 Blackburn Drive, Turners Beach

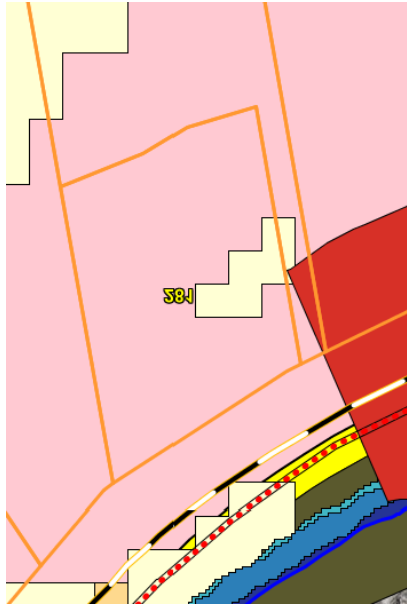


Forth River Flood Prone overlay, Coastal Inundation and Coastal Erosion overly

#### LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

Representor and Location	Proposed Zone	Representation No. 26	Planning Comment and Recommendation
<p><b>RM &amp; GA Kelly</b></p> <p>281 Penguin Road, West Ulverstone</p> <p>CT 171247/1</p> <p>PID: 1675819</p> <p>Draft LPS – from Rural Living to Rural Living B.</p>		<p>Seeks to have the land zoned Rural Living A.</p>	<p>The land lies within an area of “Medium” landslide hazard. The Planning Authority has allocated the Rural Living B zone to land that is characterised by the “Medium” landslide overlay, including lots/land that is located within a larger area of such landslide characteristic.</p> <p>Regardless of little landslide on the subject allotment, it is located at the toe of a larger “Medium” landslide area and no further subdivision is recommended for this or adjoining lands.</p> 



LPS Map – Rural Living B

**Recommendation for Draft LPS**

Recommend the land be zoned **Rural Living B**.



**Effect on Draft LPS as a Whole**



Not applicable.


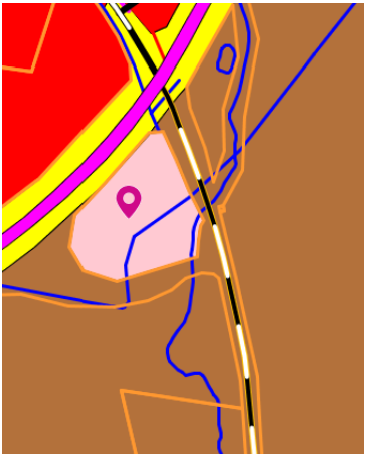
**LPS Criteria**

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.



Representor and Location	Proposed Zone	Representation No. 27	Planning Comment and Recommendation
<p><b>Ros &amp; Rob Hill</b></p> <p>76 Reynolds Road, Heybridge</p> <p>CT174599/1 &amp; CT174599/2</p> <p>PID: 6773987</p> <p>(Note: not 83 Allegra Drive, Heybridge as stated – as this is owned by Pointon)</p> <p>Draft LPS – both Lots from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to have CT174599/1 &amp; CT174599/2 rezoned to be Rural Living A.</p>	<p>CT174599/1 (PID: 6773987) was the subject of a s.43 application in 2017. The proposal was supported by the Planning Authority but not by the TPC at that time. CT174599/1 (PID: 6773987) has a land area of approximately 4ha. The land is a steep gravel allotment and is not able to be used for any form of primary industry. The land can only be accessed via Allegra Drive, a Rural Living residential estate.</p> <p>CT174599/2 (PID: 6773987) has a land area of 4.16ha and accommodates a single dwelling. Access to the lot, via Reynolds Road, is problematic, due to the narrow characteristic of Reynolds Road and TFS past advice that the road would need to be widened to accommodate any further residential development in this area.</p> <p><b>Recommendation for Draft LPS</b> Recommend CT174599/1 (PID: 6773987) be zoned <b>Rural Living</b> and CT174599/2 (PID: 6773987) be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


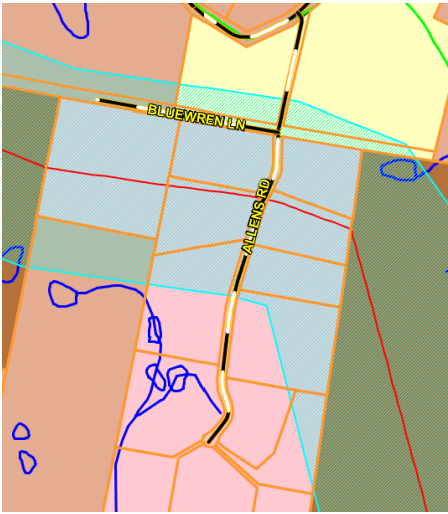
Representor and Location	Proposed Zone	Representation No. 28	Planning Comment and Recommendation
<p><b>Elizabeth Haygarth</b></p> <p>11 Robertsons Road, West Ulverstone</p> <p>CT109343/8</p> <p>PID: 6977170</p> <p>Draft LPS – from Rural Living to Rural Living B.</p>	  <p>LPS Map</p>	<p>Seeks to have the land zoned Rural Living A – for subdivision purposes.</p>	<p>The Planning Authority has allocated the Rural Living B zone to land that is characterised by the MEDIUM landslide overlay, including lots/land that is located within a larger area of such landslide characteristic. The subject land lies within an area of LOW landslide hazard. However, the land forms part of a larger landslide area along this section of the coast. The land also adjoins an Agricultural zone. It is recommended that a higher density of residential development not be encouraged in this area.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural Living B</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

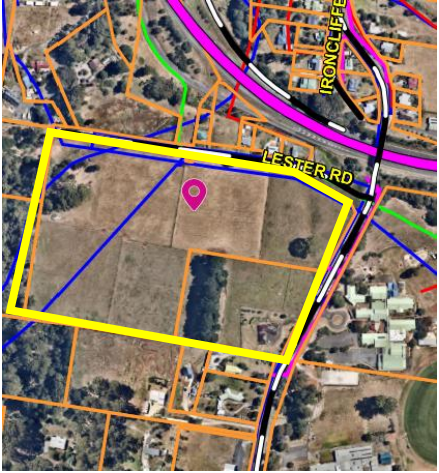
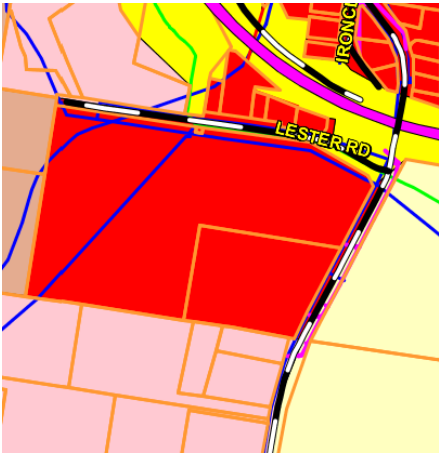
Representor and Location	Proposed Zone	Representation No. 29	Planning Comment and Recommendation
<p><b>Trevor McKenna</b></p> <p>Castra Road, Ulverstone</p> <p>(172 Main Street)</p> <p>CT152582/1</p> <p>PID: 2867337</p> <p>Draft LPS – from Rural Resource to Rural Living B.</p>	  <p>LPS Map</p>	<p>Accepts the land be zoned Rural Living B.</p>	<p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural Living B.</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b></p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria</p> <p>Also refer to Representation No. 95 by State Growth on page 136 who oppose the rezoning of this land for residential use.</p>

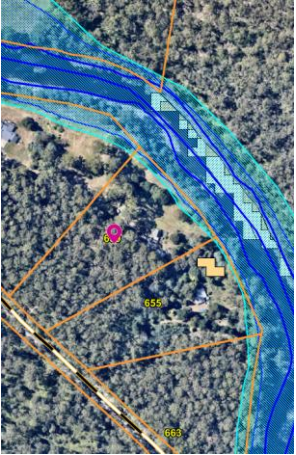
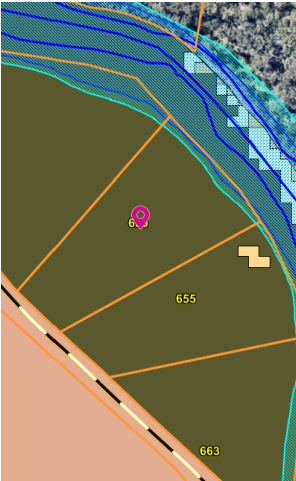
Representor and Location	Proposed Zone	Representation No. 30	Planning Comment and Recommendation
<p><b>BR &amp; MA Parsons</b></p> <p>Lots 1-5, William Street, Forth</p> <p>CT174636/3, CT174636/4, CT174636/5, CT174637/2, and CT174637/1</p> <p>PID: 3413118</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks to have the five lots zoned to be Rural Living – same as surrounding village land (Note surrounding land is zoned Low Density Residential).</p> <p>The representation is accompanied by a report by Senior Consultant Agronomist, Iain Bruce of P Jones &amp; Co.</p>	<p>Three lots each have an area of approximately 4,000m<sup>2</sup>, with one lot 6,100m<sup>2</sup> and one comprising 1.2ha. The lots historically formed part of the street layout of the Forth village and includes areas of unmade Crown land.</p> <p>The land adjoins other areas identified as forming part of the Forth Village. The land is able to be serviced with a TasWater water supply. Wastewater and stormwater would need to be contained on-site.</p> <p>Other land in the Forth village is zoned Low Density Residential, with a Forth Specific Area Plan limiting lot sizes in this location to 4,000m<sup>2</sup>.</p> <p><i>It is most likely the representor seeks to be zoned Low Density Residential – the same as other areas of the Forth Village. (not Rural Living)</i></p> <p>Agricultural land to the east is separated from the Titles by an unmade parcel of Crown land,</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Low Density Residential</b> and the <b>Forth Specific Area Plan</b> (4,000m<sup>2</sup> lot size overlay) be extended to encompass the five Titles.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p>

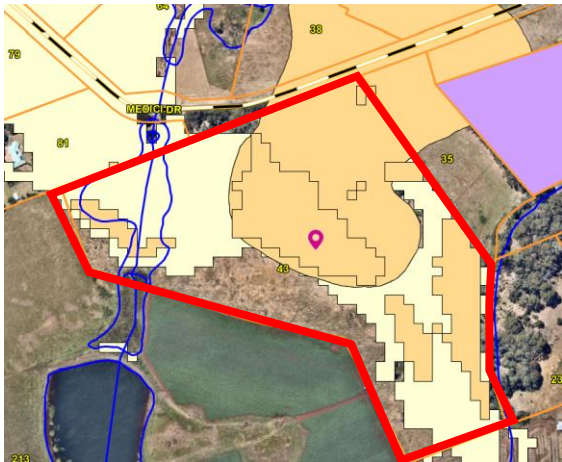


			<b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.
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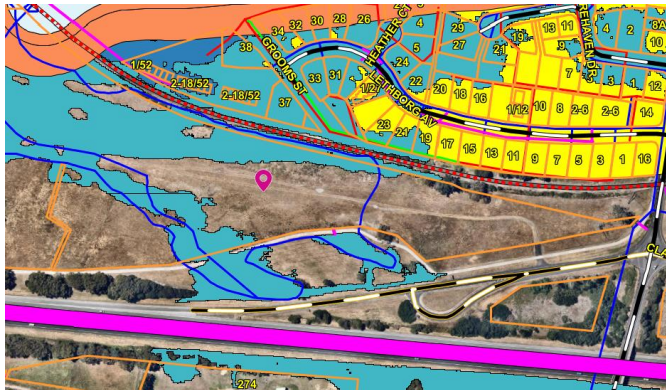
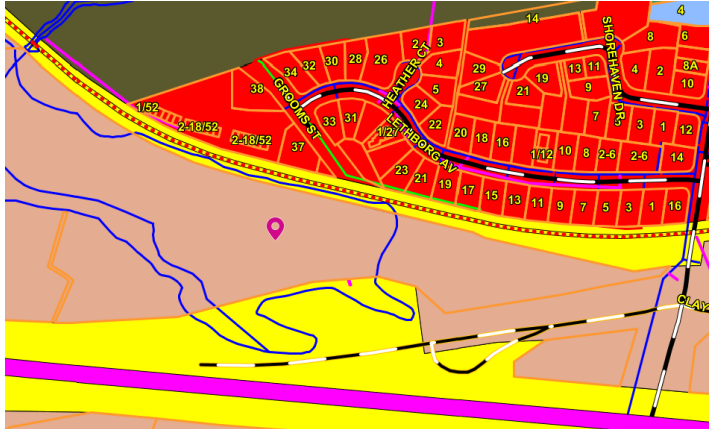
Representor and Location	Proposed Zone	Representation No. 31	Planning Comment and Recommendation
<p><b>Stephen &amp; Karen Aldridge</b></p> <p>21 Blue Wren Lane, West Ulverstone</p> <p>CT10310/1</p> <p>PID: 6977656</p> <p>Draft LPS – from Rural Resource to Rural Living B.</p>	  <p>LPS Map</p>	<p>Seeks the land be zoned Rural Living A, the same as other Rural Living allotments in the Allens Road rural living area.</p> <p>The land has a section of LOW landslide on the western boundary of the property.</p>	<p>The land has an area of 4,074m<sup>2</sup> and is constrained by the presence of the TasGas pipeline and corridor.</p> <p>The Planning Authority has allocated the Rural Living B zone to land that is characterised by the “Medium” landslide overlay.</p> <p>The land at 21 Blue Wren Lane is not subject to “Medium” landslide hazard, and as such the proposal to rezone to Rural Living B is a mapping error – was to be Rural Living A.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural Living A</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria. <i>Note- Mrs Aldridge is an employee of the Council.</i></p>

Representor and Location	Proposed Zone	Representation No. 32	Planning Comment and Recommendation
<p><b>Stephen and Judy Jarman</b></p> <p>110 Ironcliffe Road, Penguin (2 Titles)</p> <p>CT102762/2 &amp; CT102762/1</p> <p>PID: 7878801 &amp; 7878828</p> <p>Draft LPS – from General Residential to General Residential.</p>	  <p>LPS Map</p>	<p>Seeks to have the two Titles zoned Rural Living A.</p> <p>The dominant pattern of land use on the western side of Ironcliffe Road is Rural Living.</p> <p>There would be challenges for the develop of safe road access and reticulated services. The land is not located in a serviced sewer area. – Refer to advice from TasWater.</p>	<p>The land has an area of 9.46ha (includes both Titles) and falls outside the TasWater sewer network. If developed to General Residential standard, stormwater would need to be drained via closed and open drains to an active waterway, passing under the Bass Highway to Park Avenue and into Penguin Creek. This would result in stormwater impacts further downstream (where there are current impacts) requiring the upgrade of existing infrastructure.</p> <p>It is most appropriate that the land be rezoned to accommodate lower density residential development. The Rural Living A zone would be in keeping with other land located on the western side of Ironcliffe Road, which has similar infrastructure constraints.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural Living A</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

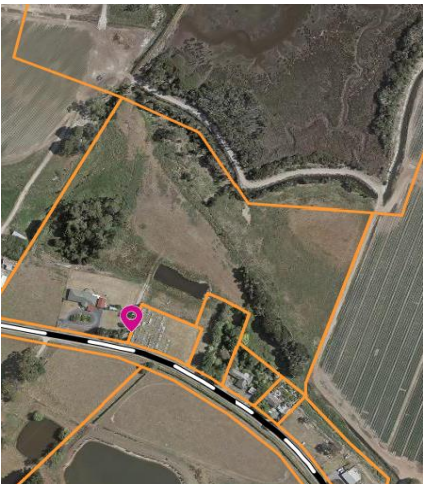

Representor and Location	Proposed Zone	Representation No. 34	Planning Comment and Recommendation
<p><b>Stephen &amp; Jenni Daw</b></p> <p>639 Wilmot Road, Forth</p> <p>CT11199/2</p> <p>PID: 6989446</p> <p>Draft LPS – from Environmental Management to Environmental Management.</p>	  <p>LPS Map – Rural Living B</p>	<p>Prior to being zoned Environmental Management, the land was zoned Rural.</p> <p>Seeks to have the land zoned Rural Living A as the land supports a dwelling with outbuildings.</p> <p>The property has a natural green belt that acts as a wildlife corridor and privacy from Wilmot Road.</p>	<p>Also refer to Representation No.2 on page 3.</p> <p>The land comprises 1.95ha.</p> <p>Under the TPS, the Environmental Management zone is primarily intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to transition to the Environmental Management zone is an error in the draft LPS mapping.</p> <p>It is the intent of the draft LPS that private land that is currently zoned Environmental Management be rezoned to be Landscape Conservation, unless determined to be otherwise in an urban area where there is an ability to connect to service networks.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 35	Planning Comment and Recommendation
<p><b>David and Mandy Crawford</b></p> <p>43 Medici Drive, Gawler</p> <p>CT133805/3</p> <p>PID: 2267477</p> <p>Draft LPS – from Rural Living to Rural Living B</p>	 <p>Aerial view with “Medium” and “Low” landslip overlay</p>	<p>Our property is the only one of 40 Rural Living properties in this area to be move to Rural Living B zone.</p> <p>There have already been 5 houses build in the landslip area, including 4 neighbours.</p> <p>Changing the Lot size to 2ha will severely limit the opportunity to subdivide the land.</p>	<p>Land has an area of 9.5ha and has “Low” and “Medium” landslide hazard characteristics.</p> <p>It is the intent of the Planning Authority that land that is currently zoned Rural Living and subject to landslip be zoned Rural Living B – with the Acceptable Solution Lot size to be 2ha, not 1ha as under Rural Living A. The Rural Living B zone has been applied to numerous allotments in the municipality, including along West Gawler Road. However, it is true that that some land that has “Medium” landslide characteristics, such as allotments in the Medici Drive area, have not attracted the Rural Living B classification. This is not intentional and to ensure consistency, an audit of landslide characteristics in the Rural Living zone will need to be undertaken and an amendment put before the TPC following adoption of the TPS and Central Coast LPS. Meanwhile – it is fair and reasonable that the subject lot not be dealt with separately to other lots in the Medici Drive area.</p> <p><b>Recommendation for Draft LPS</b> Land be zoned <b>Rural Living A</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

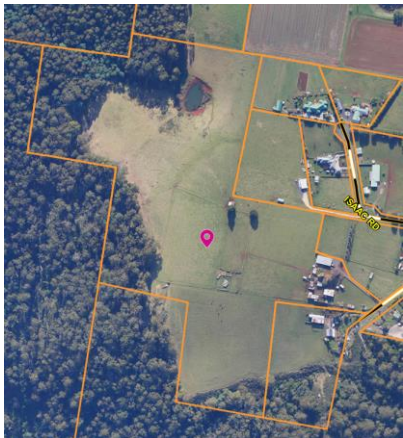
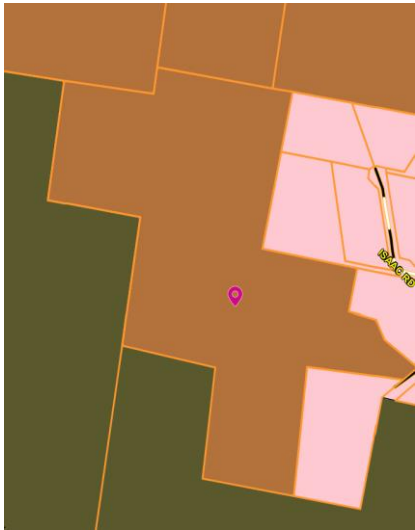


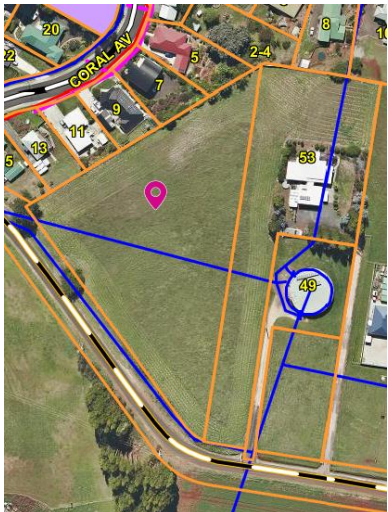
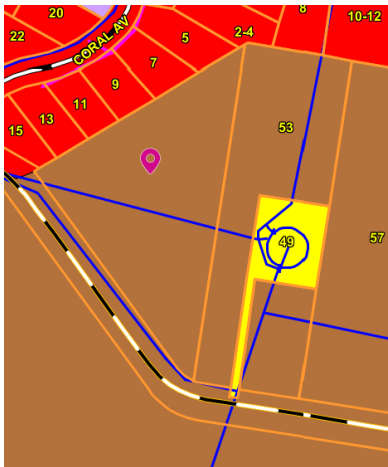
Representor and Location	Proposed Zone	Representation No. 36	Planning Comment and Recommendation
<p><b>Paul Sprago, Karen Porter, Craig Morris and Helen Wilson</b></p> <p>Clayton Road East, Turners Beach</p> <p>CT115441/3</p> <p>PID: 7318644</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map – Rural Living B</p>	<p>Seeks to have a portion of the land zoned Rural Living A as the land is not suitable for agricultural activities and would be outside the flood overlay.</p> <p>The railway line creates a buffer between General Residential zone and proposed Rural Living A zoning.</p> <p>Road access is in place.</p> <p>The land is suited to Visitor Accommodation or residential development.</p>	<p>The land comprises 14.14ha and is subject to flooding from Claytons Rivulet.</p> <p>The land does not form part of the Turners Beach residential area and is bound by TasRail and road infrastructure and associated Utility zone.</p> <p>The land is subject to flooding.</p> <p>The owners are able to make application for Use Classes such as Residential (single dwelling) and Visitor Accommodation under the proposed Rural zone.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


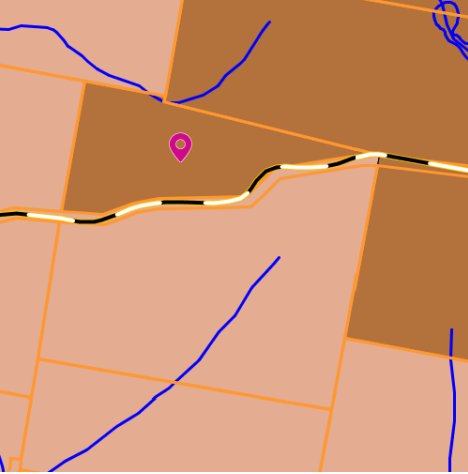
RELATING TO  
RURAL AND AGRICULTURE ZONES

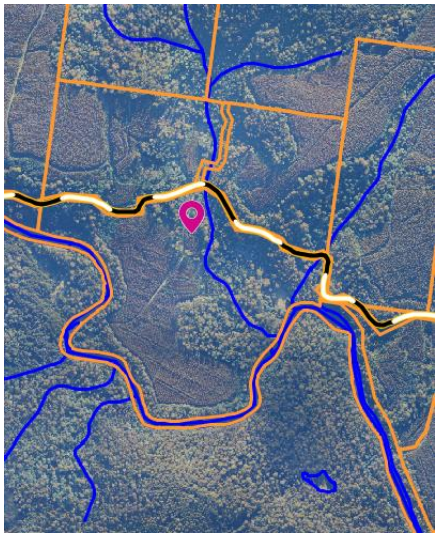
Representor and Location	Proposed Zone	Representation No. 37	Planning Comment and Recommendation
<p><b>S &amp; D Evans</b></p> <p>804 Forth Road, Forth</p> <p>CT170052/2</p> <p>PID:3398392</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land is more suited to be zoned Rural.</p> <p>The property is of low land value with areas of swamp and low-grade grassland. Land is also subject to runoff from adjoining lots.</p> <p>A Land Capability Assessment Report, undertaken by agricultural consultants Davey &amp; Maynard in 2004, states the land is identified as Class 5 and 7. Refer to the report attached to the representation.</p>	<p>The land has an area of 4.1ha and overlooks Forth River riparian land.</p> <p>The land accommodates a single dwelling and outbuildings.</p> <p>Adjoining land to the east is to be zoned Rural.</p> <p>Adjoining land to the west is to be zoned Agriculture.</p> <p>The land is partially within the coastal erosion overlay, the coastal inundation overlay and the Forth River flood overlay.</p> <p>Whilst the land is located within the Kindred North Motton Irrigation District, the land has significant constraints for agricultural production.</p> <p>It is recommended that, given characteristics of the land and land capability classification by agricultural consultants of 5 and 7, the land be zoned <b>Rural</b>.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

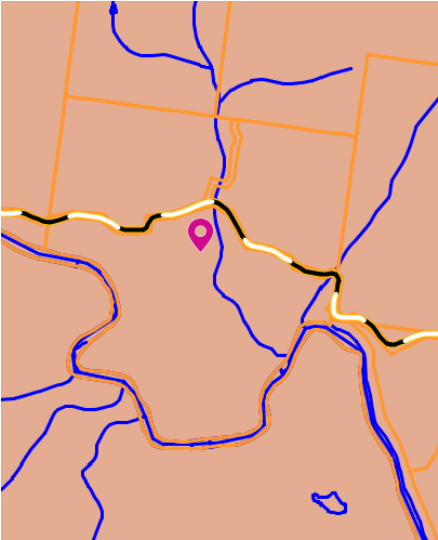



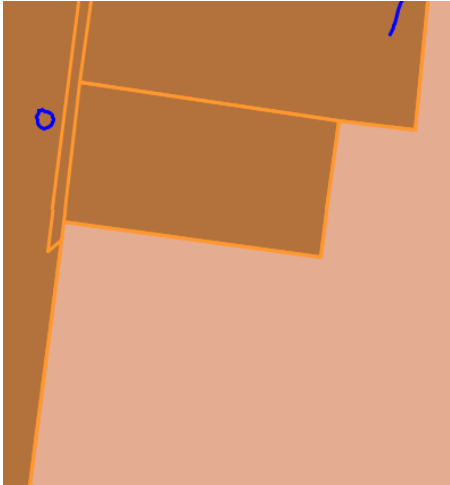
Representor and Location	Proposed Zone	Representation No. 38	Planning Comment and Recommendation
<p><b>A &amp; S Smith</b></p> <p>164 Hardys Road, Penguin</p> <p>CT119768/2</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests the land be zoned Rural.</p> <p>The property is a hobby farm. The property does not have sufficient water resource for irrigation and cropping purposes and does not have access to the irrigation scheme. The only accessible water is a spring-fed dam which supplies drinking water to cattle.</p>	<p>The land has an area of 15.81ha. The land accommodates a single dwelling and outbuildings.</p> <p>Adjoining land to the east is zoned Rural Living A. The Council's early draft of the LPS nominated the land be zoned Rural Living, however officers of the Tasmanian Planning Commission advised that the zoning was to revert to Agriculture zone for the purposes of public exhibition of the draft LPS.</p> <p>Land to the west is Crown land - to be zoned Environmental Management.</p> <p>Adjoining land to the north is to be zoned Agriculture.</p> <p>The land is constrained for agricultural production. It is recommended that, given the characteristics of the land and the mix of surrounding zones, the land be zoned Rural.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 39	Planning Comment and Recommendation
<p><b>George Fanous</b></p> <p>Von Bibras Road, Ulverstone</p> <p>CT241644/1</p> <p>PID 6984338</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Strongly object to the proposed zoning.</p> <p>The land is less than 1ha in area and does not have any of the characteristics of the Rural or Agricultural zone.</p> <p>The land is a residential block in a residential area. Request the land be General Residential.</p>	<p>The land has an area of 9,603m<sup>2</sup> and adjoins a General Residential zone and is constrain for primary industry use.</p> <p>Adjoining land to the north and north-west is zoned General Residential. Land to the east and south is to be zoned Agriculture.</p> <p>The Council has not determined that there be an expansion of the urban town boundary or a peri-urban living zone (Rural Living) in this location. The land however, is a subminimal Rural Resource parcel that adjoins a General Residential zone and other allotments along Von Bibra Road that accommodate single dwellings. The land is constrained for agricultural production.</p> <p>A Rural zoning would allow for application for a dwelling on the land, providing such an application could satisfy the relevant Performance Criteria, demonstrating that no conflict or constraint on adjoining Agricultural land would result.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

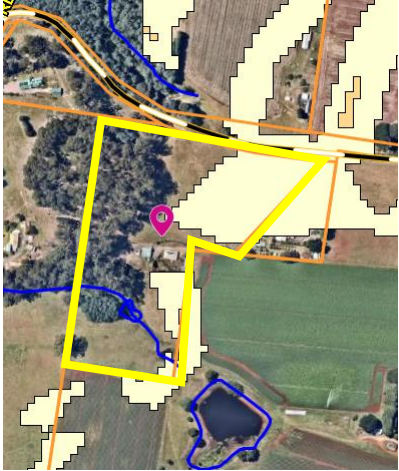
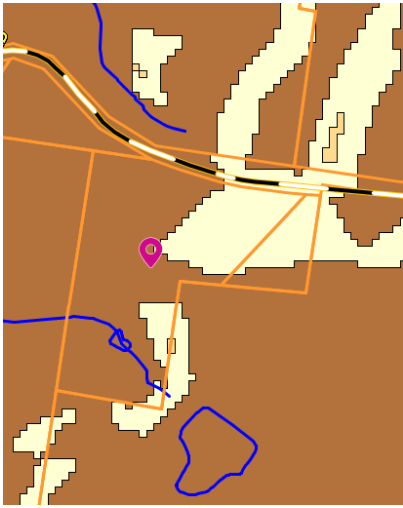
Representor and Location	Proposed Zone	Representation No. 40	Planning Comment and Recommendation
<p><b>Paul O'Halloran</b></p> <p>180 Harveys Road, North Motton</p> <p>CT165516/2</p> <p>PID 6987053</p> <p>Draft LPS - change from Rural Resource to a split zoning of Rural &amp; Agriculture</p>	  <p>LPS Map</p>	<p>The parcel of land to the north of Harveys Road should be zoned Rural, not Agriculture, as surrounding land is zoned Rural and the remainder of the land, to the south of Harveys Road, is to be zoned Rural.</p>	<p>The land has a total area of 7.732ha.</p> <p>The Title (CT165516/2) straddles Harveys Road.</p> <p>The land accommodates a dwelling on the southern side of Harveys Road, is heavily vegetated and is identified as Class 5 land.</p> <p>The northern side of Harveys Road is vacant, is primarily covered with dense trees with a small area that is cleared of native vegetation and is identified as Class 4 land.</p> <p>The land is not located within a proclaimed irrigation district.</p> <p>Given the characteristics of the land it is recommended that the land located on the northern side of Harveys Road be zoned Rural, the same zone as the southern portion of the Title.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>, the same zone as the southern portion of the Title.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

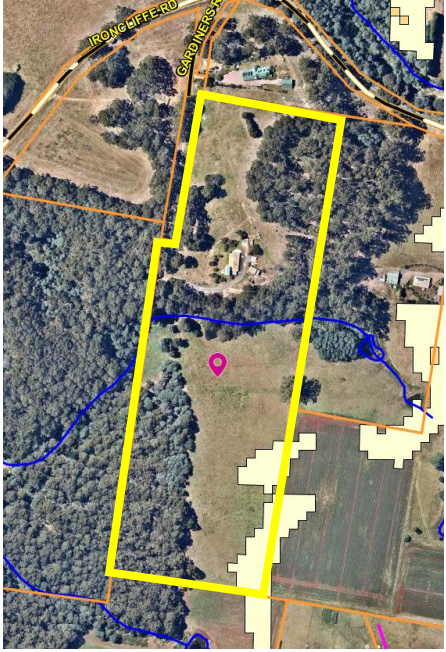
Representor and Location	Proposed Zone	Representation No. 41	Planning Comment and Recommendation
<p><b>Daniel Hosemans</b></p> <p>1991 Loongana Road, Loongana</p> <p>CT239626/1</p> <p>PID 6775229</p> <p>Draft LPS - change from Rural Resource to Rural.</p>		<p>The land contains 40.12ha areas set aside for conservation leaving approximately 37.48ha for productive land use.</p> <p>Approximately 6ha of this land is steep with no access. It is proposed this area of land be added to the conservation covenant area, to create a green belt linking Winterbrook Falls Forest Reserve to the Leven Canyon Regional Reserve.</p> <p>This would reduce the productive area of land to approximately 30ha. This is below the threshold of 40ha for land to be zoned Rural.</p> <p>There are many other residential properties along Loongana Road.</p> <p>The land is more suited to be zoned Rural Living.</p> <p>Should Council agree to rezoning the land to be Rural Living, I would apply for a 10ha subdivision adjacent to my neighbour's property and create a 'right-of-way' (to their property on my northern boundary) so they could legally access their land.</p>	<p>The land encompasses 77.60ha and is primarily covered with dense vegetation.</p> <p>The Title straddles Loongana Road and an unmade parcel of Crown land (unmade road) is located on a portion of the land.</p> <p>The property contains approximately 40ha of land that is covered by a Conservation Covenant.</p> <p>The land is identified as Class 5 and 6.</p> <p>The land is not located within a proclaimed irrigation district.</p> <p>Some areas have been the subject of forestry practices.</p> <p>The Council has not undertaken any study nor makes a submission that land in this area be zoned for residential purpose, such as Village or Rural Living.</p> <p>It is recommended that the land be zoned Rural, as is proposed.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>, as is proposed.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p>

	 <p>LPS Map</p>	<p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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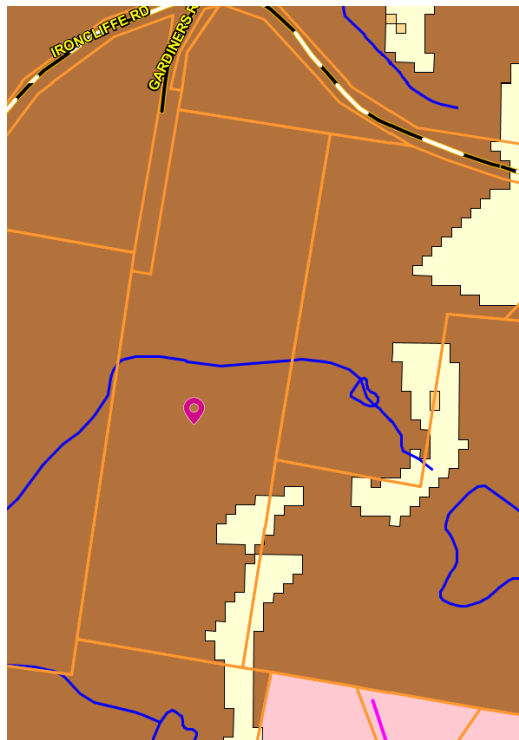
Representor and Location	Proposed Zone	Representation No. 42	Planning Comment and Recommendation
<p><b>Ben Fielding</b></p> <p>Barkers Road, South Riana</p> <p>CT101234/2</p> <p>PID 7814621</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests that the land be zoned Rural.</p> <p>Representor has recently purchased the block of land with a view to construct a dwelling into the future.</p> <p>The land is not serviced by the irrigation scheme.</p> <p>Half the land is steep undulating terrain.</p>	<p>Land has an area of 8.99ha.</p> <p>Land is within (on the edge of) the Dial-Blythe Proclaimed Irrigation District and primarily identified as Class 5, with a portion of Class 4.</p> <p>Half the property is cleared of native vegetation and half is covered with dense trees.</p> <p>The land adjoins Crown land to the east and south and agricultural land to the north and west.</p> <p>The land is constrained for agricultural production. Recommend the land be zoned Rural, as is consistent with adjoining land to the east and south.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 43	Planning Comment and Recommendation
<p><b>Larry &amp; Anita Parker</b></p> <p>463 Ironcliffe Road, Penguin</p> <p>CT239920/2</p> <p>PID 7277096</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The property was annexed off a farm and is too steep for the safe operation of tractors and other machinery.</p> <p>The property has an area of 7.6ha with no access to the Dial-Blythe water scheme.</p> <p>The land is neighboured by other small properties. The land should be Rural zone.</p>	<p>The land has an area of 6.72ha and accommodates a single dwelling with outbuildings.</p> <p>The land is located with the Dial-Blythe Irrigation District. The land is identified as a mixture of Class 2 &amp; 3 and 5 &amp; 6 land and is surrounded by other land that is to be zoned Agriculture.</p> <p><i>Note: the owners of land to the south and west of this land have also made representation to be zoned Rural (Rep. No. 36 at 164 Hardys Road, Penguin and Rep No. 42 at 511 Ironcliffe Road, Penguin).</i></p> <p>The land is constrained for agricultural production.</p> <p>The characteristics of the land suggest that a more appropriate zoning would be Rural.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 44	Planning Comment and Recommendation
<p><b>Peter &amp; Judy Brown</b></p> <p>511 Ironcliffe Road, Penguin</p> <p>CT229363/1</p> <p>PID 6763869</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>		<p>The property has an area of 9.53ha and is used as a residential bush block. The land is sited above an old stone quarry.</p> <p>The property does not have access to an irrigation scheme and does not have sufficient water for irrigation and cropping purposes. The watercourse shown on the map of our property is dry for nine months of the year and is reliant on overflow from a dam further up the watercourse.</p> <p>Requests “a more appropriate zoning”.</p>	<p>The land has an area of 9.53ha and accommodates a single dwelling with outbuildings.</p> <p>The land has moderate slopes and approximately 60% of the land is clear of native vegetation.</p> <p>The land is identified as part Class 2 and 3 with a majority of the land Class 5 and 6.</p> <p>The characteristics of the land do suggest that a more appropriate zoning would be Rural.</p> <p><i>Note: the owners of land to the south and east have also made representation to be zoned Rural (Rep. No. 36 at 164 Harveys Road, Penguin and Rep No. 41 at 463 Ironcliffe Road, Penguin.).</i></p> <p>Refer to Land Class map below - over all three properties.</p>





LPS Map



**Recommendation for Draft LPS**

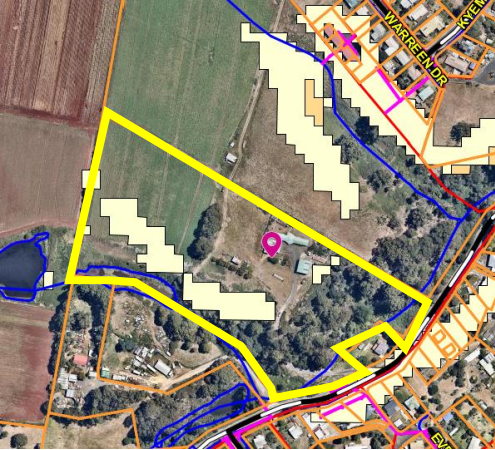
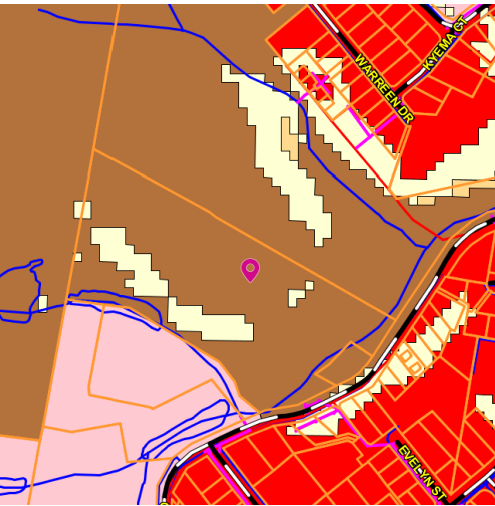
Recommend the land be zoned **Rural**.

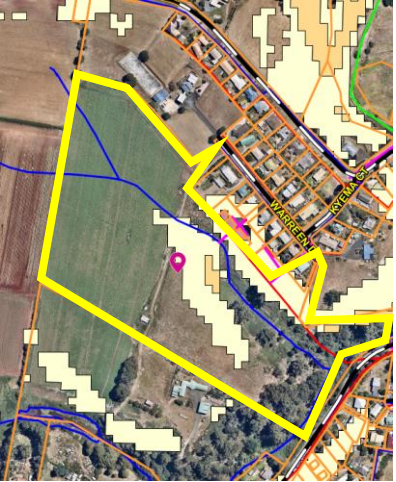

**Effect on Draft LPS as a Whole**


Not applicable.

**LPS Criteria**

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.


Representor and Location	Proposed Zone	Representation Nos. 45	Planning Comment and Recommendation
<p><b>David &amp; Cindy Boddan</b></p> <p>32 Deviation Road, Penguin</p> <p>CT21490/1</p> <p>PID 7122772</p> <p>Draft LPS - change from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Strongly object to the proposed Agriculture zoning of adjoining properties identified under PID's 7122772 and 1923683 (located at 32 Deviation Road and 28 Warreen Drive, Penguin).</p> <p>The new classification will significantly reduce the value of our current assets.</p> <p>The Dial-Blythe Irrigation Scheme is currently totally used and no more allocation is available, placing pressure on commercial interest being viable at these locations.</p> <p>Requests land be zoned Rural.</p>	<p>The land has an area of 5.32ha.</p> <p>The land accommodates a single dwelling with outbuildings and falls outside the land capability classification area. The land is however within the Dial-Blythe Irrigation District.</p> <p>The land adjoins a Rural Living zone to the south, a General Residential zone is located across the other side of Deviation Road to the east and an Agriculture zone adjoins to the west.</p> <p>The land is constrained for agricultural production. Zoning the land Rural would result in little to no impact on the adjoining Agriculture, Rural Living and General Residential zones.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation Nos. 46	Planning Comment and Recommendation
<p><b>David &amp; Cindy Boddan</b></p> <p>28 Warreen Drive, Penguin</p> <p>CT132284/1</p> <p>PID 1923683</p> <p>Draft LPS - change from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests land be zoned Rural.</p> <p>Refer to comments made in relation to representation No.45.</p>	<p>The land has an area of 9.55ha.</p> <p>The land accommodates a single dwelling with outbuildings and falls outside the land capability classification area. The land is however within the Dial-Blythe Irrigation District.</p> <p>The land adjoins a General Residential zone to the north, a General Residential zone is located across the other side of Deviation Road to the east and an Agriculture zone adjoins to the west.</p> <p>The land is constrained for agricultural production. Zoning the land Rural would result in little to no impact on the adjoining Agriculture and General Residential zones.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

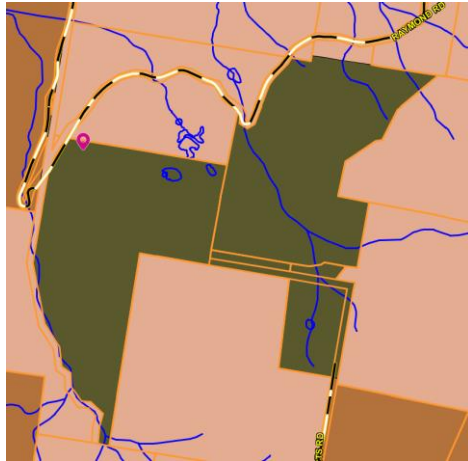
Representor and Location	Proposed Zone	Representation No. 47	Planning Comment and Recommendation
<p><b>Peter and E Needham</b></p> <p>393 Wilmot Road, Forth</p> <p>CT217370/1</p> <p>PID 6988806</p> <p>Draft LPS - from Environment Management to Environmental Management</p>		<p>The land is proposed to be zoned Environmental Management.</p> <p>Request the land be zoned Agriculture – same as surrounding properties.</p>	<p>The land at 393 Wilmot Road, Forth is privately owned and currently zoned Environmental Management. It is proposed the zoning remain the same – Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p>Recommend the land be zoned Agriculture, as is adjoining private land.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map

Representor and Location	Proposed Zone	Representation No. 48	Planning Comment and Recommendation
<p><b>Colin &amp; Julie Vercoe</b></p> <p>319 Raymond Road, Gunns Plains</p> <p>CT250768/1</p> <p>PID 6992426</p> <p>Draft LPS - from Environment Management to Environmental Management.</p>		<p>The land is proposed to be zoned Environmental Management. The definition of EM zone is too restrictive and not suited to the property. The property has a covenant in place to protect approximately 20ha of <i>Eucalyptus viminalis</i> forest.</p> <p>Request the land be zoned Rural – the same as surrounding properties.</p>	<p>The land has an area of 30.60ha and is covered with native vegetation.</p> <p>The land also accommodates a single dwelling with outbuildings.</p> <p>The land is privately owned and currently is zoned Environmental Management. It is proposed the zoning remain the same – Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p>It is recommended the land be zoned Rural.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>





LPS Map

**Recommendation for Draft LPS**

*Note: The zoning error also affects adjoining land identified as:*

*124 Stuarts Road, Preston - PID 2042917*

*1810 Preston Road, Preston - PID 2042909*

*299 Raymond Road, Gunns Plains - PID 3195296*

It is recommended these properties also be zoned **Rural**.


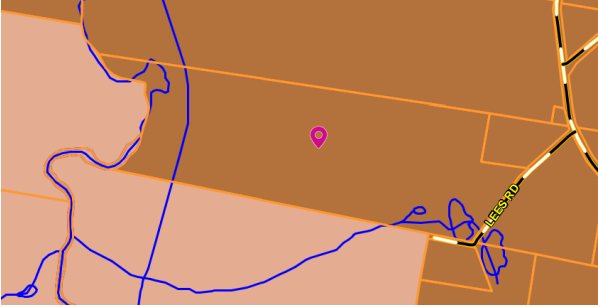

**Effect on Draft LPS as a Whole**

Not applicable.


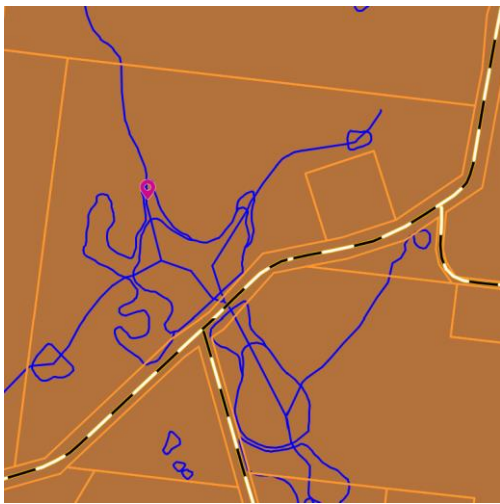
**LPS Criteria**

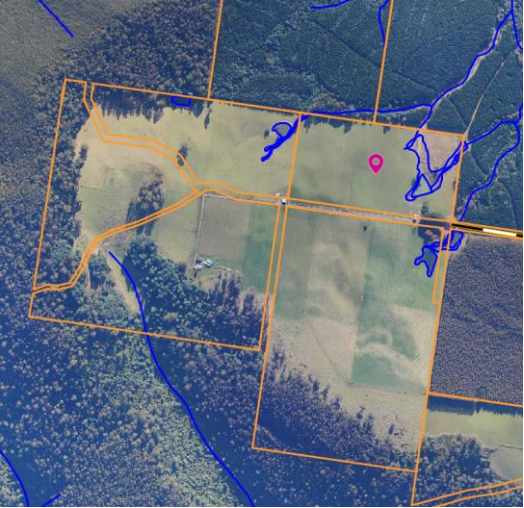
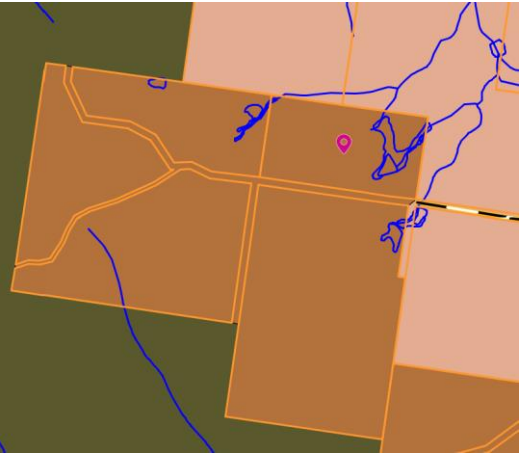
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.




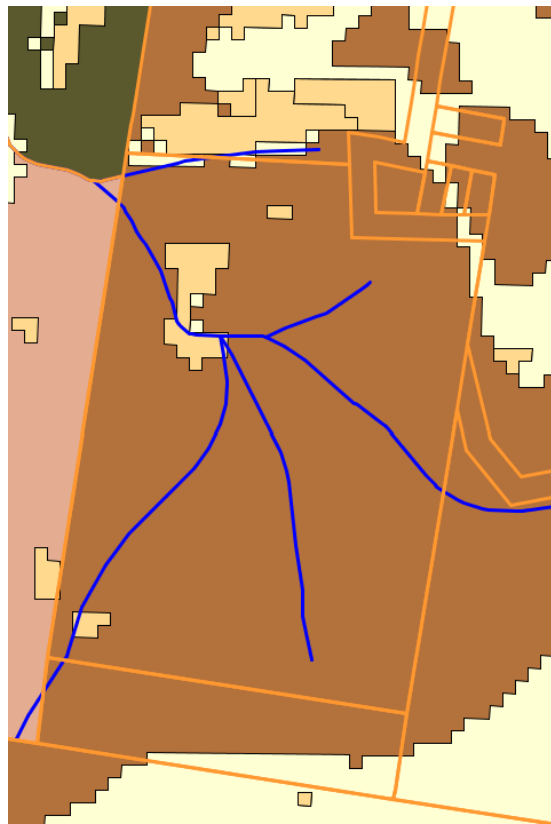
Representor and Location	Proposed Zone	Representation No. 49	Planning Comment and Recommendation
<p><b>David Johnston</b></p> <p>20 Lees Road, Gawler</p> <p>CT104223/1</p> <p>PID 7787387</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Requests land be zoned Rural.</p> <p>The land is similar to that of adjoining properties that are to be zoned Rural.. The property has steep slopes with a fall of over 130m from north to western boundary, falling steeply to the Leven River.</p> <p>More than 50% of the land is Class 4 or 5.</p>	<p>The land has an area of 28.43ha and accommodates a single dwelling with outbuildings.</p> <p>Approximately 60% of the land is clear of native vegetation.</p> <p>The land is identified as part Class 2 and 3 and part Class 5 and 6.</p> <p>The land is within the Kindred-North Motton Irrigation District (on the edge of).</p> <p>The land has slopes that are identified as MEDIUM landslide hazard. The land is thus constrained for agricultural production.</p>  <p>Landslide hazard Map.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p>

			<p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 50 & 51	Planning Comment and Recommendation
<p><b>Jamie &amp; Natalie Clarke</b></p> <p>1608 Pine Road, South Riana &amp; 1610 Pine Road, South Riana</p> <p>CT215580/1 &amp; CT215579/1</p> <p>PID 7680774 &amp; 7680766</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>		<p>The property at 1608 Pine Road has an area of 16.92ha and accommodates a single dwelling with outbuildings, dams and watercourses.</p> <p>CT215579/1 (referred to as 1608 Pine Road) is vacant land with an area of 1 ha. Combined, the two Titles have a land area of approximately 16.92ha.</p> <p>The land once accommodated a single dwelling, however the dwelling was lost to fire and application was not made within the statutory 2 year period to reinstate the building. The owner would like assurance a dwelling could be developed on the land.</p> <p>The land is identified as Class 4 and Class 5 land.</p> <p><b>Recommendation for Draft LPS</b> Recommend both Titles be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 52	Planning Comment and Recommendation
<p><b>D R. Chalmers &amp; R Greiner</b></p> <p><b>121 Cullens Road, South Preston</b></p> <p>CT 229509/1 &amp; CT 210598/1</p> <p>PID 1630514 &amp; PID 6990586</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>		<p>The property at 121 Cullens Road, South Preston (PID 1630514) has an area of 39.6ha and accommodates a single dwelling with outbuildings. The land is partially cleared of native vegetation and adjoins a large area of heavily vegetated Crown land to the north, south and west.</p> <p>The adjoining property to the east (PID 6990586) has a land area of 39.7ha, is primarily cleared of native vegetation and is vacant. Together the two properties operate as a rural enterprise.</p> <p>Combined, the two Titles have a land area of approximately 84ha.</p> <p>The land is identified as Class 4 land.</p> <p>The land is not within a proclaimed irrigation district.</p> <p><b>Recommendation for Draft LPS</b>  Recommend PID 1630514 be zoned <b>Rural</b>.  Recommend PID 6990586 be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b>  Not applicable.</p> <p><b>LPS Criteria</b>  The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 53	Planning Comment and Recommendation
<p><b>Thomas Peachey</b></p> <p>Copper King Road, Cuprona</p> <p>CT229072/1</p> <p>PID 6773688</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Request the land be zoned Rural.</p> <p>Representation is accompanied by a report by AK Consultants - Agriculture &amp; Natural Resource Management.</p>	<p>The land has an area of 11.35ha, steep slopes and is covered with native forest vegetation.</p> <p>The land accommodates four small tributaries of the Blythe River.</p> <p>The land does not accommodate any buildings.</p> <p>Adjoining land to the west is to be zoned Rural. Adjoining land to the north, east and south is to be zoned Agriculture.</p> <p>The land is located within the Dial-Blythe Irrigation District, however the accompanying consultant's assessment of the capability of the land has determine that the agricultural potential of the land is negligible and it is highly unlikely the land would be used for agricultural enterprise in association with adjoining land.</p> <p>The land is significantly constrained for agricultural production. It is recommended that, given land characteristics, the land be zoned Rural.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b></p>




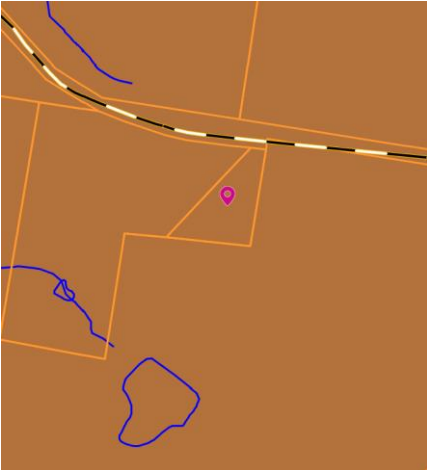
LPS Map


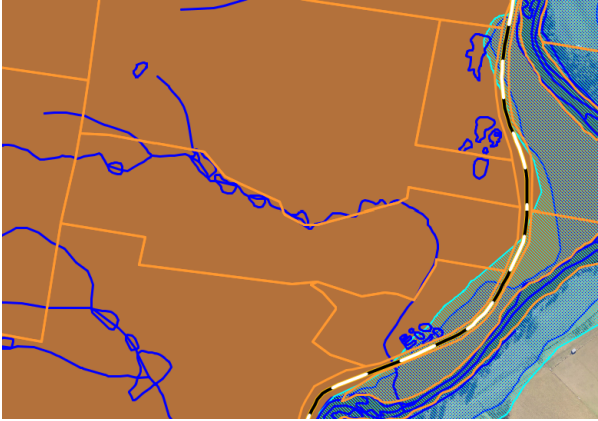
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.





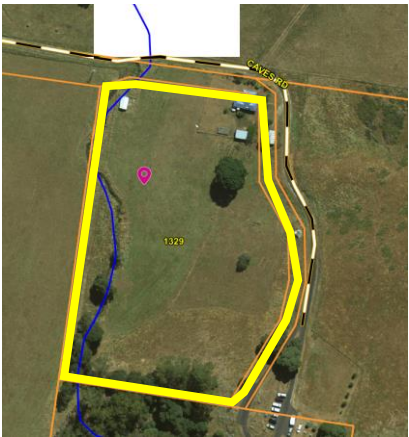
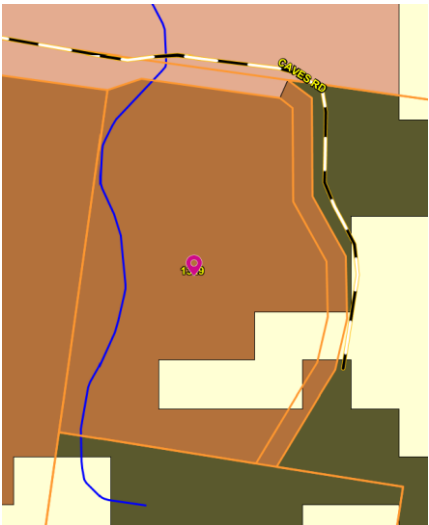
Representor and Location	Proposed Zone	Representation No. 54	Planning Comment and Recommendation
<p><b>SM &amp; AA Swain</b></p> <p>Motts Road, Gawler</p> <p>CT76882/1</p> <p>PID 7878377</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land owners planned to build a 'retirement house' on the land. Has had power and a water tank installed.</p> <p>Representation is accompanied by a report by agricultural consultants Agronico Pty Ltd, undertaken in 2003. The report states the site has a number of areas of exposed bedrock and is deemed to be Class 4 land. Adjoining land would also have limited cultivation opportunity due to the presence of profile rock. There is an established tree buffer to adjoining agricultural on the eastern and western boundaries.</p>	<p>The land has an area of 2,347m<sup>2</sup> and accommodates a shed.</p> <p>Surrounding land is to be zoned Agriculture.</p> <p>The land is located within the Kindred North Motton Irrigation District, however the accompanying consultant's assessment of the capability of the land has determine that the agricultural potential of the land is negligible.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>





Representor and Location	Proposed Zone	Representation No. 55	Planning Comment and Recommendation
<p><b>Phil &amp; Raeleen Leaver</b></p> <p>461 Ironcliffe Road, Penguin</p> <p>CT26287/1</p> <p>PID 7277061</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The Agriculture zone should not apply as is a small parcel of land and cannot generate an income. The land has no access to water.</p> <p>Requests the land be zoned Rural.</p>	<p>The land has an area of 9,901m<sup>2</sup> and accommodates a dwelling and shed.</p> <p>The land is located within the Dial-Blythe Irrigation District.</p> <p>The allotment, and all surrounding land, is located in an area that is to be zoned Agriculture.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Agriculture</b>, as proposed.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 56	Planning Comment and Recommendation
<p><b>RH &amp; PJ Medwin</b></p> <p>490 Wilmot Road, Forth</p> <p>CT119829/1</p> <p>PID 1747472</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The land has no access to water from the irrigation scheme and no likelihood of receiving or storing irrigation scheme water.</p> <p>The land is surrounded by unviable hobby farms that have a residence on them - see map attached with the representation.</p> <p>To rezone to Agriculture would place further restrictions on the future use of the land, especially the erection of a house for management of a beef herd.</p>	<p>The land has an area of 21.25ha and accommodates a shed.</p> <p>The land is identified as Class 4 land and is located within the Kindred North Motton Irrigation District.</p> <p>The property and all surrounding land is located in an area that is to be zoned Agriculture.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Agriculture</b>, as proposed.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

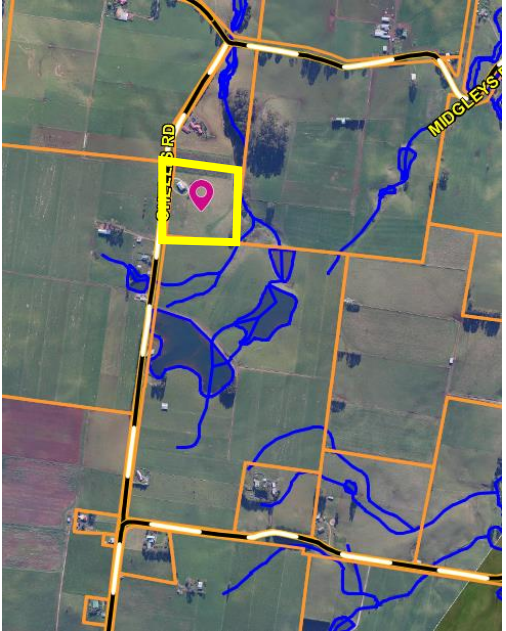
Representor and Location	Proposed Zone	Representation No. 59	Planning Comment and Recommendation
<p><b>Warren Fairbrother</b></p> <p>114 Edinborough Road, Abbotsham</p> <p>CT20685/1</p> <p>PID: 6983271</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Surrounding properties are bush blocks or small lot hobby farms with cattle.</p> <p>Land is heavy clay soils with poor drainage.</p> <p>Intent is to have a home-based business in an area that will not impact on neighbours.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 18.58ha and comprises native vegetation with a cleared area accommodating a single dwelling with outbuildings.</p> <p>This lot, and surrounding land along Edinbrough Road, is constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 60	Planning Comment and Recommendation
<p><b>Rebecca Pearce</b></p> <p>1329 Gunns Plains Road, Gunns Plains</p> <p>CT221040/1</p> <p>PID: 6992610</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>Land is not large enough to make a living off.</p> <p>The property has a steep incline to the south and is bordered by the Gunns Plains Caves.</p> <p>The land will be bordered by Environmental Management zone to the east and south, Rural zone to the north and Agriculture zone to the west.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 2.15ha and accommodates a single dwelling with outbuildings. The property adjoins the access road to regional tourist attraction - Gunns Plains Caves.</p> <p>The and is surrounded by various zones and is constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

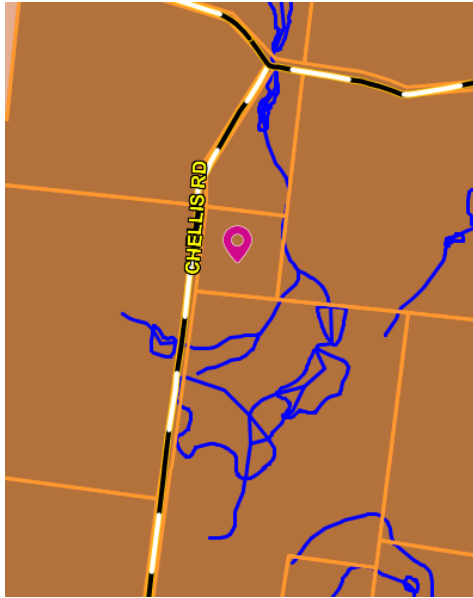
Representor and Location	Proposed Zone	Representation No. 61	Planning Comment and Recommendation
<p><b>Erika Krumins and Dirk Fuellgrabe</b></p> <p>189 West Ridge Road, Penguin</p> <p>CT30070/2</p> <p>PID: 2772952</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Topography of the land is not suitable for cropping.</p> <p>There is not access to the irrigation scheme. The irrigation scheme is fully allocated.</p> <p>Land to the north west is to be zoned Rural and it has more cropping than our property. Adjoining land to the east is working agricultural property, land to the west is not cropped, due to steepness of the land and poor drainage.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 4.43ha and accommodates a single dwelling with outbuildings.</p> <p>All land on the northern side of West Ridge Road is to be zoned Rural.</p> <p>All land on the southern side of West Ridge Road is to be zoned Agriculture and comprises a mixed class of prime land that is used for agricultural purposes.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



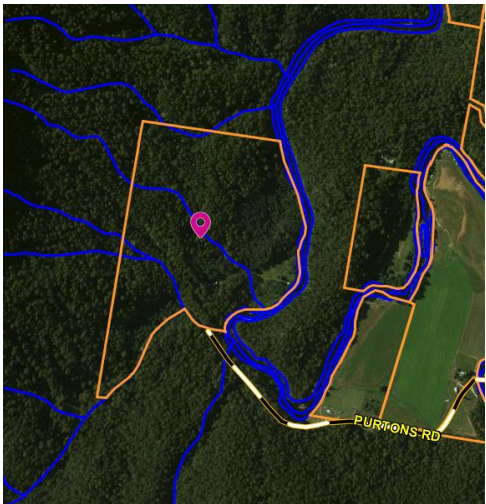
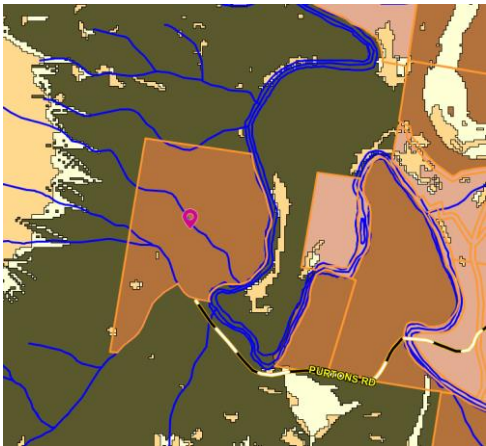
Representor and Location	Proposed Zone	Representation No. 62	Planning Comment and Recommendation
<p><b>Robin Jupp</b></p> <p>90 Browns Lane, Penguin</p> <p>CT88561/1</p> <p>PID: 6764386</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The property has limited opportunity to grow crops and has access only to a small dam that is dry in summer.</p> <p>Property has limited access for trucks and machinery.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 10.56ha and accommodates a single dwelling with outbuildings.</p> <p>The land is partially cleared and adjoining land to the east is cropped.</p> <p>Zoning in this area has a “patchwork quilt” appearance.</p> <p><b>Recommendation for Draft LPS.</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

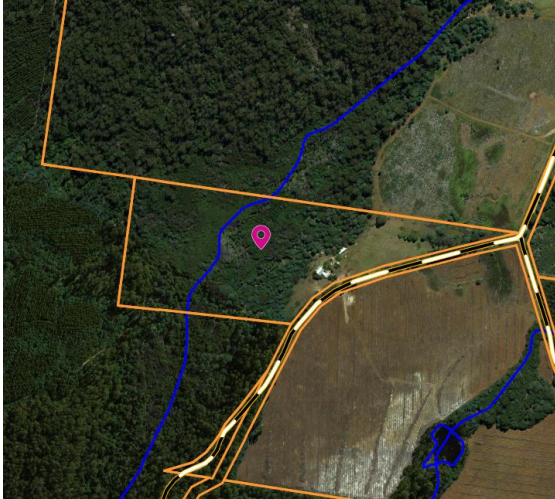
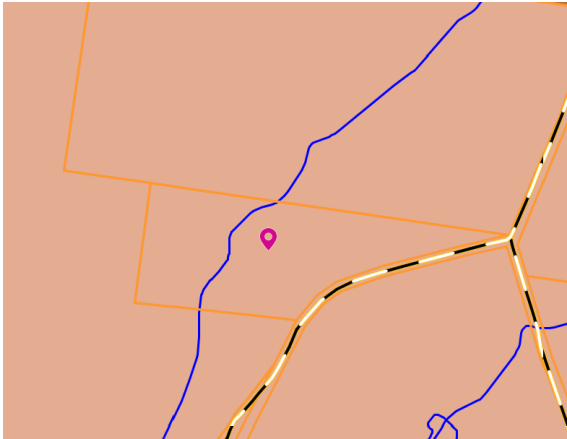
Representor and Location	Proposed Zone	Representation No. 64	Planning Comment and Recommendation
<p><b>Jenni McArthur</b></p> <p>35 Chellis Road, Riana</p> <p>CT230104/1</p> <p>PID: 6778331</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Does not dispute the application of Agriculture to the general area.</p> <p>However, their allotments is a small residential lot. Such lots should be excluded from the Agriculture zone so that boutique business can benefit from the rural location.</p> <p>Properties on one side of Pine Road (zoned Rural) can apply for planning consideration, whereas properties on the other side (zoned Agriculture) cannot.</p> <p>This disadvantages properties that have, historically, been allowed more diverse uses.</p> <p>Not clear in the representation, but assumes a request the land be zoned Rural.</p>	<p>Land has an area of 3.69ha and accommodates a single dwelling.</p> <p>Similar Use Classes would apply to the Rural and Agriculture zones, with all uses, including those that are not directly associated with primary industries, required to satisfy TPS zone and Code standards. Generally, applications would be assessed on their merits and would be, as the representor suggests, based on a case by case basis and assessed on impacts on primary industry operations. Some 'discretionary' criteria however would be mandatory and small lots, in particular, would need to demonstrate no potential for conflict with surrounding primary industry.</p> <p>This is very similar to Rural Resource zone standards under the current <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p><b>Recommendation for Draft LPS.</b> Recommend the land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


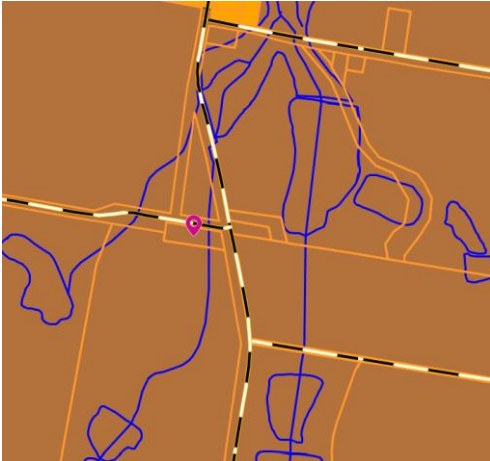




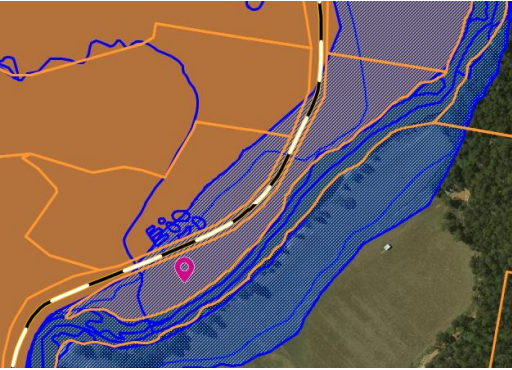


LPS Map

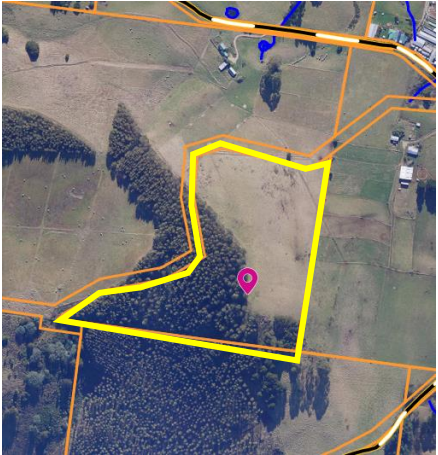

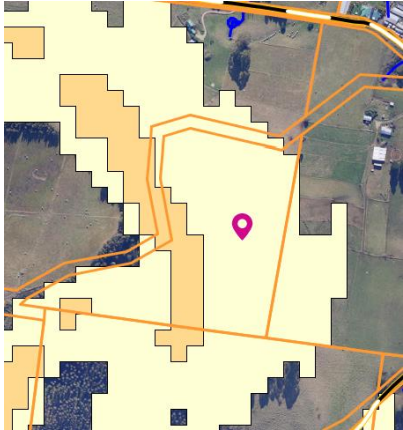
Representor and Location	Proposed Zone	Representation No. 65	Planning Comment and Recommendation
<p><b>Brian Robertson</b></p> <p>242 Purtons Road, North Motton</p> <p>CT223870/1</p> <p>PID: 6762823</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Land has steep slopes and is heavily vegetated.</p>	<p>Land is vacant, has an area of 42.16ha and comprises native vegetation. Several watercourses transect the property.</p> <p>The land is significantly constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS.</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


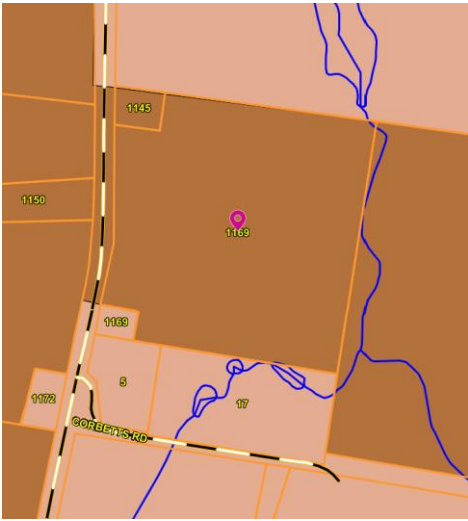
Representor and Location	Proposed Zone	Representation No. 66	Planning Comment and Recommendation
<p><b>Roger Fenrhys</b></p> <p>650 Loyetea Road, Loyetea</p> <p>CT227006/1</p> <p>PID: 6777750</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Land is zoned Rural.</p> <p>The 200m buffer to agriculture land will reduce opportunity for existing holdings - such as to move houses within existing lots. This could lead to inefficient land use, loss of property rights and of enjoyment of lifestyle.</p> <p>There is not a persuasive planning basis for including a 200m buffer.</p>	<p><i>Note: The representation has been included for information purposes only.</i></p> <p><i>The representation is in relation to the content of the TPS - SPP's and, as such, cannot be considered by the Planning Authority.</i></p> <p><i>Representations are to relate to the draft Central Coast LPS.</i></p> <p>Land accommodates a single dwelling and outbuildings. The land is significantly constrained for agricultural production.</p> <p>The 200m buffer of a sensitive use to agriculture land is a standard under the <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p><b>Recommendation for Draft LPS.</b> Not applicable.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 67	Planning Comment and Recommendation
<p><b>Barry Smith</b></p> <p>1 Bretts Road, North Motton</p> <p>CT223681/1</p> <p>PID: 6987109</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Strongly objects to being zoned Agriculture. The property is the size of a house block.</p> <p>Severely limited to grow crops and unsuitable for grazing.</p> <p>Request land to be zoned General Residential.</p>	<p>Land has an area of 4,303m<sup>2</sup> and accommodates a single dwelling with outbuildings. Land is just south of the North Motton 'Village' zone.</p> <p>Land is within the Kindred North Motton Irrigation District.</p> <p>Surrounding land is to be zoned Agriculture.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


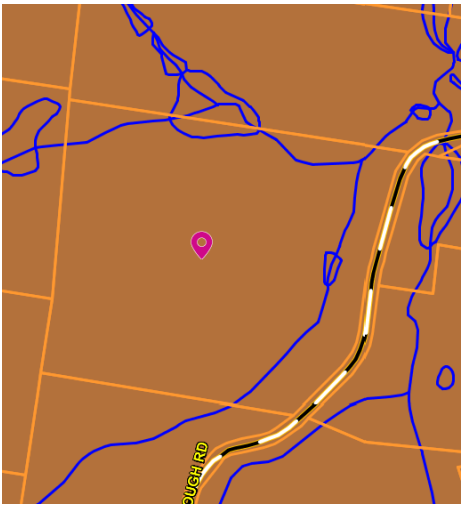
Representor and Location	Proposed Zone	Representation No. 68	Planning Comment and Recommendation
<p><b>RJ &amp; L Scolyer</b></p> <p>Wilmot Road, Forth</p> <p>CT116188/1</p> <p>PID: 1708369</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The land is not suitable for agriculture however land is used for grazing.</p> <p>The 2016 floods saw fruit trees and soft soil wash out. The flood also threw 2-3 metres of rock onto the lower parts of the land. The flood also washed away willows.</p> <p>Seeks the land be zoned Landscape Conservation, with a view to finding an area suitable for a dwelling on the land.</p>	<p>Land has an area of 4.4ha and adjoins the Forth River.</p> <p>The land is subject to the Flood Prone Areas overlay – see below.</p>  <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


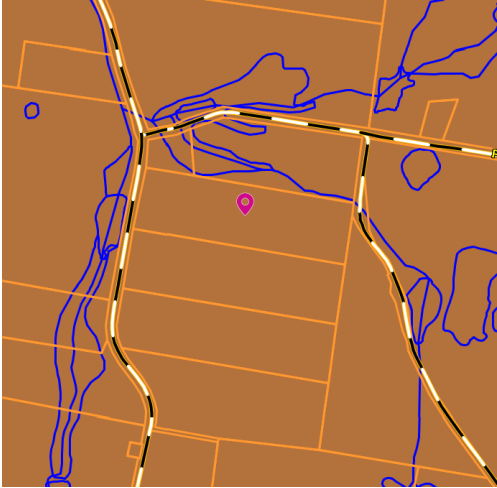




Representor and Location	Proposed Zone	Representation No. 69	Planning Comment and Recommendation
<p><b>Mehdi Gharib</b></p> <p>Duffs Road, Riana</p> <p>CT52941/1</p> <p>PID: 7814592</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural due to landslip hazards. Neighbours to the south are also to be zoned Rural, due to similar landslide risks.</p>	<p>Vacant land has an area of 7.08ha and does not have a formed access to a road. Half the land is covered with plantation trees that have, in the past, been harvested.</p> <p>The land is subject to Low and Medium landslide hazard - see map below.</p>  <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

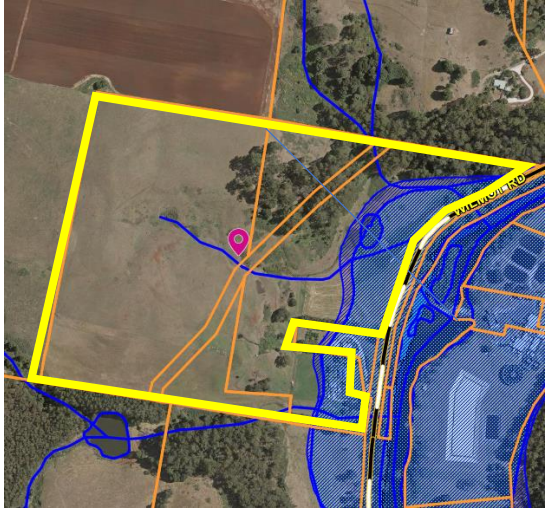
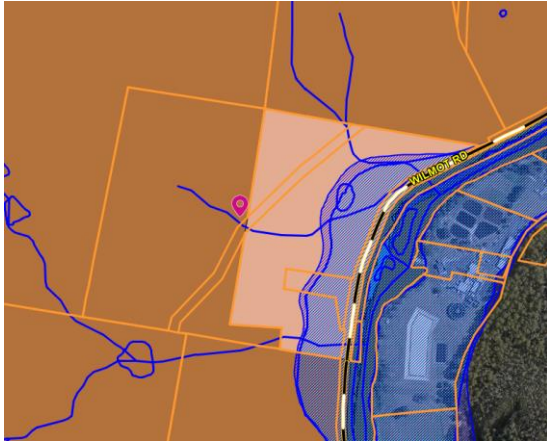
Representor and Location	Proposed Zone	Representation No. 70	Planning Comment and Recommendation
<p><b>Rodney &amp; Susan Duff</b></p> <p>1169 Pine Road, Riana</p> <p>CT52941/1</p> <p>PID: 7814592</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Land is not connected to Dial-Blythe Irrigation Scheme.</p> <p>Land is only 6.6ha.</p> <p>Neighbouring properties are to be zoned Rural. Many adjoining small blocks are for residential purpose.</p>	<p>Land has an area of 6.39ha and accommodates a single dwelling with outbuildings (to confirm if a dwelling on the land).</p> <p>The land to the south is to be zoned Rural.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural (also zone CT 229230/1 PID: 6776096 Rural)</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


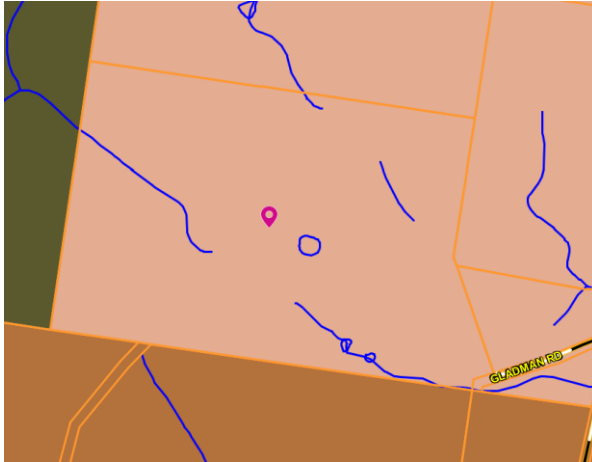


Representor and Location	Proposed Zone	Representation No. 71	Planning Comment and Recommendation
<p><b>Russell Smith</b></p> <p>Edinburgh Road, CT101942/1</p> <p>PID: 2811413</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Fifty percent of the land is natural bush. Gravel soils with a clay top that is not suitable for agriculture. Cannot even support eight head of cattle.</p> <p>Land is used for private storage and as a hobby farm.</p>	<p>Vacant land has an area of 20.74ha and accommodates outbuildings.</p> <p>The land is significantly constrained for agricultural production.</p> <p>This land and other properties in this location along Edinburgh Road would be more suited to the Rural zone.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

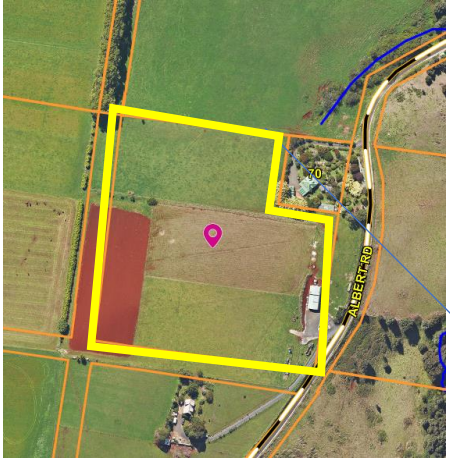
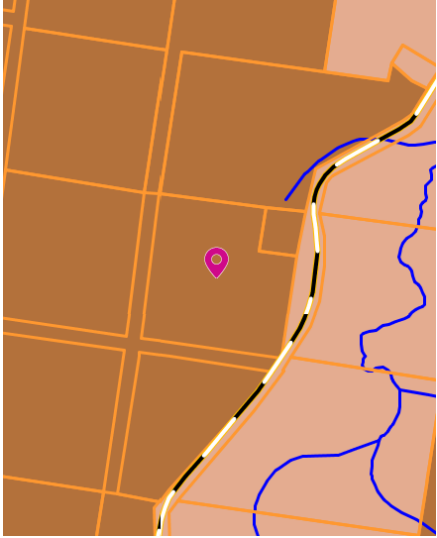
Representor and Location	Proposed Zone	Representation No. 72	Planning Comment and Recommendation
<p><b>Robert Stones</b></p> <p>Castra Road, Spalford</p> <p>CT241362/1</p> <p>PID: 6990666</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>Spalford is an area dominated by small blocks with dwellings on them. The block is surrounded by houses. Zoning the land Agriculture will preclude building a house on the land.</p> <p>Includes a 2007 report on an adjoining allotment to the north by Agronomist, Lisa Abblitt, that highlights the limitations of the land in this area due to marshy areas and cold climate.</p>	<p>Vacant land has an area of 4.95ha.</p> <p>The land is located in a large area that is to be zoned Agriculture.</p> <p>Land has limited suitability for intensive agriculture however is not a residential area.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


Representor and Location	Proposed Zone	Representation No. 73	Planning Comment and Recommendation
<p><b>Greg Stones</b></p> <p>Castra Road (off Petties Road), Upper Castra</p> <p>CT148922/1</p> <p>PID: 2050757</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Request land be zoned Rural.</p> <p>The block is Class 4 and 5.</p> <p>The block falls outside the irrigation scheme and there is insufficient water for the block.</p> <p>Zoning to Agriculture will substantially devalue the block that I purchased as an investment.</p>	<p>Vacant land has an area of 28.12ha.</p> <p>The land is located on the edge of areas that will transition from Rural to Agriculture, with Rural land supporting forestry activity and native vegetation. Land to the west is cleared and is to be zoned Agriculture.</p> <p>The land is constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 74	Planning Comment and Recommendation
<p><b>Annette &amp; Eckhard Kalka</b></p> <p>184 Wilmot Road, Forth</p> <p>CT122039/1 &amp; CT26342/3</p> <p>PID: 7536924</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>Properties encompasses two Titles. One is to be Rural; the other Agriculture.</p> <p>Request both Titles be zoned Rural.</p> <p>Fifty percent of the second block is steep and is not suitable for cropping. The gas pipeline runs through the land. The block is internal with no road access.</p>	<p>The land that adjoins Wilmot Road is to be zoned Rural and accommodates a dwelling with outbuildings. Other Title to the west is vacant and is to be zoned Agriculture. The land is identified as primarily comprising Class 3 land, although the land is also identified as a “Medium” landslip hazard and as such is constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS.</b> CT 26342/3 be zoned <b>Rural</b>. CT122039/1 be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

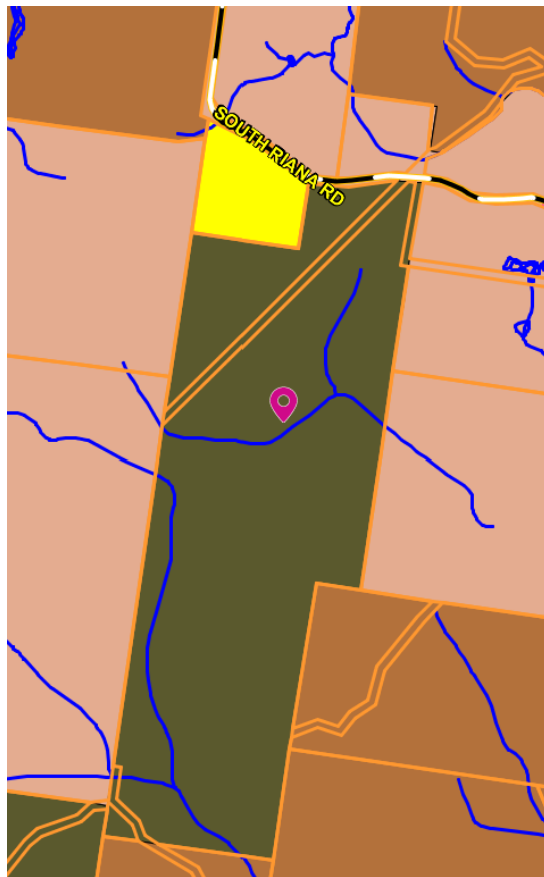
Representor and Location	Proposed Zone	Representation No. 75	Planning Comment and Recommendation
<p><b>Peter Collenette</b></p> <p>24 Gladman Road, Gunns Plains</p> <p>CT49091/1</p> <p>PID: 6763279</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Seeks clarification that land will be zoned Rural.</p>	<p>Land has an area of 43.10ha.</p> <p>It is proposed the land be zoned Rural.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural. as proposed.</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



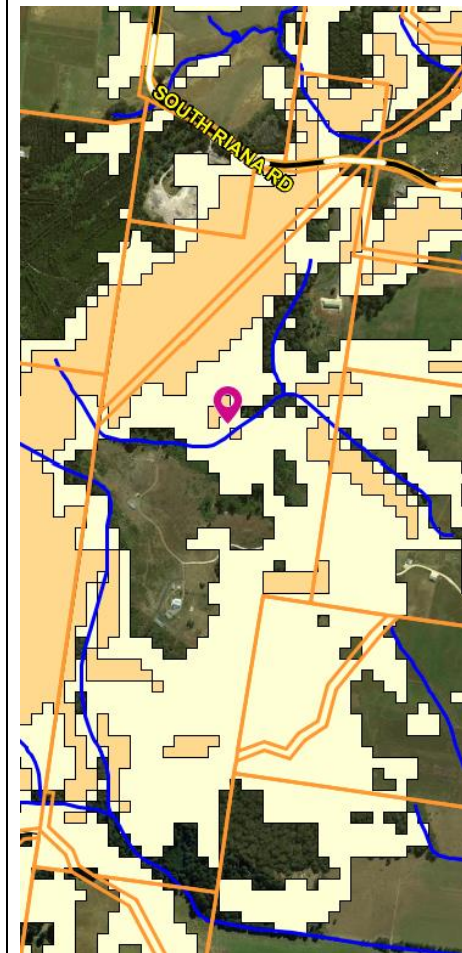
Representor and Location	Proposed Zone	Representation No. 76	Planning Comment and Recommendation
<p><b>Peter Tagett (agronomist)</b></p> <p>on behalf of MJ &amp; TC Rive and NS Mainwarring.</p> <p>Albert Road, Howth</p> <p>CT244535/1</p> <p>PID: 3344853</p> <p>Draft LPS - from Rural Resource to Agriculture</p>	  <p>LPS Map</p>	<p>The land comprises Class 3 and 4/5 land.</p> <p>The representation is accompanied by a report by Agronico. The report examines the capability of the land and the opportunity to build a dwelling on the land.</p> <p>The report advocates for land to be zoned Rural.</p>	<p>Land has an area of 3.69ha and accommodates a shed.</p> <p>The land is located within an area of transition that is to be zoned Agriculture to the west and, across the opposite side of the road to the east, to be Rural.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 77	Planning Comment and Recommendation
<p><b>Steve McKeown &amp; Tory Manison</b></p> <p>1456 South Riana Road, Gunns Plains</p> <p>CT240276/1</p> <p>PID: 6763236</p> <p>Draft LPS - from Environmental Management to Environmental Management</p>		<p>The Environmental Management zone is primarily for Crown land.</p> <p>Adjacent property is zoned Rural.</p> <p>Request land to be zoned Rural.</p>	<p>Land has an area of 74.11ha and accommodates a dwelling, visitor accommodation facility and outbuildings.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>. The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS.</p> <p>The land is located within a landslip hazard area See map below.</p> <p>The land is constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

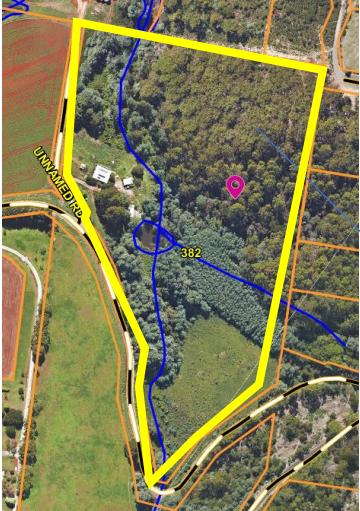




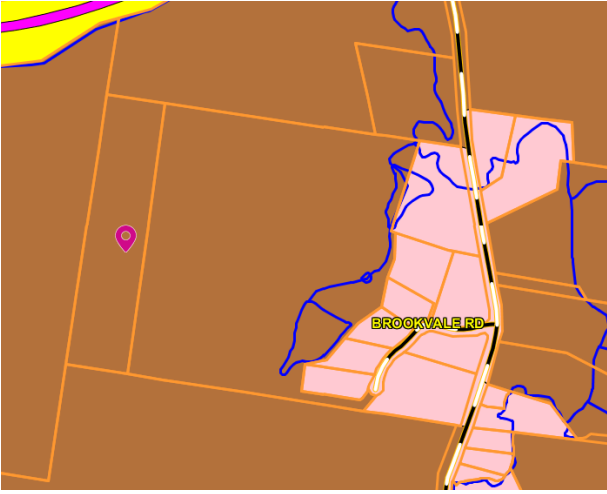


LPS Map

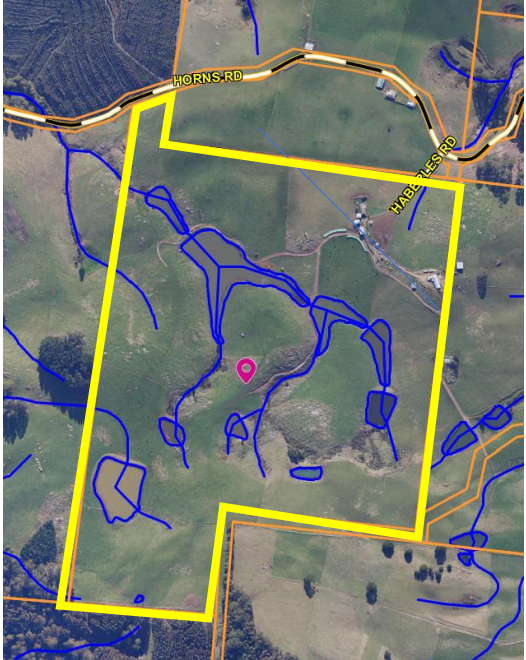


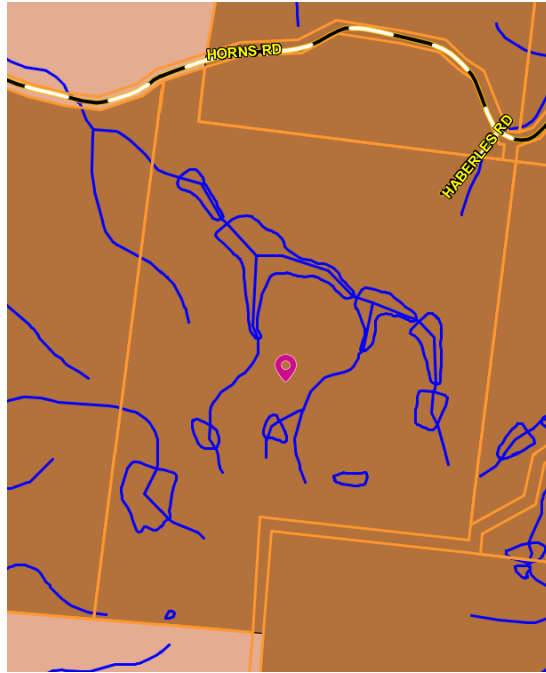
Landslip hazard map.

Representor and Location	Proposed Zone	Representation No. 78	Planning Comment and Recommendation
<p><b>Mark Dearing</b></p> <p>382 Ironcliffe Road, Penguin</p> <p>CT9195/1</p> <p>PID:6763762</p> <p>Draft LPS - from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Rural so a Visitor Accommodation facility can be built on the land.</p>	<p>Land has an area of 6.27ha and accommodates a dwelling and outbuildings.</p> <p>It is proposed the land be zoned Rural, as requested.</p> <p>The use of the land for Visitor Accommodation would be a 'discretionary' application, assessed under Zone and Code standards. This is also required under the <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 79	Planning Comment and Recommendation
<p><b>Dot Bellinger of Brookvale Pty Ltd</b></p> <p>CT128571/1 &amp; CT221123/1</p> <p>PID: 2520165</p> <p>Draft LPS - from Rural Resource to Agriculture.</p> <p>.....</p> <p>CT128570/8 &amp; CT128570/9</p> <p>PID: 1819341 and PID: 1819368</p> <p>Draft LPS - currently zoned Rural Living and to remain Rural Living A.</p>	  <p>LPS Map</p>	<p>Properties encompasses two Titles. CT128571/1 and CT221123/1 are to be zoned Agriculture.</p> <p>Requests both Titles be zoned Rural Living A.</p> <p>CT128570/8 and CT128570/9 are currently zoned Rural Living and are proposed to be Rural Living A.</p> <p>Request both lots be rezoned to (General or Low Density) Residential.</p>	<p>Vacant land identified as CT128571/1 and CT221123/1 are within an area that is to be zoned Agriculture. The land comprises Class 3 and 4 land and are located within the Kindred-North Motton Irrigation District.</p> <p>Allotments CT128570/8 and CT128570/9 are currently zoned Rural Living and are proposed to be Rural Living A. This is considered to be the most appropriate zone as the land is not serviced and the Planning Authority has not undertaken an assessment to determine demand or justification for an expansion of Low Density Residential or General Residential zoned land in the municipal area.</p> <p>Further, the publication <i>“Living on the Coast - The Cradle Coast Regional Land Use Planning Framework”</i> does not support an expansion of the existing residential footprint in this area.</p> <p><b>Recommendation for Draft LPS.</b> CT128571/1 and CT221123/1 be zoned <b>Agriculture</b>.</p> <p>CT128570/8 and CT128570/9 be <b>Rural Living A</b>.</p>

			<p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 80	Planning Comment and Recommendation
<p><b>Kaye Britton on behalf of RJ &amp; KE Britton</b></p> <p>51 Horns Road, Riana</p> <p>CT134222/1</p> <p>PID: 2008356</p> <p>Draft LPS - from Rural Resource to Agriculture</p>		<p>Request the land be zoned Rural as the land is not suited to agriculture and is primarily Class 5 land.</p> <p>The land is steep and rocky with numerous granite outcrops.</p> <p>The land has many creeks which dissect the property.</p>	<p>Land has an area of 38.60ha and accommodates a dwelling and outbuildings and dams for water storage.</p> <p>The land has been cleared and is of a land area sufficient to support a primary industry operation.</p> <p>The land is part of a band of Titles in this area that are to be zoned Agriculture.</p> <p><b>Recommendation for Draft LPS.</b> Land be zoned <b>Agriculture</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map




## VILLAGE ZONE

Representor and Location	Proposed Zone	Representation No. 82	Planning Comment and Recommendation
<p><b>Amarlie Crowden</b></p> <p>Relating to rural settlement areas of Sprent, Upper Castra and Kindred</p> <p>Draft LPS – land is to be zoned either Rural or Agriculture.</p>		<p>Existing hinterland communities of Sprent, Upper Castra and Kindred are examples of rural communities that are not recognized as villages. Existing 60km/h speed zones define these areas, with signs located in areas that support the rural settlements.</p> <p>The proposed Village zone for Sprent does not correspond with 60km/h signs and there are no zones over the settlement areas of Kindred or Upper Castra.</p> <p>Request the Village zone apply to Sprent, Upper Castra and Kindred areas as defined by the 60km/h speed zone.</p>	<p>It is correct that the LPS does not recognise the areas of Upper Castra and Kindred as villages, despite the number of single dwellings on small allotments and the 60km/h speed zones in these locations.</p> <p>The Village zone is to provide for small rural centers with a mix of residential, community and commercial activity. There are no community service structures or commercial buildings in these locations.</p> <p>Sprent is currently zoned Village. The Planning Authority seeks to expand the Village zone to incorporate the Sprent community recreation grounds.</p> <p><b>Recommendation for Draft LPS</b> Recommend the Village zone not apply to the areas of Upper Castra and Kindred.</p> <p>Sprent Village zone to be as proposed.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

COMMERCIAL ZONE  
AND  
CAR PARKING PRECINCT OVERLAY

Representor and Location	Proposed Changes to Car Parking Precinct Overlay Plan	Representation No. 83	Planning Comment and Recommendation
<p><b>Michael Best on behalf of Goodstone Group</b></p> <p>Penguin and Ulverstone</p> <p>LPS- Car Parking Precinct Plan</p>	<p>The LPS proposes a Car Parking Precinct Plan for the Penguin and Ulverstone Central Business Areas (CBA's). The areas are identified on an overlay and generally fall over the Local Business zone in Penguin and the General Business zone in central Ulverstone.</p> <p>The Tasmanian Planning Scheme's <i>C2.0 Parking and Sustainable Transport Code</i>, in summary, requires that where a Car Parking Precinct Plan is in place (such as is proposed for Ulverstone and Penguin Central Business Areas) on-site car parking need not be provided or not be increased above existing parking numbers. If an application shows an increase in car parking - then the application becomes 'discretionary'.</p>	<p>Whilst it seems logical that only a certain amount of land be allocated to car parking, it should not be discretionary for a landowner to increase car parking to further support their business. .</p> <p>It is unreasonable that new business entrants to a town are not required to provide car parking for their business. Their customers or staff may use existing businesses car parks.</p> <p>Is there a document detailing the future car parking strategy for Central Coast?</p> <p>It is imperative the Council promote new development without it being prohibitive, but at the same time, maintain and keep a fair and equitable balance (of car parking) to protect business values of existing landowners and business operators.</p>	<p>The decision to impose a car parking precinct plan on the central areas of Penguin and Ulverstone is because a majority of CBA properties do not have the land area to provide on-site car parking and a car parking-in-lieu fee is not supported. Currently, where car parking spaces cannot be provided, an application becomes discretionary.</p> <p>The proposed Car Parking Precinct Plan seeks to change this outcome, so that, where a development site falls under the car parking precinct plan, a development application only become 'discretionary' if a developer seeks to increase car on-site car parking. This would only relate to a minority of sites in the Penguin and Ulverstone CBA's.</p> <p><b>Recommendation for Draft LPS.</b></p> <p>No change to proposed Car Parking Precinct Plan for Penguin and Ulverstone Central Business Areas.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 84	Planning Comment and Recommendation
<p><b>6ty Pty Ltd on behalf of Lifestyle Caravans</b></p> <p>Westella Drive, Turners Beach</p> <p>CT115441/1</p> <p>PID: 1796805</p> <p>Draft LPS- Rural Resource to Rural</p>		<p>Requests the land be zone Local Business or Commercial.</p> <p>There is an absence of sites within the municipality for the sale of caravans.</p> <p>The consultant has given an assessment of land availability for the Village, Local Business, general Business and Cmmercail zones.</p>	<p>It is correct that there is little available land that is zoned Commercial, Local Business or General Business in the municipal area that would be suitable for Bulky Goods Sales.</p> <p>The representor and the Planning Authority have identified the subject parcel of land as an opportunity for business related use and development in this area (Lifestyle Caravans).</p> <p>‘Permitted Use Classes in the Commercial zone would be :</p> <ul style="list-style-type: none"> <li>-Bulky Good Sales (</li> <li>- Equipment and Machinery Sales and Hire</li> <li>-Service Industry</li> <li>- Storage.</li> </ul> <p>A range of other uses would be ‘discretionary” Uses in the Commercial zone, including:-</p> <ul style="list-style-type: none"> <li>-Resource Processing</li> <li>-Transport Depot</li> <li>-Manufacturing and Processing</li> </ul>

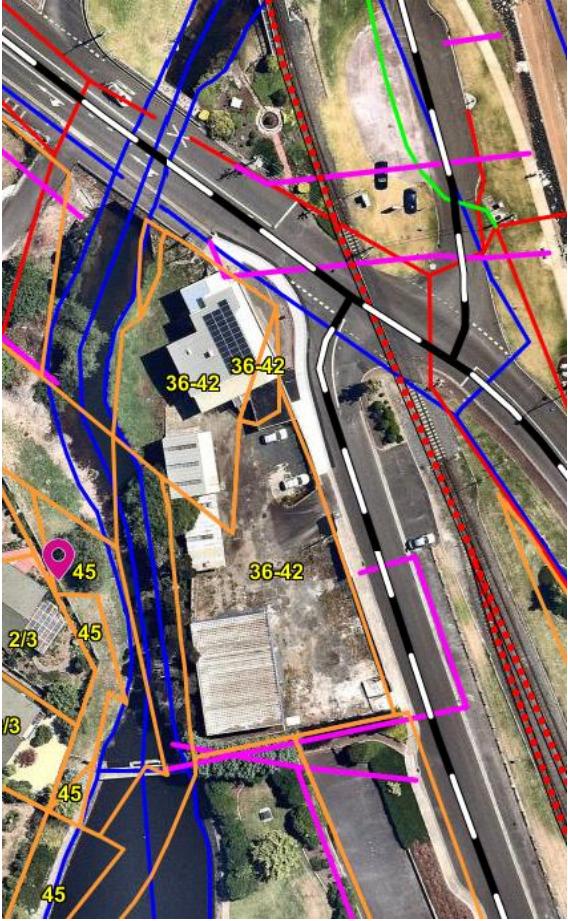
			<p><b>Recommendation for Draft LPS.</b></p> <p>Land be zoned <b>Commercial</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p> <p><i>NB: It may be that the draft Central Coast LPS will need to be placed on further public exhibition if the TPC agrees to the rezoning of the land to be "Commercial". This is because residents in this area would not have had an opportunity to comment on the proposed new zone in this area.</i></p>
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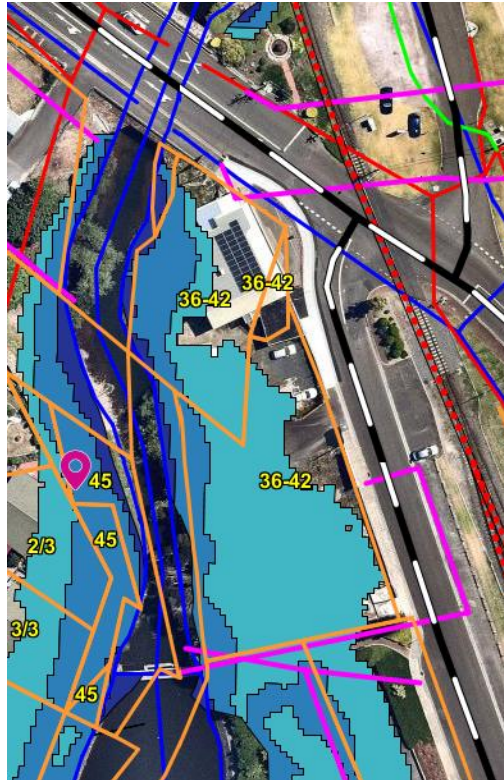


# FLOOD PRONE HAZARD AREAS AND COASTAL INUNDATION HAZARD BANDS

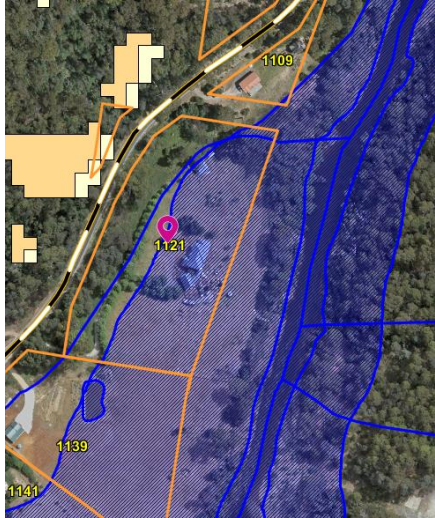
Representor and Location	Proposed Zone	Representation No. 85	Planning Comment and Recommendation
<p><b>Andrew Lea, Director State Emergency Service</b></p> <p>Forth River - Flood Prone Areas mapping</p> <p>and</p> <p>Table C11.1 - Coastal Inundation Hazard bands AHD.</p>		<p><b>Department of Police, Fire and Emergency Management</b></p> <p><b>State Emergency Service</b></p> <p><u>Flood Prone Areas</u></p> <p>It is noted Central Coast Council has engaged ENTURA to undertake a review of the 2015 <i>Forth Flood Plan Hydraulic Modelling Report</i>. The revised report is anticipated to be received by Council in October 2019 and may further inform the Central Coast LPS.</p> <p>It is noted that other areas in the Central Coast municipal area are associated with historical flood events connected to the Leven River, such as Gunns Plains and Ulverstone, however these areas are not yet mapped.</p> <p><u>Coast Inundation Hazard Areas</u></p> <p>The draft LPS includes a Table headed <i>CCO-Table C11.1 Coastal Inundation Hazard Bands AHD Levels</i>, however the Table in the LPS is empty of data.</p>	<p><u>Flood Prone Areas</u></p> <p>The draft Central Coast LPS includes flood prone mapping of the Forth River. The mapping has been produced by consultants ENTURA following a study undertaken in 2014.</p> <p>The Council has engaged ENTRUA to undertake further study and refinement of the data, to incorporate flooding information as a result of the extensive 2016 flood event. It is expected that the revised reporting and modeling will form part of an amendment to the Central Coast LPS in 2020–2021.</p> <p><u>Coast Inundation Hazard Areas</u></p> <p>The Central Coast Planning Authority was not required to include AHD data in Table C11.1 of the LPS.</p> <p><b>Recommendation for Draft LPS</b> For discussion with TPC. At this stage, No change to the LPS.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

		<p>The SES requests that the draft LPS be amended to include the relevant AHD data in Table C11.1 or, alternatively, comply with the TPC Practice Note 5 to ensure the <i>Coastal Hazard Technical Report</i>, that is on the website of the Department of Premier and Cabinet, is incorporated into the LPS.</p>	
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Representor and Location	Proposed Zone	Representation No. 86	Planning Comment and Recommendation
<p><b>Ross Murphy</b></p> <p>36-42 Main Road, Penguin</p> <p>CT22731/3 &amp; CT176101/1</p> <p>PID: 9393681</p> <p>Land will be subject to the Coastal Inundation Hazard overlay.</p>		<p>The LPS expands the extent of the coastal inundation layer and there is no justification as to why the expansion is proposed. There will be a substantial adverse impact on the beneficial use of the property associated with the expansion of the coastal inundation layer.</p>	<p>The coastal inundation hazard bands have been produced by the State Government's Department of Premier and Cabinet for the purpose of informing actions taken and decisions made by local government.</p> <p>The mapping indicates that a portion of the land may be vulnerable to the highest astronomical tide now and mean high tide by 2050- 2100 and a 1% AEP storm event in 2050.</p> <p>No supporting documentation has been submitted by the representor to justify why the coastal inundation bands should be removed or reduced.</p> <p><b>LPS Coastal Inundation Map</b></p> <p><b>Recommendation for Draft LPS</b> No change to LPS.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

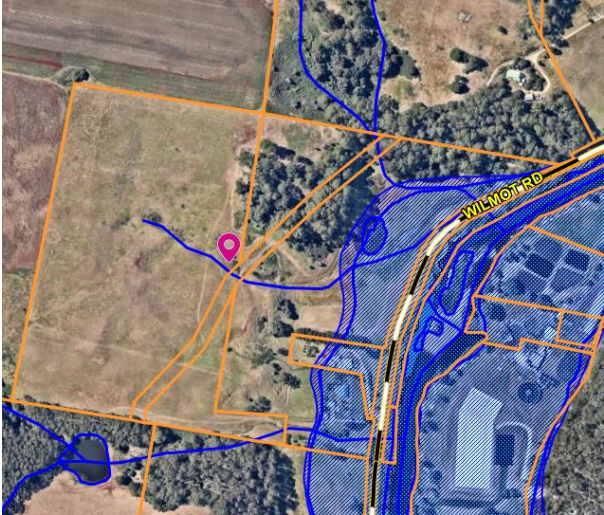


Coastal inundation hazard map

Representor and Location	Proposed Zone	Representation No. 87	Planning Comment and Recommendation
<p><b>Brett Steers and Dianne Hayward Steers</b></p> <p>1121 Wilmot Road, Kindred</p> <p>CT123230/1</p> <p>PID: 7144381</p> <p>Draft LPS – land is included in the Flood Prone Hazard Area map.</p>		<p>The LPS identifies the property as subject to flooding by the Forth River.</p> <p>We have resided at the property since 2004 and in June 2016 experienced flooding to our property.</p> <p>However, the flood event is not accurately represented in the Geocentric Datum supplied by Central Coast Council.</p> <p>The area affected in 2016 is depicted in the image attached to the representation.</p> <p>We dispute the flood line drawn on the LPS image as it is not correct.</p>	<p>The flood prone areas mapping/modeling for the Forth River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Forth River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proved to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p><b>Recommendation for Draft LPS</b> Recommend the Flood Prone Areas overlay be withdrawn from the LPS.</p> <p><b>Effect on Draft LPS as a Whole</b> Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Areas Code</i>.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation Nos. 88	Planning Comment and Recommendation
<p><b>Robert Medwin and Chris Benson</b></p> <p>490 &amp; 520 Wilmot Road, Forth</p> <p>CT119829/1 &amp; CT161113/1</p> <p>PID: 3206610 &amp; PID: 1747472</p> <p>Draft LPS – land is included in the Flood Prone Hazard Area map.</p>	 <p>Flood Overlay</p>	<p>An email from the ENTURA's consultant states the flood mapping should not be used for planning purposes. See copy of email attached to representation.</p> <p>The flood line drawn on the LPS image is not correct.</p>	<p>The LPS identifies the two properties as subject to flooding by the Forth River.</p> <p>The flood prone areas mapping/modeling for the Forth River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Forth River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proven to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p><b>Recommendation for Draft LPS</b> Recommend the Flood Prone Areas overlay be withdrawn from the LPS.</p> <p><b>Effect on Draft LPS as a Whole</b> Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Areas Code</i>.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 89	Planning Comment and Recommendation
<p><b>Annette &amp; Eckhard Kalka</b></p> <p>184 Wilmot Road, Forth</p> <p>CT26342/3</p> <p>PID: 7536924</p> <p>Draft LPS – land is included in the Floor Prone Hazard Area map.</p>		<p>The LPS identifies the property as subject to flooding by the Forth River- including the house and adjacent garage.</p> <p>The house is over 100 years old and has to our knowledge has never been flooded.</p> <p>During the 2016 flood, one of the worst floods in our area, the house was not in danger of being flooded with approx. 2m elevation between the highest water level and our house.</p> <p>We object to our house being included in the floor overlay..</p>	<p>The flood prone areas mapping/modeling for the Forth River was provided to the Council by environmental and engineering consultants ENTURA and are based on 2014 data.</p> <p>ENTURA are currently undertaking a further study based on 2016 flood data.</p> <p>Several parcels of land along the Forth River are land shown to be subject to the Flood Prone Area overlay under the draft Central Coast LPS.</p> <p>If the mapping is proved to be not reliable for planning purposes, then the Flood Prone Areas map should be withdrawn from the LPS until further investigations and reporting are carried out by ENTURA.</p> <p><b>Recommendation for Draft LPS</b> Recommend the Flood Prone Areas overly be withdrawn from the LPS.</p> <p><b>Effect on Draft LPS as a Whole</b> Would result in loss of Council's ability to apply <i>C12.0 Flood Prone Area s Code</i>.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS would continue to meet the LPS criteria.</p>

RELATING TO  
SCENIC PROTECTION CODE

## NATURAL ASSETS CODE OVERLAY

Representor and Location	Proposed Zone	Representation No. 91	Planning Comment and Recommendation
<p><b>Peter Stronach</b></p> <p>Application of the Natural Assets Code Overlay</p>		<p>Representor has identified several parcels of Crown land where areas of priority vegetation under the Natural Assets Code have not been identified.</p> <p>Representation is made that the Natural Assets layer be better informed in those areas identified.</p> <p>Please see the map that forms the P. Stronach representation.</p>	<p>For further discussion at TPC hearing.</p> <p><b>Recommendation for Draft LPS.</b></p> <p><b>Add additional informed priority vegetation data to the Natural Assets overlay.</b></p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

## CROWN LAND



Representor and Location	Proposed Zone	Representation Nos. 92	Planning Comment and Recommendation
<p><b>Peter Stronach</b></p> <p>See attached EXCEL spread sheet</p> <p><b>AND</b></p> <p><b>Amarlie Crowden</b></p> <p>PID: 3385029</p> <p>Application of Environmental Management zone to State owned land</p>		<p>Peter Stronach has identified numerous parcels of State-owned land that is proposed to be zoned Rural.</p> <p>Amarlie Crowden has identified one parcel that should be zoned Environmental Management.</p> <p>Representation is made that Crown land should be zoned Environmental Management, and in some cases, Landscape Conservation.</p> <p>Please see the EXCEL spreadsheet that forms the P. Stronach representation.</p>	<p>For further discussion at TPC hearing.</p> <p><b>Recommendation for Draft LPS.</b></p> <p>Rezone Crown reserve land to be <b>Environmental Management</b>-however if land is nominated/used for forestry – remain as <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b></p> <p>Not applicable.</p> <p><b>LPS Criteria</b></p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

TASWATER  
TASNETWORKS  
STATE GROWTH

Representor and Location	Proposed Zone	Representation No. 93	Planning Comment and Recommendation
<p><b>TasWater</b></p> <p>Various locations</p>		<p>Zone TasWater infrastructure Utility.</p>	<p>TasWater has identified locations that accommodate water storage facilities that have not been zoned Utility.</p> <p>The locations are :</p> <p>PID: 7453723 - CT24319/1 &amp; CT29631/2</p> <p>PID: 7144066 - CT230848/1</p> <p>PID: 2055267 - CT231848/1</p> <p>PID: 6768088 - CT173676/1</p> <p>PID: 3433557 - CT14749/2</p> <p><b>Recommendation for Draft LPS</b> Zone TasWater infrastructure <b>Utility</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

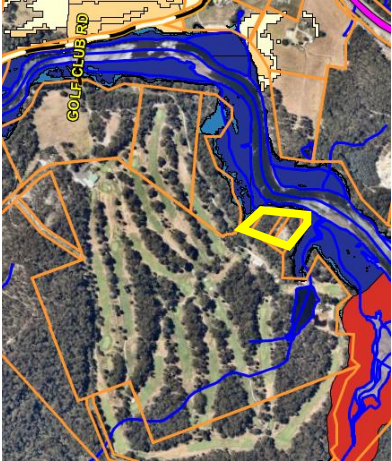
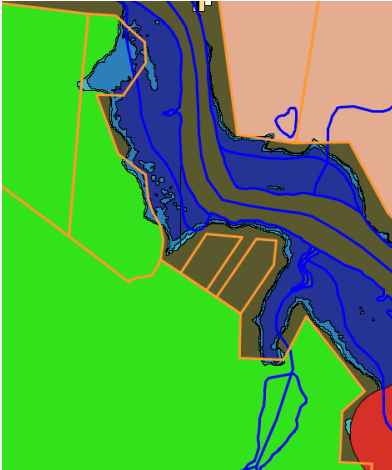
Representor and Location	Proposed Zone	Representation No. 94	Planning Comment and Recommendation
<p><b>TasNetworks</b></p> <p>Ulverstone Substation</p> <p>CT13262/12, CT123004/1 and CT13262/13</p> <p>PID: 6977103</p> <p>Four electricity transmission corridors.</p>		<p>TasNetworks has identified electricity facilities and infrastructure within the Central Coast municipal area, including the Ulverstone electrical substation and communication site on Gawler Road and four electricity transmission corridors (Corridor No. 4 currently has no physical assets).</p> <p>The Ulverstone substation comprises three Titles. One Title has been zoned Utility. Requests all three be zoned Utility.</p> <p>The corridors are identified in <i>C4.0 Electricity Infrastructure Protection Code</i> and on LPS maps 1-7- no change required.</p>	<p>The Ulverstone substation facility and transmission corridors are identified in <i>C4.0 Electricity Infrastructure Protection Code</i> and on LPS C4.0 Code maps 1-7.</p> <p><b>Recommendation for Draft LPS</b> Zone TasNetworks infrastructure identifies as CT13262/12, CT123004/1 and CT13262/13 (PID: 6977103) <b>Utility</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


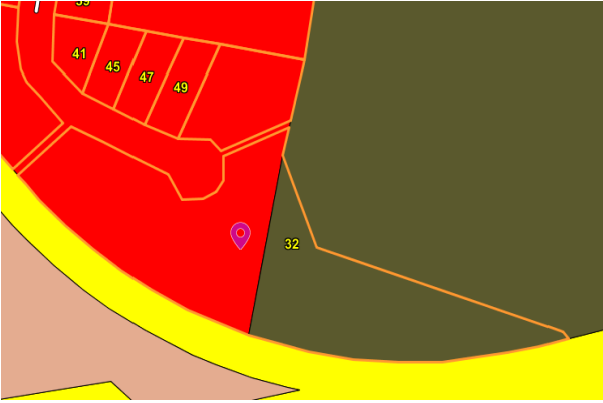



			<p>Services is that Council's existing road, Industrial Drive, will need to be extended to the Maskells Road intersection.</p> <p><b>Recommendation for Draft LPS</b>  Not rezone land that currently forms part of the Bass Highway roadway and road reserve to a zone other than Utility.</p> <p>No change to the proposed rezoning of Leith, Knights Road, Merinda Drive and Maskells Road areas.</p> <p><b>Effect on Draft LPS as a Whole</b>  Not applicable.</p> <p><b>LPS Criteria</b>  The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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# CENTRAL COAST COUNCIL REPRESENTATIONS

Representor and Location	Proposed Zone	Representation No. 96	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>On behalf of the Ulvestone Golf Club</p> <p>Golf Club Road, West Ulvestone</p> <p>CT230089/1</p> <p>PID: 3126741</p> <p>and</p> <p>CT224305/1</p> <p>PID: 3126733</p>	  <p>LPS Map</p>	<p>Two parcels of land owned by the Ulvestone Golf Club is currently zoned Environmental Management. It is proposed to remain Environmental Management.</p>	<p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for these parcels of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS mapping.</p> <p><b>Recommendation for Draft LPS</b> CT224305/1 and CT230089/1 be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 97	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>32 Boyes Street, Turners Beach.</p> <p>CT176443/20</p> <p>PID: 3574544</p> <p>Draft LPS - from a split zone of General Residential and Environmental Management to General Residential and Environmental Management</p>	  <p>LPS Map</p>	<p>The Environmental Management portion of the land is private land.</p> <p>The land should to be rezoned to Landscape Conservation.</p>	<p>The land at 32 Boyes Street, Turners Beach is privately owned and currently has a split zoning of General Residential and Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p><b>Recommendation for Draft LPS</b> The Environmental Management portion land be rezoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

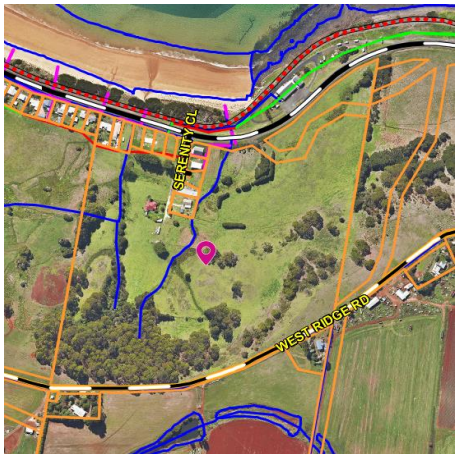
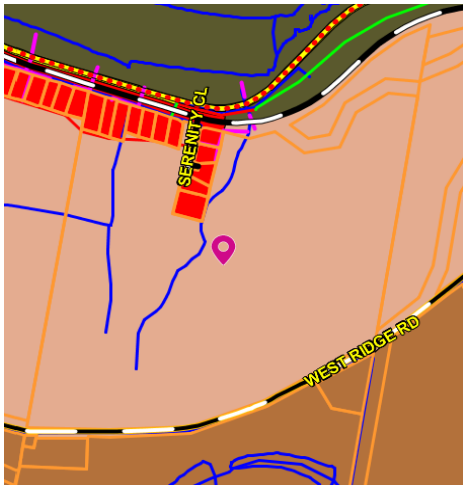
Representor and Location	Proposed Zone	Representation No. 98	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>21 Maskells Road, Ulverstone</p> <p>CT163345/1</p> <p>PID: 3156908</p> <p>Draft LPS - from Rural Resource to Light Industrial</p>	 <p>LPS map</p>		<p>The Planning Authority wishes to withdraw the draft proposition that this parcel of land, accessed via Maskells Road, Ulverstone, be zoned Light Industrial.</p> <p>The Planning Authority comprises new members from when the draft LPS was initially formed. The Planning Authority wishes to revisit the allocation of industrial and land in the municipal area and make an application to amend the Central Coast LPS, after it has come into effect.</p> <p><b>Recommendation for Draft LPS</b></p> <p><b>Withdraw</b> the proposition that Central Coast Council owned land at Maskell's Road be zone Light Industrial.</p> <p>Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

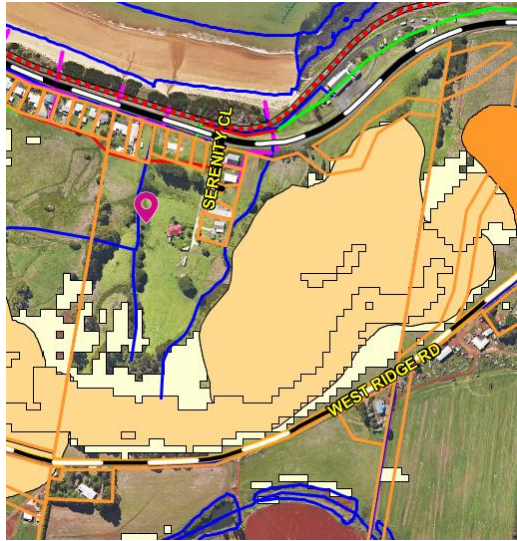
**ANNEXURE 2**

**S.35F REPORT TO TASMANIAN PLANNING COMMISSION**

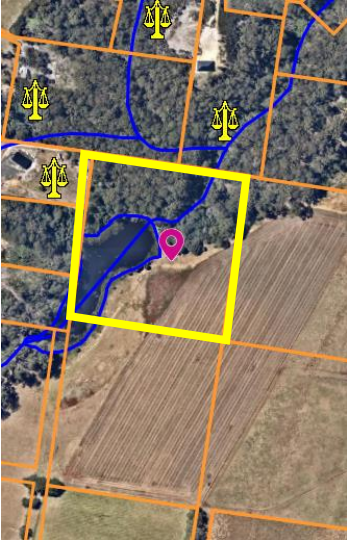
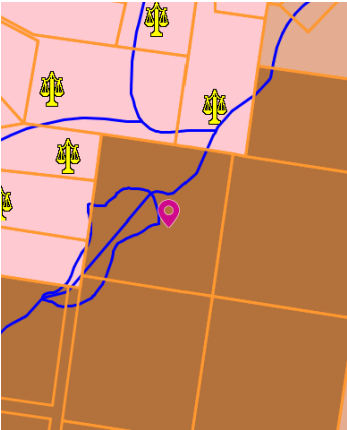
**REPRESENTATIONS TO DRAFT CENTRAL COAST**


**LOCAL PROVISIONS SCHEDULE 2019**

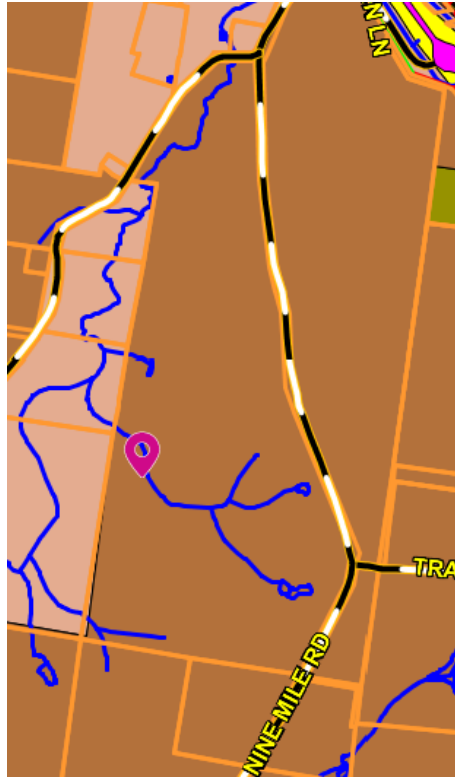
Representor and Location	Proposed Zone	Representation No. 14	Planning Comment and Recommendation
<p><b>Louise Owen &amp; Owen Pointon</b></p> <p>92 Preservation Drive, Preservation Bay</p> <p>CT128822/1</p> <p>PID: 1884637</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request that the land be zoned General Residential, allowing for the extension of the Serenity Close and wider Sulphur Creek residential area.</p> <p>Development would mirror demand that has been evidenced by development at Midway Point, Sulphur Creek and surrounding areas along this section of the coast.</p>	<p>Land has an area of 17.62ha and accommodates a single dwelling with outbuildings. This area of Preservation Bay is able to be fully serviced and is characterised by ‘strip’ residential development along the ‘old’ Highway, between Penguin and Heybridge. Lots in this area are in demand, due to the views over Bass Strait, the central proximity of the land to Burnie, Ulverstone and Devonport and easy access to the Bass Highway. The Planning Authority supports the extension of the General Residential zone in this area, to allow for infill development.</p> <p>The Planning Authority has undertaken to review the <i>2013 Local Settlement Strategy</i> in the 2019-2020 financial year, although no financial resources have been dedicated to the project.</p> <p>The “Living on the Coast- The Cradle Coast Regional Land Use Planning Framework does not support an expansion of the residential foot print in this area.</p> <p>The land is identified as having areas of “Medium” and “Low” landslip hazard bands. See landslip hazard map below:</p>

			 <p>Landslip Hazard Map</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>General Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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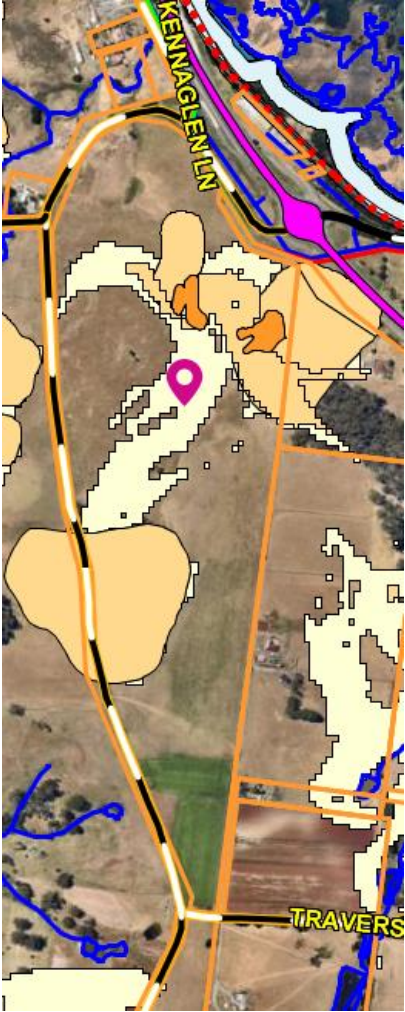


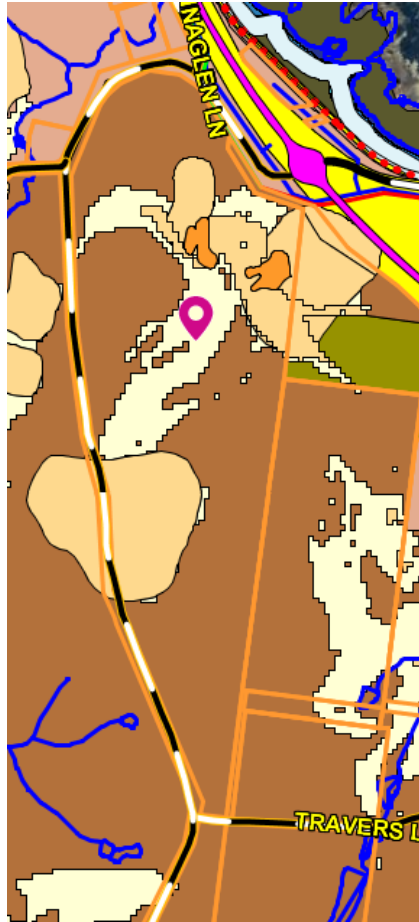
Representor and Location	Proposed Zone	Representation No. 33	Planning Comment and Recommendation
<p><b>Ben Hiscutt</b></p> <p>Nine Mile Road, Howth</p> <p>CT159445/1</p> <p>PID: 3259755</p> <p>Draft LPS – from Rural Resource to Agriculture.</p>	  <p>LPS Map – Rural Living B</p>	<p>Seeks to have the land zoned Rural Living A.</p> <p>The land adjoins the Allegra Drive residential estate and has a Right of Way connecting it to Denison Close.</p> <p>Half the land is native forest with a central dam dividing forest land and agricultural land.</p>	<p>The land comprises 4.487ha.</p> <p>Half the land is covered with native forest and is severed by an active watercourse. Access is via a residential estate (Allegra Drive).</p> <p>The parcel is one of a several small ‘historic’ lots in this area. The Title is highly constrained for primary industry use.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural Living A</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 57	Planning Comment and Recommendation
<p><b>Ben Hiscutt</b></p> <p>Nine Mile Road, Howth</p> <p>CT144546/4</p> <p>PID 2666623</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>Requests land be zoned Rural.</p> <p>The land is primarily shallow top soil with a gravel base.</p> <p>The land has steep topography to the south, with poor drainage to the north.</p>	<p>The land has an area of approximately 60.5ha and is vacant land with pockets of “Low” and “Medium” landslide hazard.</p> <p>The land is located within the Dial-Blythe Irrigation District.</p> <p>The property and land to the east is to be zoned Agriculture.</p> <p>Adjoining land to the west is to be zoned Rural.</p> <p>The land is constrained for agricultural production due to landslide, soil classification and poor drainage.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


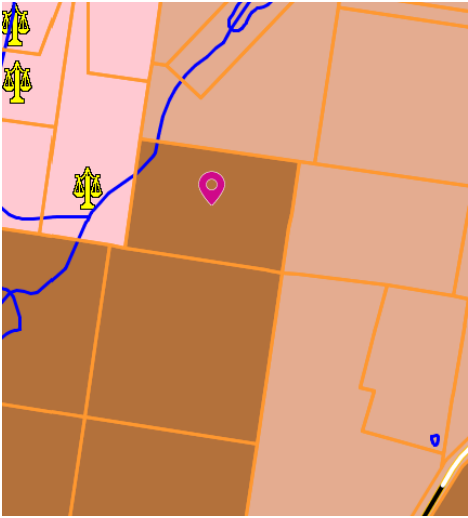


LPS Map

Representor and Location	Proposed Zone	Representation No. 58	Planning Comment and Recommendation
<p><b>Ben Hiscutt</b></p> <p><b>On behalf of Desmond Hiscutt</b></p> <p>Nine Mile Road, Howth</p> <p>CT17369/1</p> <p>PID: 1999805</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>		<p>The land comprises shallow soils with a gravel base and areas of heavy clay with poor drainage - prone to waterlogging.</p> <p>Land is in a recognised landslip area.</p> <p>Area shares common boundaries with other land that is to be zoned Rural. Land to the east to be zoned Landscape Conservation.</p> <p>Requests land be zoned Rural.</p>	<p>Land has an area of 39.7ha and comprises areas of Low, Medium and Medium Active landslip.</p> <p>The land is located within the Dial-Blythe Irrigation District and has a small irrigation allocation.</p> <p>The land is significantly constrained for agricultural production.</p> <p><b>Recommendation for Draft LPS</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



LPS Map

Representor and Location	Proposed Zone	Representation No. 63	Planning Comment and Recommendation
<p><b>David &amp; Lisa Ryan</b></p> <p>78 Reynolds Road, Howth</p> <p>CT141955/1</p> <p>PID: 2532983</p> <p>Draft LPS - from Rural Resource to Agriculture.</p>	  <p>LPS Map</p>	<p>The property is small - 2.87 ha and is 75% covered with native vegetation and slopes heavily to the west. The land is not suited to agriculture.</p> <p>Requests the land be zoned Rural.</p>	<p>Land has an area of 2.87ha and accommodates a single dwelling with outbuildings.</p> <p>The land is primarily covered with native vegetation.</p> <p>Land to the west is to be zoned Rural Living, land to the north and west to be zoned Rural and land to the south is to be zoned Agriculture.</p> <p>Access to the lot, via Reynolds Road, is problematic, due to the narrow characteristic of Reynolds Road and TFS past advice that the road would need to be widened to accommodate any further residential development in this area.</p> <p><b>Recommendation for Draft LPS.</b> Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



**ANNEXURE 3**

**S.35F REPORT TO TASMANIAN PLANNING COMMISSION**

**REPRESENTATIONS TO DRAFT CENTRAL COAST**

**LOCAL PROVISIONS SCHEDULE 2019**



Representor and Location	Proposed Zone	Representation No. 17	Planning Comment and Recommendation
<p><b>PDA Surveyors on behalf of</b></p> <p><b>BL &amp; SC Howard</b></p> <p><b>2 Hobbs Parade, West Ulverstone</b></p> <p>CT156432/1</p> <p>PID: 7374363</p> <p>Draft LPS – from Open Space to Open Space.</p>	  <p>LPS Map</p>	<p>Requests a portion of the land (400m<sup>2</sup>) be zoned General Residential.</p>	<p>The Open Space parcel of vacant land has an area of 758m<sup>2</sup> and is owned by the Crown. The land adjoins land that is zoned for residential purpose, overlooking the Leven River.</p> <p>Central Coast Council has, earlier this year, received a letter from Crown Land Services asking if the Council would agree to the Crown selling 400m<sup>2</sup> of the 758m<sup>2</sup> parcel to the adjoining landowners, BL &amp; SC Howard, for the purpose of residential development. Council have advised the Crown they consent to this proposal, with the balance portion to be transferred to Hobbs Parade Road reserve.</p> <p>The representation seeks to have the 400m<sup>2</sup> portion rezoned to be General Residential.</p> <p>Consent from the Crown does not accompany the request to rezone a portion of the land.</p> <p><b>Recommendation for Draft LPS</b> Recommend 400m<sup>2</sup> of the land be zoned <b>General Residential</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p>

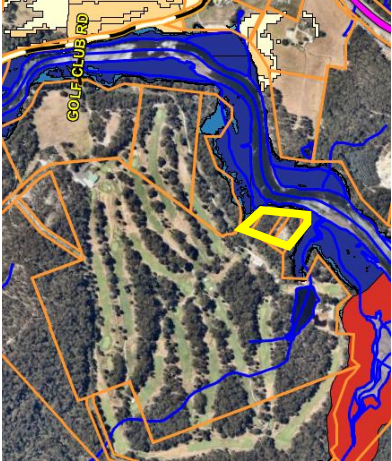
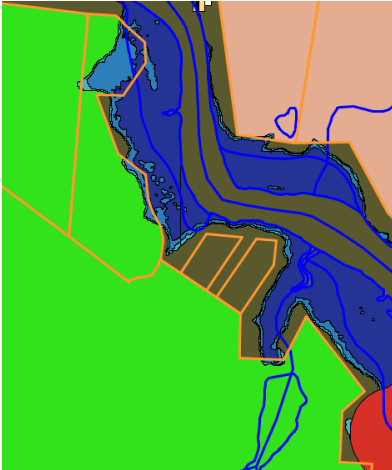
			<p><b>LPS Criteria</b></p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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Representor and Location	Proposed Zone	Representation No. 81	Planning Comment and Recommendation
<p><b>Highland Conservation Trust</b></p> <p>Various parcels of land – refer to representation for details.</p> <p>Draft LPS – various parcels - from Rural Resource to a mix of Agriculture and Rural.</p>	<p>Mix of Agriculture and Rural.</p>	<p>Refer to representation No. 81 for details.</p>	<p><b>Recommendation for Draft LPS.</b> Land parcels identified by Highland Conservation Trust be zoned <b>Rural and Landscape Conservation</b>, as requested.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>


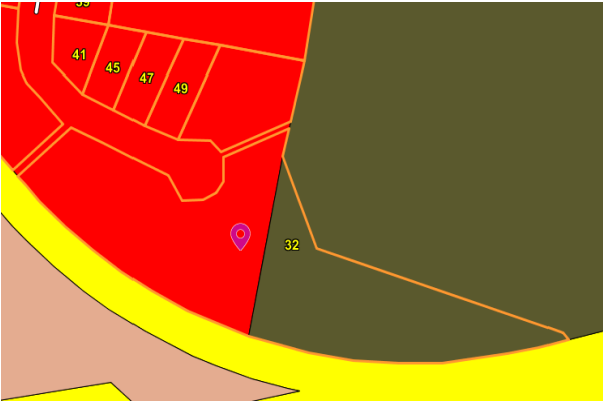
Representor and Location	Proposed Zone	Representation Nos. 90	Planning Comment and Recommendation
<p><b>Various Representations</b></p> <p><b>Nos. 35 to 47</b></p> <ul style="list-style-type: none"> <li>- Highland Conservation Trust Pty Ltd</li> <li>- Susana &amp; Dudley Smith</li> <li>- Glen Hosemans</li> <li>- Rebecca Piper</li> <li>- Romy Greiner</li> <li>- LW &amp; PM Doherty</li> <li>- Faye &amp; Brian Poke</li> <li>- DR Charmers &amp; R Greiner</li> <li>- Ben &amp; Brenda Marshall</li> <li>- Scott Harrison</li> <li>- Stephen Loveless</li> <li>- Gunns Plains Community Centre Association Inc.</li> <li>- Robin Duncan</li> </ul> <p>Draft LPS – C8.0 Scenic Protection Code is not included in the LPSS.</p>		<p>Together, the representations request the TPS Scenic Protection Code be applied over land identified as the <b>Loyetea Peak-Leven Canyon</b> area - see map attached.</p> <p>Prior community consultation in developing Council's <i>Leven Canyon Master Plan 2018</i> identified the scenic values of the area and a desire/need by the community to protect this area from inappropriate development.</p> <p>Several representation separate landscapes into four (4) distinct areas:</p> <p><i>Area A</i> – Crown/DPIPWE land containing the Leven Canyon Regional Reserve and Loyetea Peak;</p> <p><i>Area B</i> – the valley of Gunns Plains that is located to the north of Leven Canyon;</p> <p><i>Area C</i> – area that contains Black Bluff, including Mount Tor and Loongana, forming part of the upper Leven River valley; and</p> <p><i>Area D</i> – containing undulating rural areas of Nietta and surrounds.</p>	<p>The land identified in the representations comprises a mix of Crown land, several parcels of private land and land set aside for future forestry operations.</p> <p>The areas of land identified by the Highland Conservation Trust Pty Ltd and forming <i>Area A</i> in other representations excludes land owned by Forestry Tasmania and parcels of private land. The land identified as <i>Area A</i>, comprising the Leven Canyon Regional Reserve and Loyetea Peak, could be considered for inclusion in the Central Coast LPS as land subject to <i>C8.0 Scenic Protection Code</i>.</p> <p>It is recommended the Planning Authority:</p> <ul style="list-style-type: none"> <li>(a) request the TPC include the land identified in Representation No. 35 by the Highland Conservation Trust Pty Ltd and as described as <i>Area A</i> in other representations 36-47 as subject to the <i>C8.0 Scenic Protection Code</i>;</li> <li>(b) pursue further assessments and consultations to determine other land that may be subject to <i>C8.0 Scenic Protection Code</i>; and</li> <li>(c) initiate an amendment to the Central Coast LPS based on such further investigations, after the LPS has come into effect.</li> </ul>


		<p>Weak protection is given to regional reserves under the <i>Nature Conservation Act 2002</i>.</p> <p>Identified in the Highland Conservation Trust Pty Ltd documentation.</p> <p>Other areas identified as Areas B, C &amp; D–</p>	<p><b>Recommendation for Draft LPS</b>  Recommend the Planning Authority advise the TPC that land identified in the map submitted by the Highland Conservation Trust Pty Ltd (attached to representation No.35 and described as Area A in other representations Nos. 36-47 be included as part of the Central Coast LPS as an overly map of land subject to <i>C8.0 Scenic Protection Code</i>.</p> <p><b>Effect on Draft LPS as a Whole</b>  Not applicable.</p> <p><b>LPS Criteria</b>  The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>
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# CENTRAL COAST COUNCIL REPRESENTATIONS

Representor and Location	Proposed Zone	Representation No. 96	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>On behalf of the Ulvestone Golf Club</p> <p>Golf Club Road, West Ulverstone</p> <p>CT230089/1</p> <p>PID: 3126741</p> <p>and</p> <p>CT224305/1</p> <p>PID: 3126733</p>	  <p>LPS Map</p>	<p>Two parcels of land owned by the Ulverstone Golf Club is currently zoned Environmental Management. It is proposed to remain Environmental Management.</p>	<p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for these parcels of private land and the proposal to maintain the Environmental Management zone is an error in the draft LPS mapping.</p> <p><b>Recommendation for Draft LPS</b> CT224305/1 and CT230089/1 be zoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



Representor and Location	Proposed Zone	Representation No. 97	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>32 Boyes Street, Turners Beach.</p> <p>CT176443/20</p> <p>PID: 3574544</p> <p>Draft LPS - from a split zone of General Residential and Environmental Management to General Residential and Environmental Management</p>	  <p>LPS Map</p>	<p>The Environmental Management portion of the land is private land.</p> <p>The land should to be rezoned to Landscape Conservation.</p>	<p>The land at 32 Boyes Street, Turners Beach is privately owned and currently has a split zoning of General Residential and Environmental Management.</p> <p>Under the TPS, the Environmental Management zone is intended for land that is managed or leased under the <i>Crown Land Act 1976</i> or <i>National Parks and Reserved Land Regulations 2009</i>.</p> <p>The zone is not appropriate for this parcel of private land and the proposal to maintain the Environmental Management portion of land is an error in the draft LPS.</p> <p><b>Recommendation for Draft LPS</b> The Environmental Management portion land be rezoned <b>Landscape Conservation</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

Representor and Location	Proposed Zone	Representation No. 98	Planning Comment and Recommendation
<p><b>Central Coast Council</b></p> <p>21 Maskells Road, Ulverstone</p> <p>CT163345/1</p> <p>PID: 3156908</p> <p>Draft LPS - from Rural Resource to Light Industrial</p>	 <p>LPS map</p>		<p>The Planning Authority wishes to withdraw the draft proposition that this parcel of land, accessed via Maskells Road, Ulverstone, be zoned Light Industrial.</p> <p>The Planning Authority comprises new members from when the draft LPS was initially formed. The Planning Authority wishes to revisit the allocation of industrial and land in the municipal area and make an application to amend the Central Coast LPS, after it has come into effect.</p> <p><b>Recommendation for Draft LPS</b></p> <p><b>Withdraw</b> the proposition that Central Coast Council owned land at Maskell's Road be zone Light Industrial.</p> <p>Recommend the land be zoned <b>Rural</b>.</p> <p><b>Effect on Draft LPS as a Whole</b> Not applicable.</p> <p><b>LPS Criteria</b> The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>



The General Manager,  
Central Coast Council,  
PO. Box 220

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Wolverstone, Tas. 7315

Recd: 26 JUL 2019

Application No: LPS 2019

Doc. ID:

C. Taylor

663 Wilmet Rd.,

Forth. 7310

Block title 11199/4

25/7/19.

Re: Tasmania Planning Scheme.

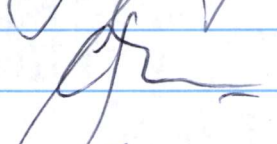
After discussion with the council's planning group leader, I find that I would like to make application for representation to commend the current designation of this property.

As this land is privately owned, I do not believe that this land should be classified under the state classification as "Environmental management." This should also apply to other properties within this location that have been established with dwellings for many years.

Therefore, I believe that this land should be re-zoned as, at a minimum, "Landscape Conversation."

I trust this representation is acceptable,

Yours faithfully,

  
C. TAYLOR.

220 Raymond Road  
GUNNS PLAINS, TAS 7315  
22<sup>nd</sup> 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 9<sup>th</sup> 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

27/07/19

Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

Frank Wilson  
212 Preservation Drive  
Sulphur Creek  
7316

To the Central Coast Council Planning Department

I am writing to support the change to Landscape Conservation Zone of the property on my southern boundary, No1 Midway Lane Sulphur Creek. I have lived at 212 Preservation drive since April 1975 and have observed the following during that time.

This property has identifiable conservation values that include:

- Bushland areas close to the coastline.
- An area where White-bellied Sea Eagles regularly use for perching while observing the coastline for food, both in the sea and on the coastline. While not feeding chicks they use the trees to perch in while eating their prey. I have also observed them mating prior to the breeding season. Fledgling young are quite often observed being fed here before they can fend for themselves.
- This area is also within a local breeding pair of Wedge tailed Eagles range resulting in dispute with the Sea Eagles. The Wedge-tailed Eagles also use the local trees to perch in.
- During early spring some of the migrating Swift Parrots use the flowering eucalypts for feeding before they fly to the south east of Tasmania to breed.
- The three birds above are all on Tasmania's Threatened species list as threatened or endangered.
- Habitat and or refuge for threatened species as above and also Long-nosed Potoroos
- Important corridor habitat

Yours sincerely,

Frank Wilson  
212 Preservation Drive  
Sulphur Creek  
Tas. 7316  
0439270272

Date 07/08/19

Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

Name	A J Britz & A A Parks
Property Address	1499 Loongana Rd Loongana 7315
PID	505080.39

To the Central Coast Council Planning Department

The above property 505080.39 should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- **a registered conservation covenant under the Private Land Conservation Program Tas.** Jan 2012
- large areas of native bushland vegetation - 120.98 HA with Natural Values Atlas potential
- other areas of locally or regionally important native vegetation with Natural Values Atlas listings;
- connectivity with other covenanted areas and public reserve (Taylors Flats picnic ground) and public use of Penguin Cradle Trail which traverses a boundary of the property
- areas of important scenic values - Leven River and Black Bluff
- threatened native vegetation communities on limestone
- natural areas that are stepping stones and/or refuge for threatened species wildlife including quolls, Tas devil, wombat and raptors and other birdlife
- important habitat corridor with neighbouring covenanted property, and Black Bluff and Leven River - links to existing reserves – Black Bluff & Leven Canyon
- geologically important features e.g contains significant Karst and other hydrological features.
- river frontage or links to waterways and catchment services – Leven River frontage approx. one km, other contributory creeks

Yours sincerely,

Tony Britz & Alison Parks

PO Box 545  
Ulverstone 7315



Date 07/08/2019

Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

LW & PM Doherty  
Mountain Valley  
1519 Loongana Rd  
Loongana  
Tas 7315  
PID: 505080.04

To the Central Coast Council Planning Department

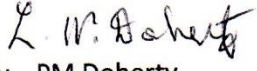

My property PID 505080.04 should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- bushland areas,
- large areas of native vegetation
- other areas of locally or regionally important native vegetation
- areas of important scenic values,
- threatened native vegetation communities,
- threatened species
- habitat and or refuge for threatened species
- important corridor habitat
- land that is recovering and is part of a larger conservation area
- links to existing reserves
- is under a covenant, Land for Wildlife or other conservation agreement
- natural areas that are stepping stones and/or refuge for wildlife
- geologically important features e.g Karst
- river frontage or links to waterways and catchment services

Yours sincerely,



Signature    
LW Doherty PM Doherty

(Please see below a Natural Values Report highlighting the values mentioned above)

The property is registered with both State & Federal governments with conservation covenants, Private Forest Reserve & Private Nature Reserve as well as Land for Wildlife. The vulnerable forest is habitat to many of Tasmania's wildlife and includes threatened species such as Tasmanian devils & quolls and endemic birds. The Karst system on the property has significant species only present in these karst systems. The Leven River borders the southeaster corner of the property

The area of uncovenanted land is used for Tourism accommodation

The scenic values that form a corridor are Black Bluff Mt in the south and Leven Canyon in the north. The Penguin Cradle Trail passes through the property before ascending from the valley floor up to the summit of Black Bluff Mt. before continuing on to Cradle Mt.  
summit of Black Bluff Mt. before continuing on to Cradle Mt.

Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 05 AUG 2019

Application No: LPS2019

Doc. Id: 330648

Name Penelope Anne Laskey  
Property Address 130 Raymond Road, Gunns Plains, 7315.  
PID 7144517

To the Central Coast Council Planning Department

My property (PID7144517) should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- bushland areas,
- large areas of native vegetation
- Preston Creek on a boundary
- Immediately adjacent to the tourist attraction of Delaney's Falls
- threatened native vegetation communities
- threatened species: *Eucalyptus viminalis*
- habitat and or refuge for threatened species: quolls and Tasmanian devils documented on our property with night cameras
- important corridor habitat linking with Dial Range
- land that is under a Land For Wildlife agreement
- links to existing reserves along Preston Creek

Yours sincerely,



Monday, 5 August 2019

The General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Peter Stronach  
Lot 1(19A) Bannons Bridge Rd  
Gunns Plains, 7315  
PID: 2763693

To the Central Coast Council General Manager,

My property 2763693PID should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- bushland areas,
- large areas of native vegetation
- other areas of locally or regionally important native vegetation
- areas of important scenic values,
- threatened native vegetation communities,
- threatened species
- habitat and or refuge for threatened species
- important corridor habitat
- land that is recovering and is part of a larger conservation area
- links to existing reserves
- is under a covenant and Land for Wildlife agreement
- has natural areas that are stepping stones and/or refuge for wildlife
- river frontage or links to waterways and catchment services

Yours sincerely,

Signature  
Peter Stronach

Please see attached Natural Values Report to support this change.

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

Reference: Stronach

Requested For: Peter Stronach

Report Type: Summary Report

Timestamp: 08:09:01 PM Monday 05 August 2019

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

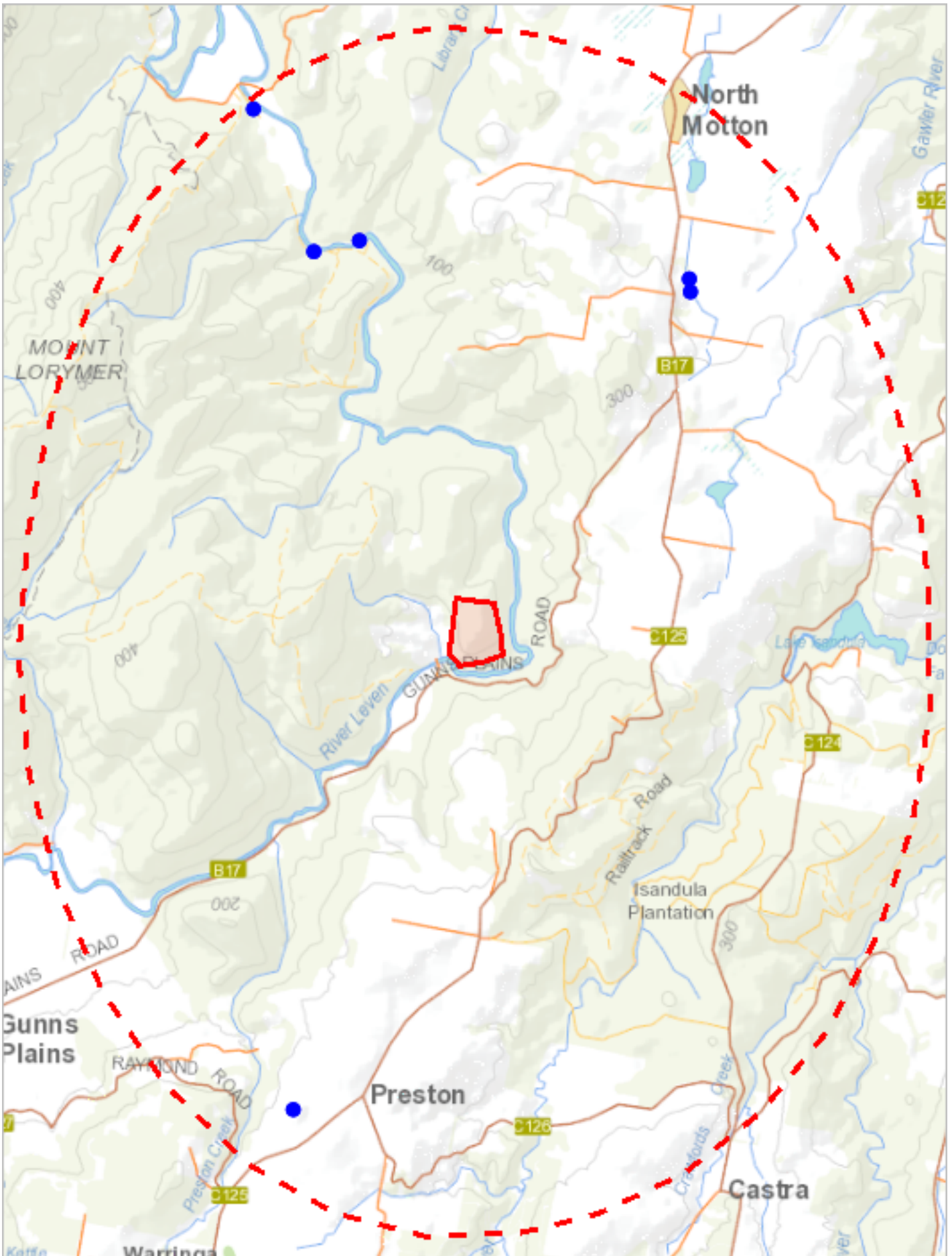


The centroid for this query GDA94: 423665.0, 5433365.0 falls within:

Property: 2763693

\*\*\* No threatened flora found within 500 metres \*\*\*





419449, 5427848

Please note that some layers may not display at all requested map scales

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Threatened flora within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Blechnum spinulosum	small raspfern	e		n	2	01-Jul-2008
Epilobium pallidiflorum	showy willowherb	r		n	2	31-Mar-2012
Hypolepis muelleri	harsh groundfern	r		n	1	01-Aug-1998
Persicaria decipiens	slender waterpepper	v		n	1	04-Apr-1995

## Unverified Records

No unverified records were found!

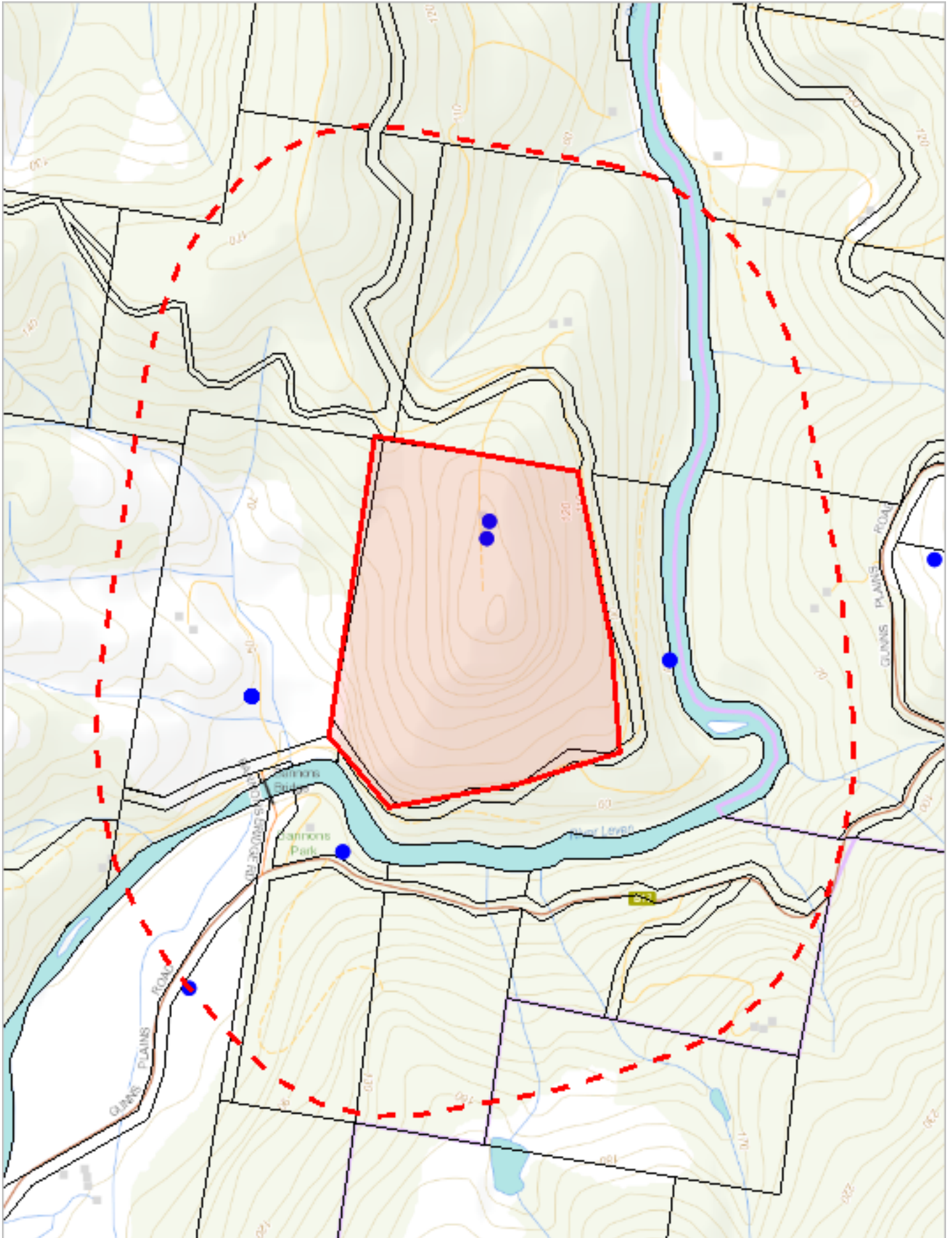
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000





422894, 5432369

Please note that some layers may not display at all requested map scales

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 500 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	7	31-Aug-1981
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	5	28-Feb-1981
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	2	23-Oct-2000
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	2	02-Feb-2019
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	31-Aug-1978
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	28-Feb-1981
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	5	30-Nov-1980
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	2	10-Jan-2014
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	4	31-Aug-1981

## Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres

(based on Range Boundaries)

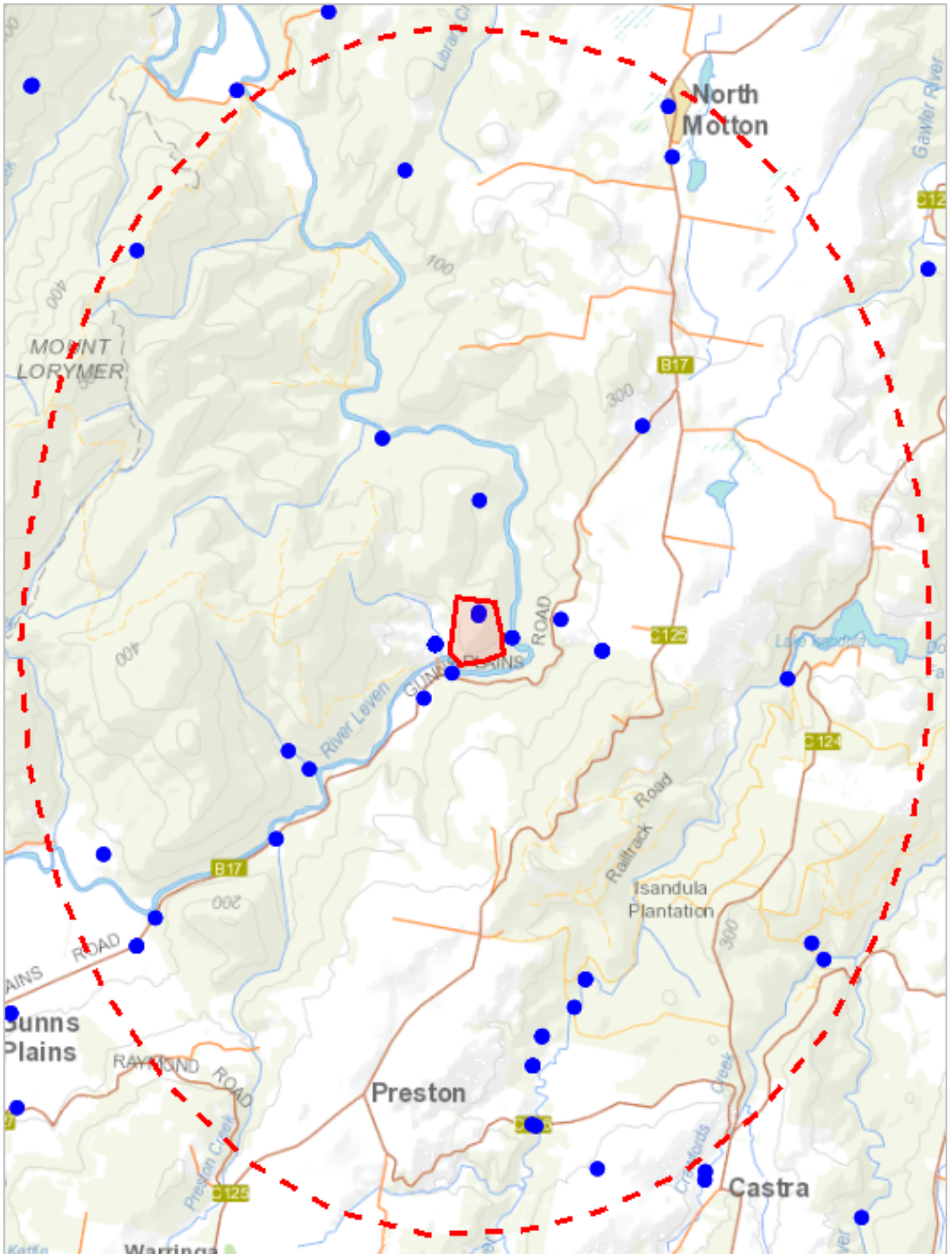
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Oreisplanus munionga subsp. larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpiw.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiw.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



419449, 5427848

Please note that some layers may not display at all requested map scales

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	8	31-Oct-2001
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	7	21-Sep-2006
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	16	23-Nov-2015
<i>Beddomeia averni</i>	hydrobiid snail (west gawler)	e		eH	7	30-Mar-2009
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	3	02-Feb-2019
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	7	01-Jul-1996
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	1	04-Aug-1997
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	31-Aug-1978
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	28-Feb-1981
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	5	30-Nov-1980
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	02-Aug-2018
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	3	13-Oct-1987
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	5	03-Jan-2019
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	5	31-Aug-1981

## Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Beddomeia averni</i>	hydrobiid snail (west gawler)	e		eH	1	1	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Oreisplanus munionga</i> subsp. <i>larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	5
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

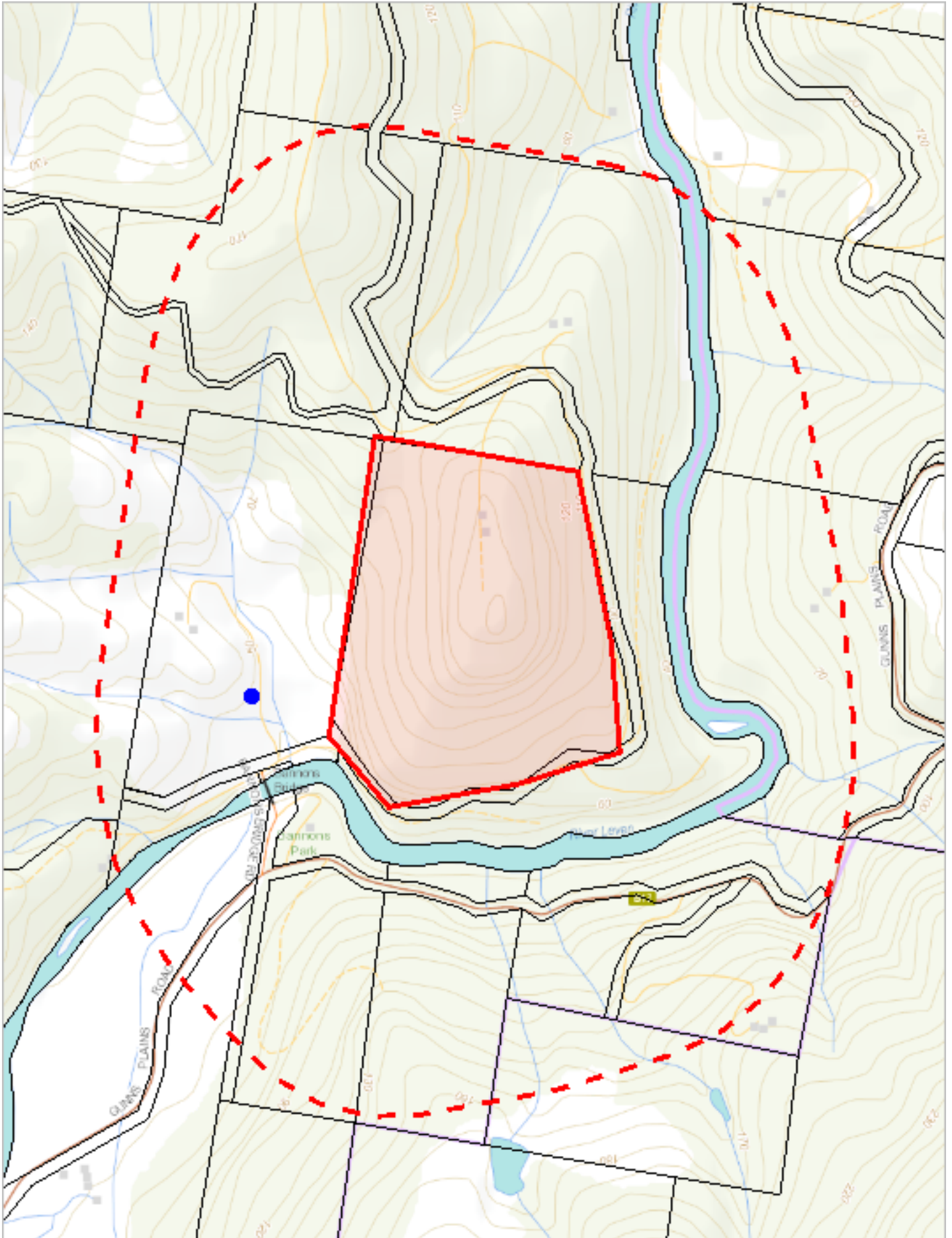
Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



424442, 5434382



422894, 5432369

Please note that some layers may not display at all requested map scales



# Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

- Point Verified

● Point Unverified

▮ Polygon Verified

▮ Polygon Unverified
- ▮ Line Verified

▮ Line Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 500 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Sighting	7	31-Aug-1981
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	28-Feb-1981
	Falco longipennis	australian hobby	Sighting	4	28-Feb-1981
	Falco peregrinus	peregrine falcon	Sighting	2	30-Nov-1980
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	31-Aug-1978
	Tyto novaehollandiae	masked owl	Sighting	4	31-Aug-1981

## Unverified Records

No unverified records were found!

## Raptor nests and sightings within 500 metres (based on Range Boundaries)

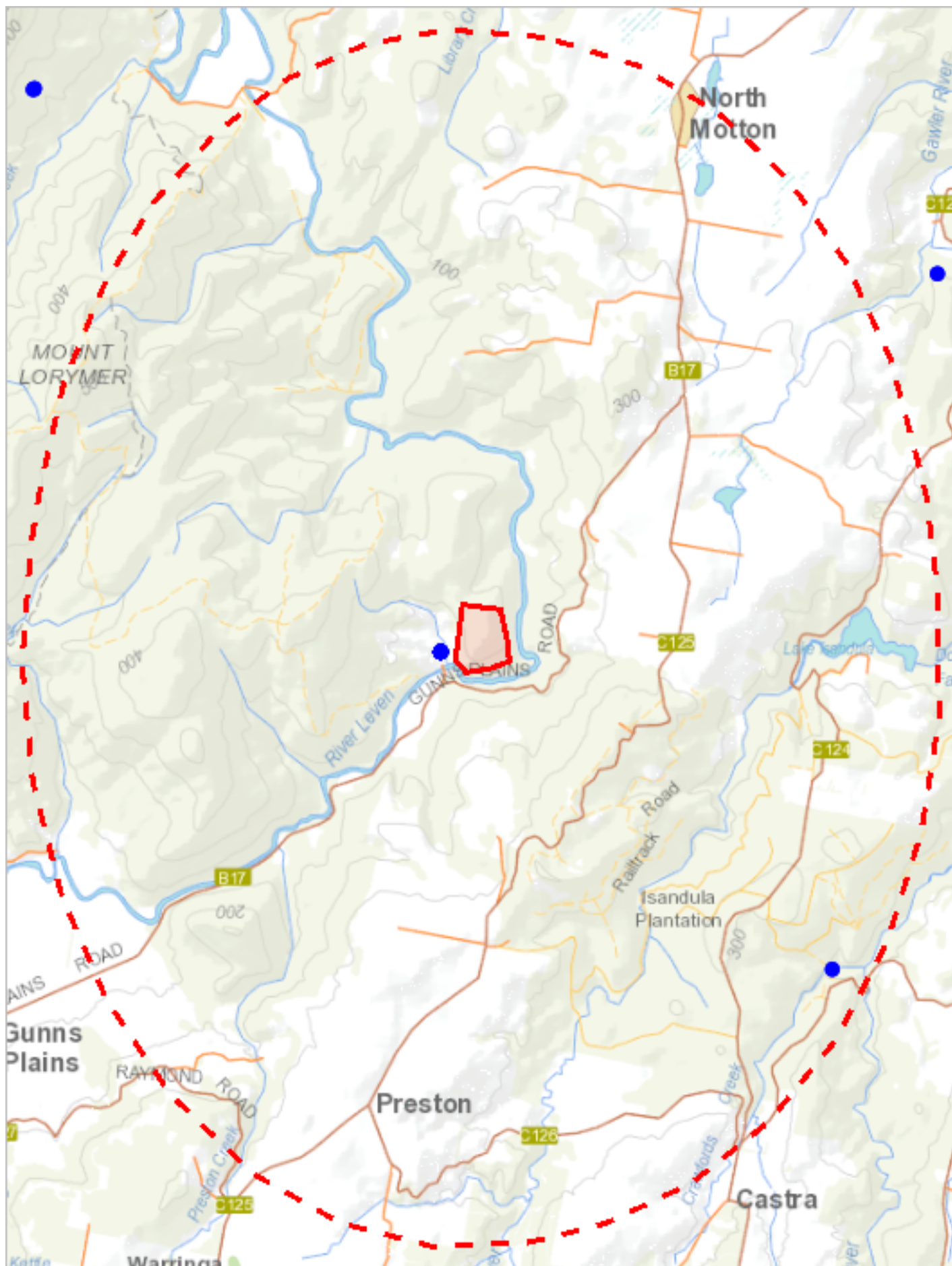
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



419449, 5427848

Please note that some layers may not display at all requested map scales

# Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 5000 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1061	Accipiter novaehollandiae	grey goshawk	Nest	1	31-Oct-2001
1377	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	21-Sep-2006
	Accipiter novaehollandiae	grey goshawk	Sighting	7	31-Aug-1981
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	28-Feb-1981
	Falco longipennis	australian hobby	Sighting	4	28-Feb-1981
	Falco peregrinus	peregrine falcon	Sighting	2	30-Nov-1980
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	31-Aug-1978
	Tyto novaehollandiae	masked owl	Sighting	5	31-Aug-1981

## Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres (based on Range Boundaries)

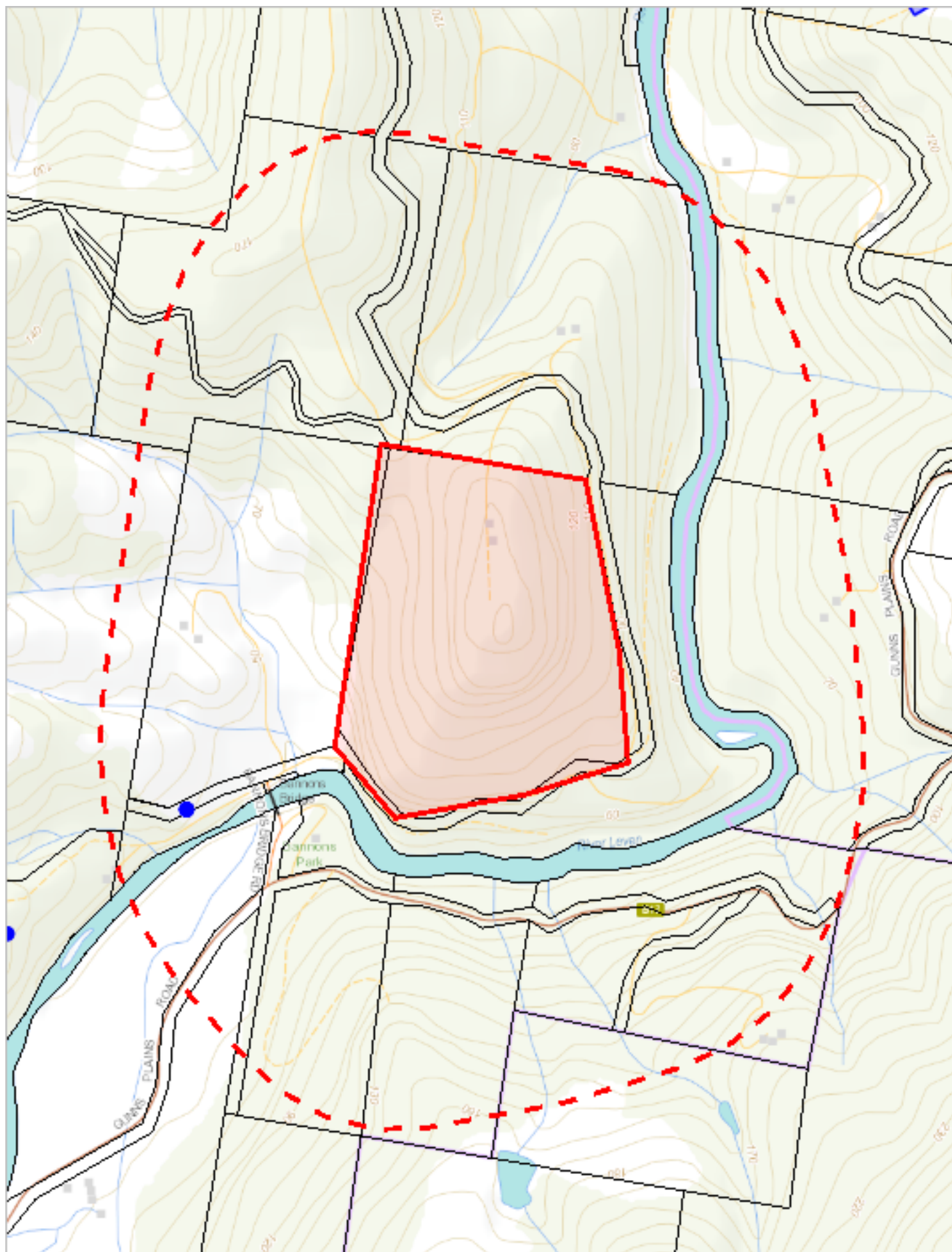
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





# Tas Management Act Weeds within 500 m

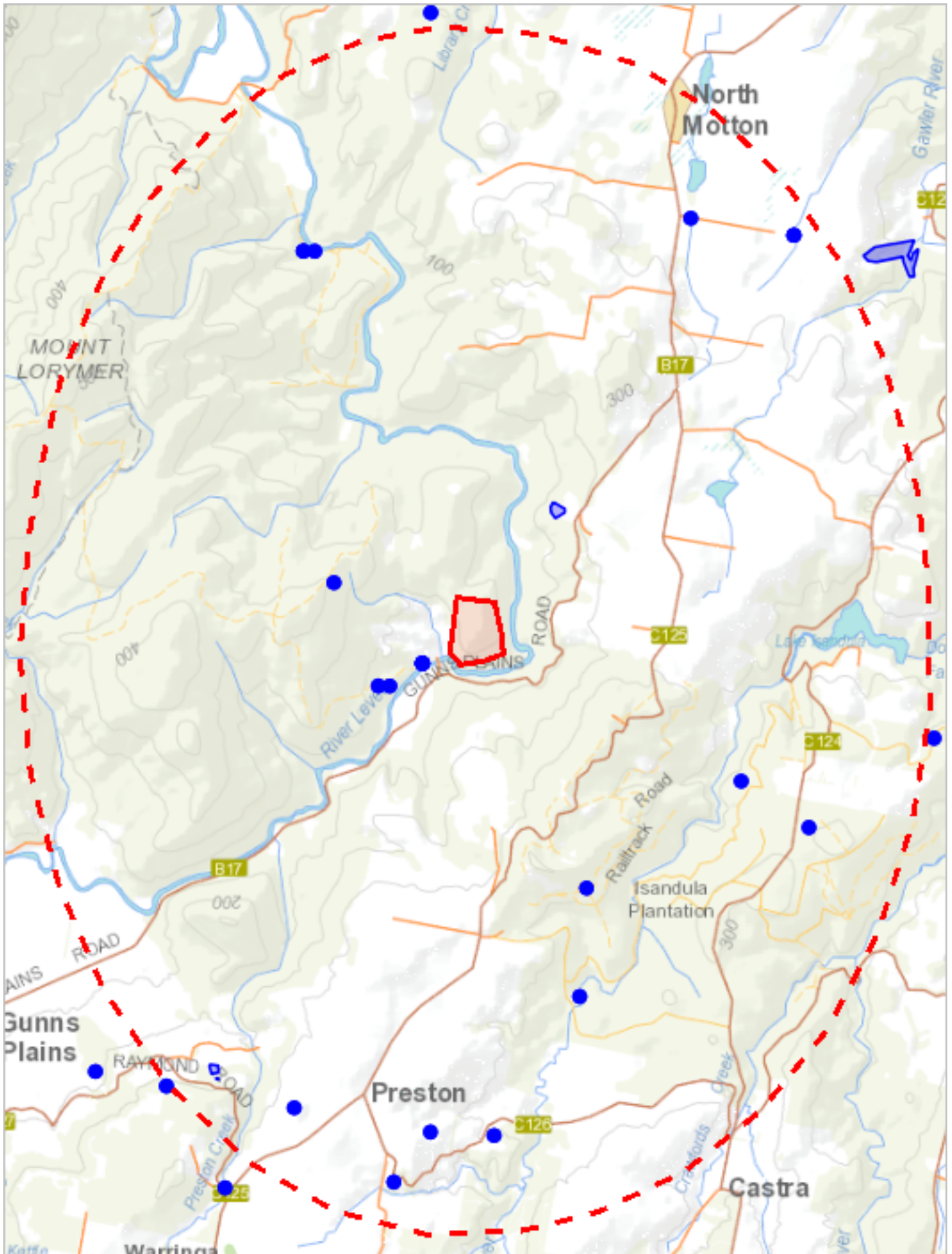
## Verified Records

Species	Common Name	Observation Count	Last Recorded
Salix cinerea subsp. oleifolia	rusty willow	1	01-Nov-2004
Salix x fragilis nothovar. fragilis	crack willow	1	01-Nov-2004
Senecio jacobaea	ragwort	2	01-Nov-2004

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpirwe.tas.gov.au/invasive-species/weeds>



419449, 5427848

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 5000 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
Cortaderia jubata	pink pampasgrass	1	01-Jun-2013
Cytisus scoparius	english broom	1	04-Apr-1995
Echium vulgare	vipers bugloss	1	01-Jan-0001
Genista monspessulana	montpellier broom	1	04-Apr-1995
Hypericum perforatum subsp. veronense	perforated st johns-wort	2	01-Jan-0001
Leycesteria formosa	himalayan honeysuckle	2	19-Aug-2010
Rubus fruticosus	blackberry	13	19-Aug-2010
Salix cinerea subsp. oleifolia	rusty willow	1	01-Nov-2004
Salix x fragilis nothovar. fragilis	crack willow	1	01-Nov-2004
Senecio jacobaea	ragwort	6	01-Nov-2004
Ulex europaeus	gorse	1	01-Jun-2013

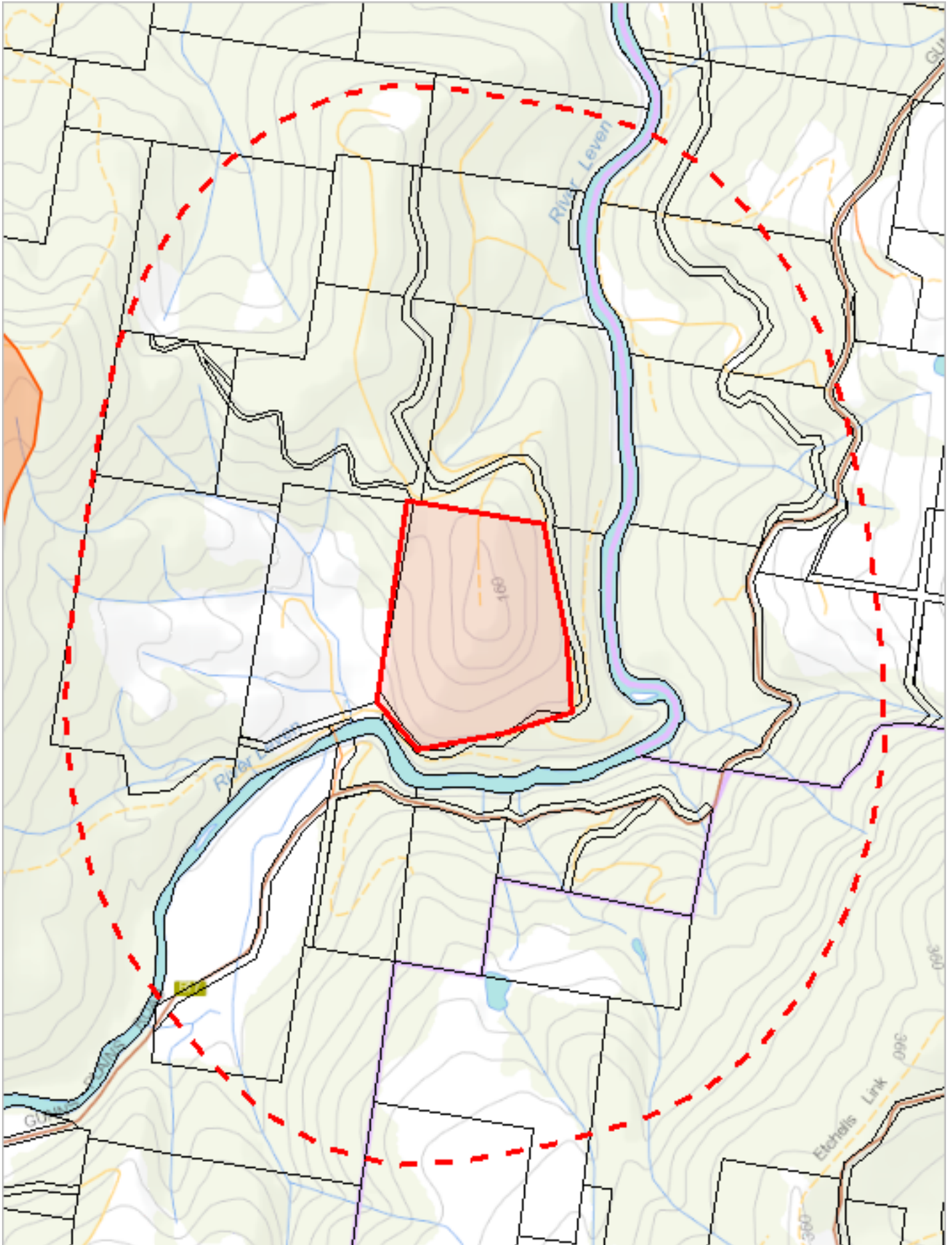
## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpi.pwe.tas.gov.au/invasive-species/weeds>

\*\*\* No Priority Weeds found within 500 metres \*\*\*

\*\*\* No Priority Weeds found within 5000 metres \*\*\*



422511, 5431867

Please note that some layers may not display at all requested map scales

# Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



## Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2429	Dial Range Residual Ridges	Notable examples of type.	District	Listed

For more information about the Geoconservation Database, please visit the website: <http://dpiwve.tas.gov.au/conservation/geoconservation> or contact the Geoconservation Officer:

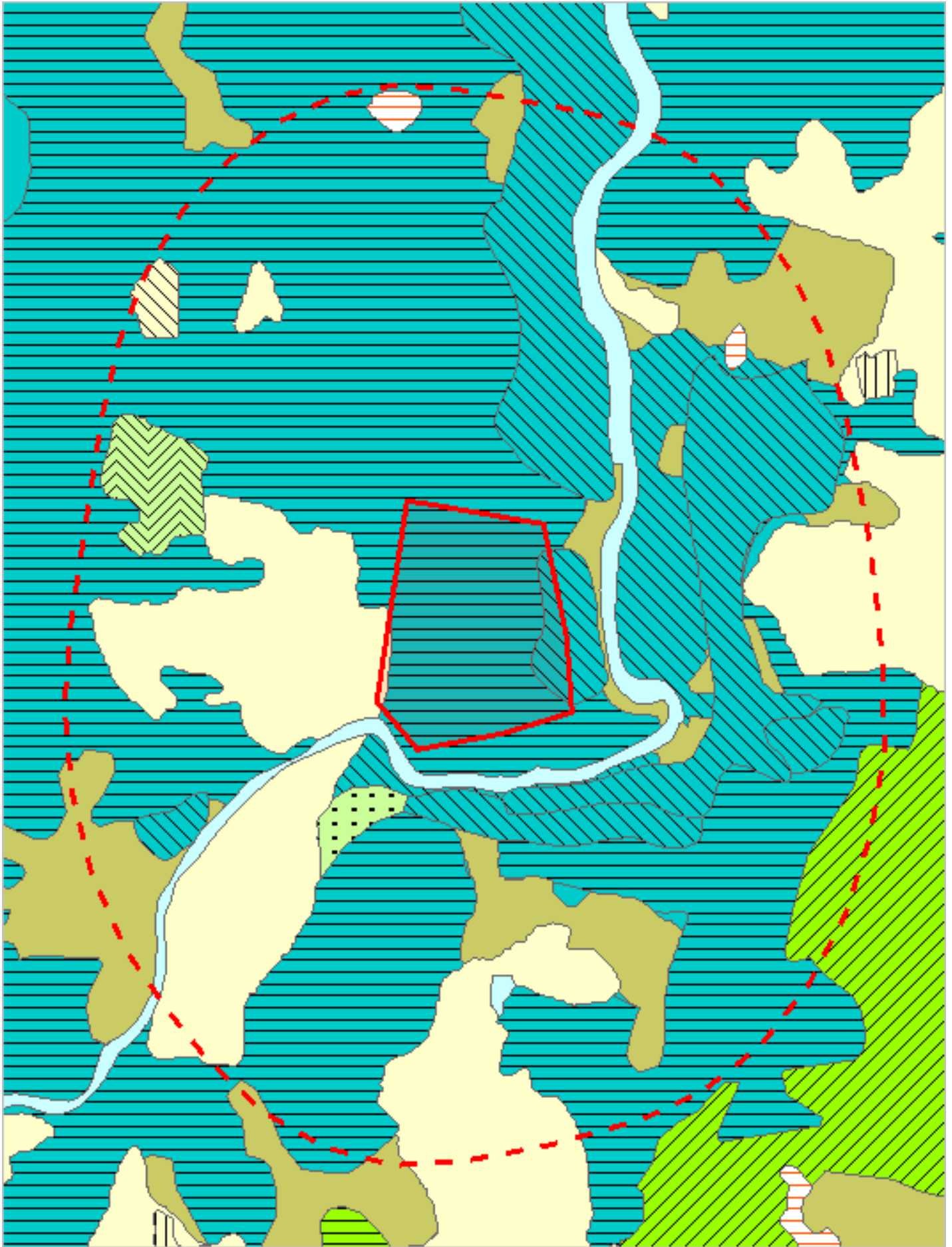
Telephone: (03) 6165 4401

Email: [Geoconservation.Enquiries@dpiwve.tas.gov.au](mailto:Geoconservation.Enquiries@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Acid Sulfate Soils found within 1000 metres \*\*\*


























































































































422511, 5431867

Please note that some layers may not display at all requested map scales












































## Legend: TASVEG 3.0

	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

# TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland

# TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



## TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
NAD	(NAD) Acacia dealbata forest	
OAQ	(OAQ) Water, sea	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
WVI	(WVI) Eucalyptus viminalis wet forest	

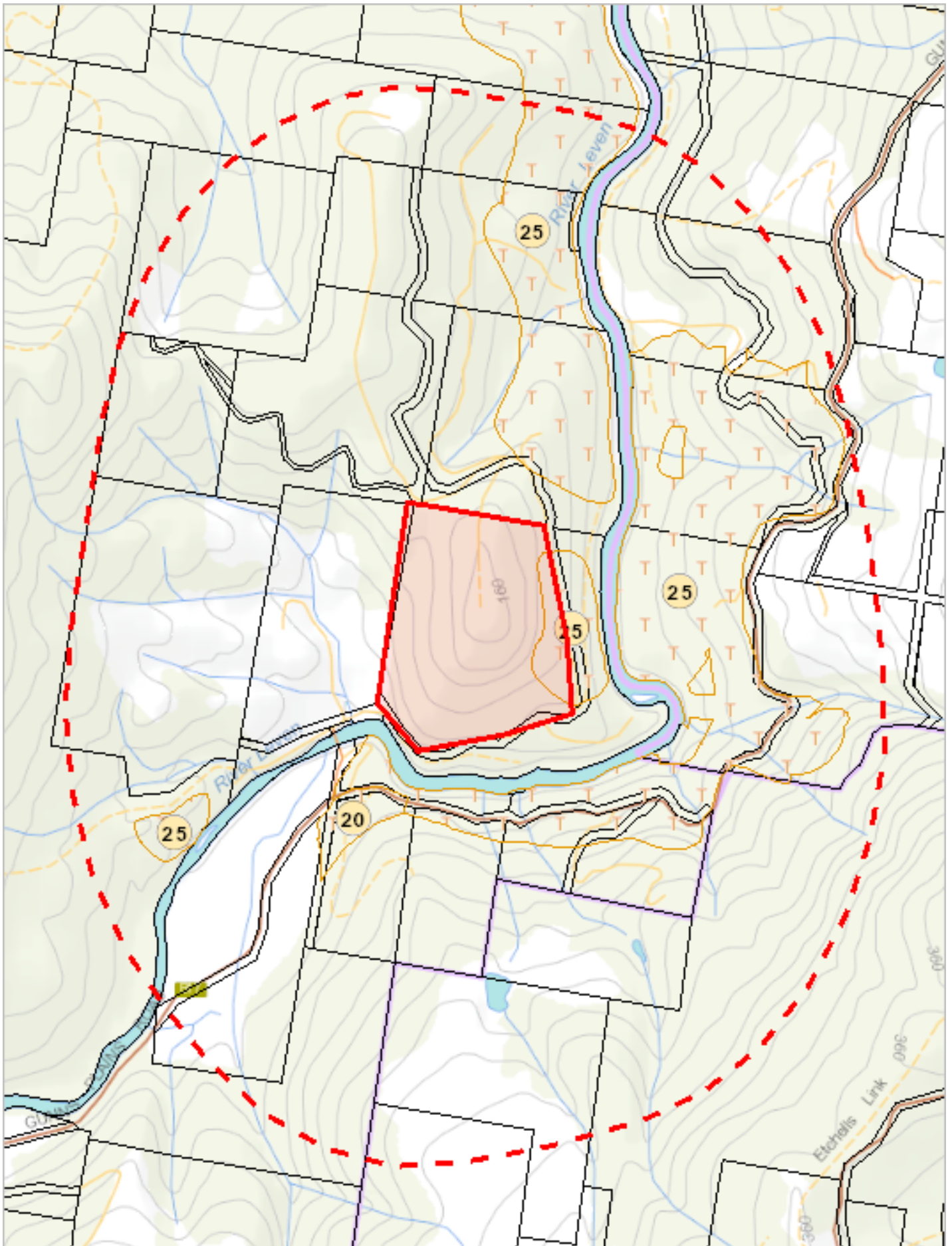
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@dpiwve.tas.gov.au](mailto:TVMMPsupport@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000





422511, 5431867

Please note that some layers may not display at all requested map scales

# Threatened Communities (TNVC 2014) within 1000 metres

## Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunni short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

## Legend: Cadastral Parcels





## Threatened Communities (TNVC 2014) within 1000 metres

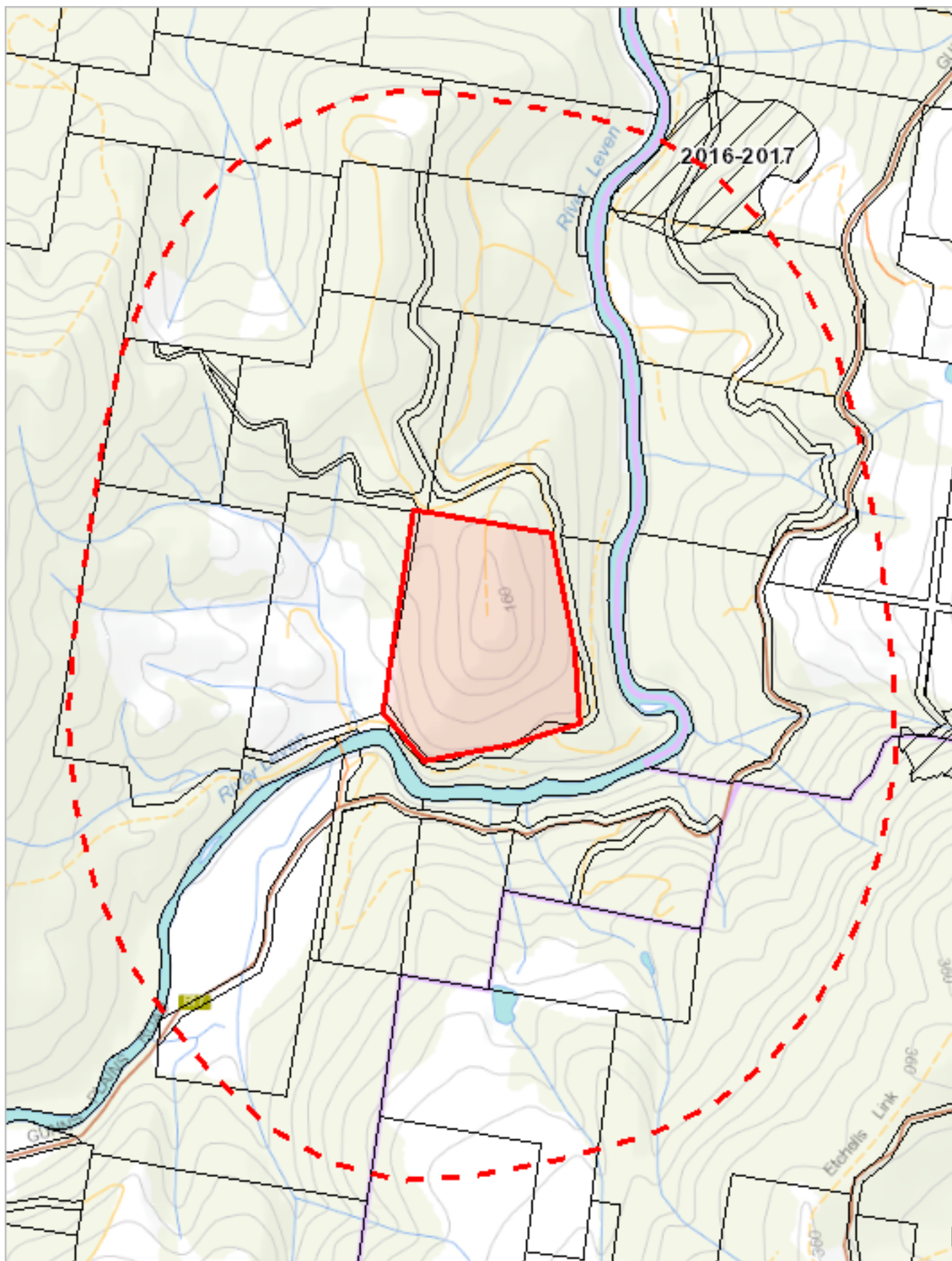
Scheduled Community Id	Scheduled Community Name
20	Eucalyptus ovata forest and woodland
25	Eucalyptus viminalis wet forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@dpiwve.tas.gov.au](mailto:TVMMPsupport@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000






422511, 5431867

Please note that some layers may not display at all requested map scales

# Fire History (All) within 1000 metres

Legend: Fire History All

-  Bushfire-Unknown Category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (All) within 1000 metres

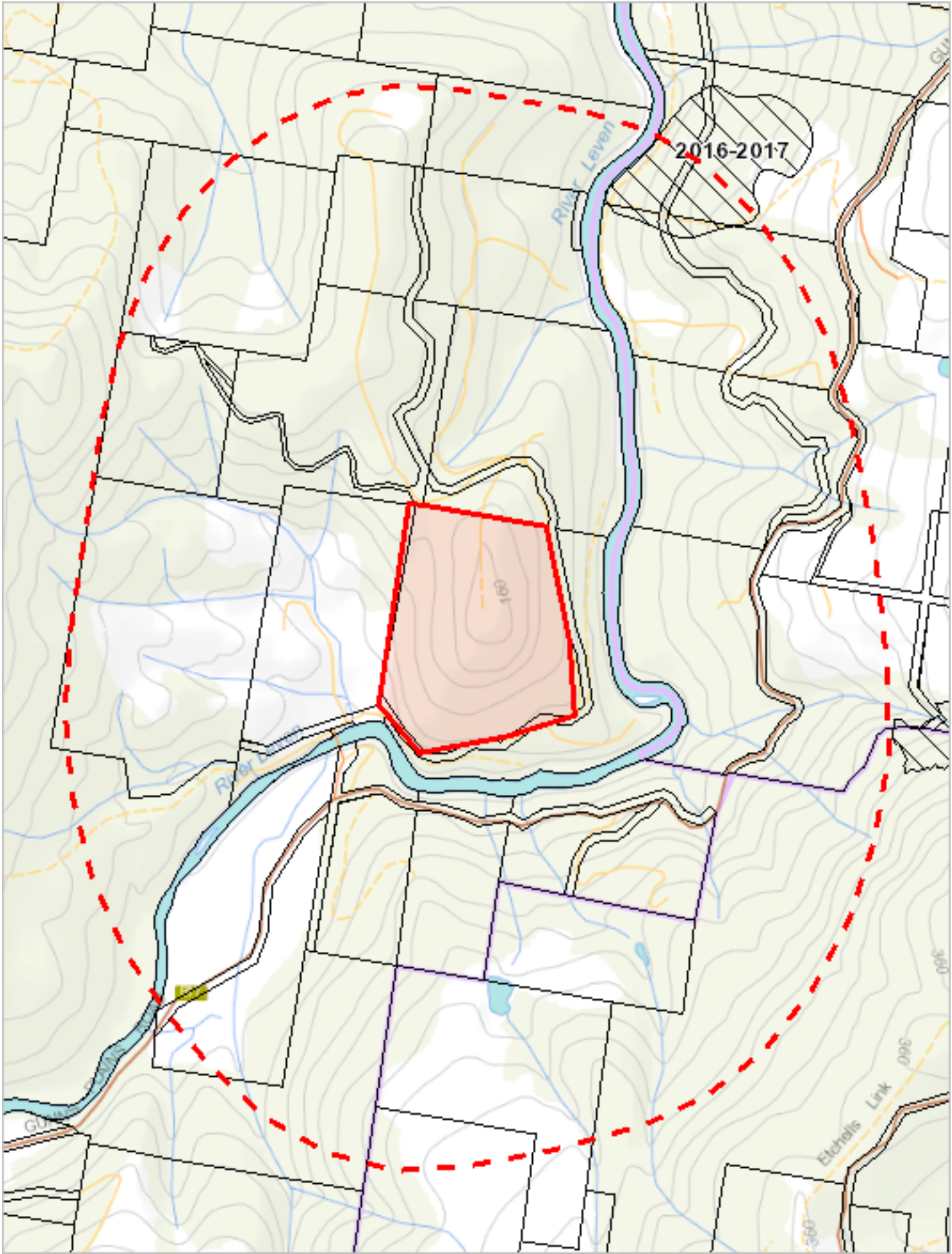
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
246892	Gunns Plains Road	08-Jan-2017	Bushfire	Accidental	11.03415704

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000






422511, 5431867

Please note that some layers may not display at all requested map scales

# Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
246892	Gunns Plains Road	08-Jan-2017	Bushfire	Accidental	11.03415704

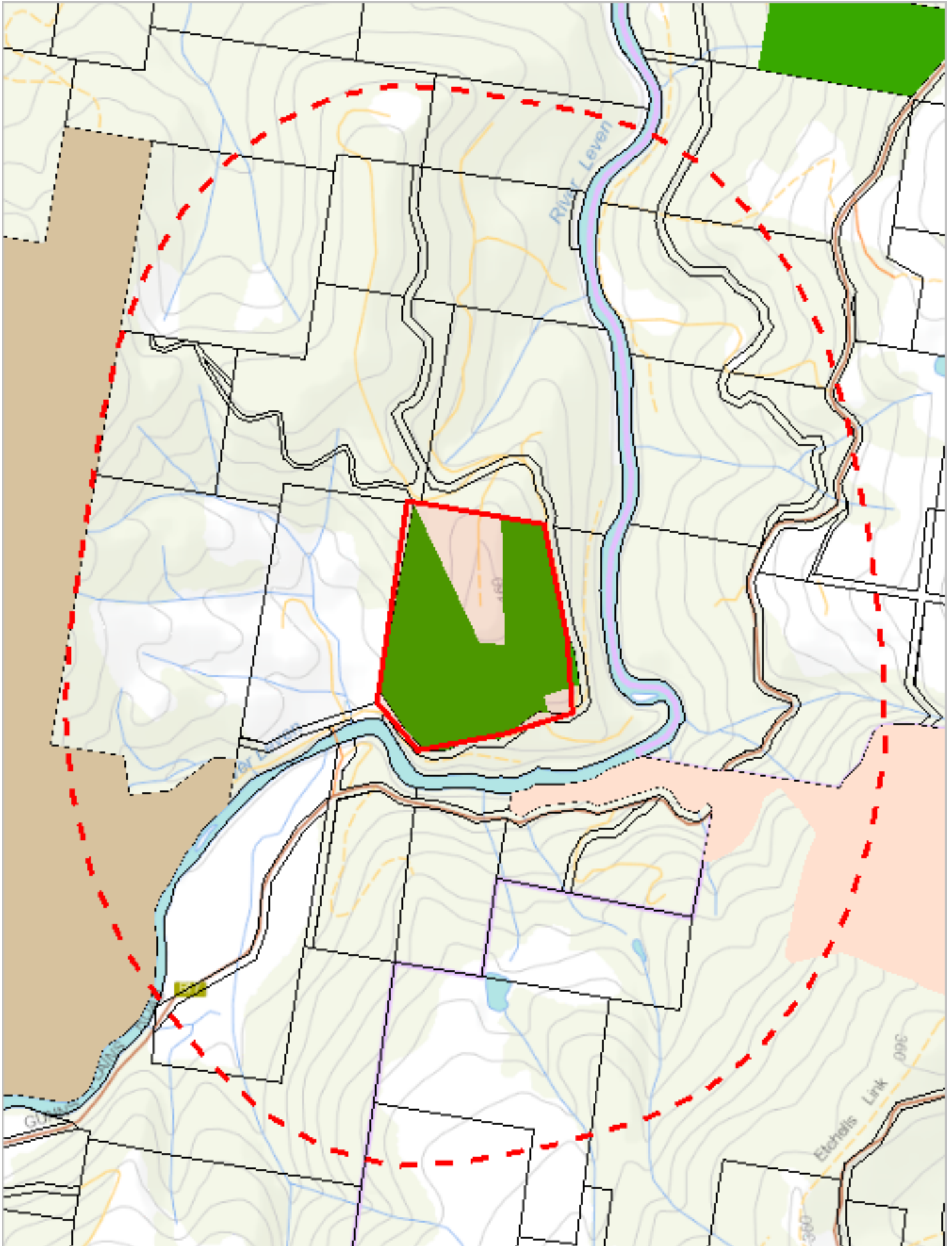
For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000






























422511, 5431867

Please note that some layers may not display at all requested map scales

# Reserves within 1000 metres

## Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

## Legend: Cadastral Parcels



## Reserves within 1000 metres

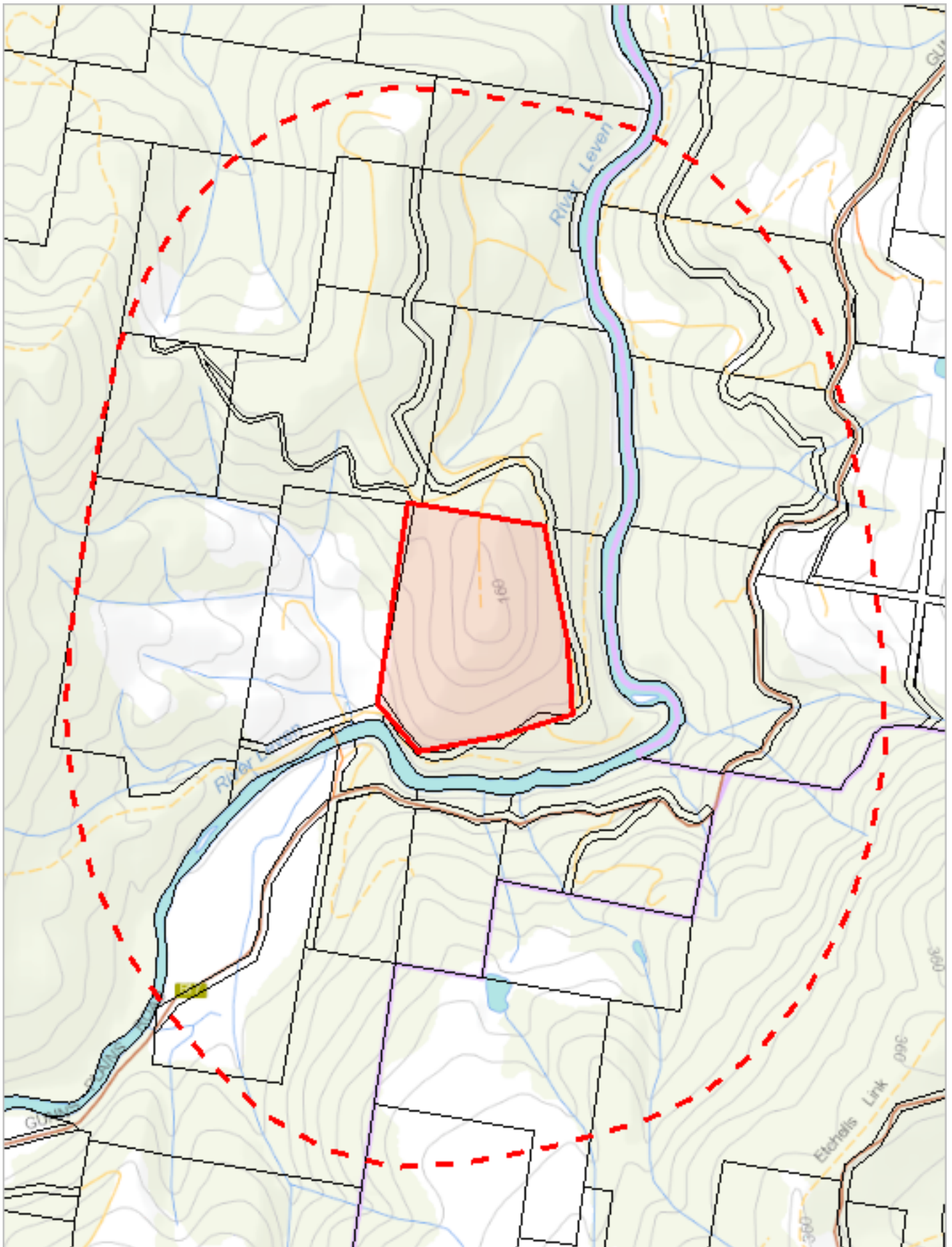
Name	Classification	Status	Area (HA)
Dial Range Regional Reserve	Regional Reserve	Other Formal Reserve	2123.37
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	16.7624
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	46.88240000 0000004

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

Telephone: (03) 6777 2224

Email: [LandManagement.Enquiries@dpiwve.tas.gov.au](mailto:LandManagement.Enquiries@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



422511, 5431867

Please note that some layers may not display at all requested map scales

# Known biosecurity risks within 1000 meters

## Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

## Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

## Legend: Cadastral Parcels



# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



TO: Sandra Ayton,  
General Manager,  
Central Coast Council.

8<sup>th</sup> Aug. 2019

FROM: Leon Peck  
605 Wilmot Rd.  
Forth 7310

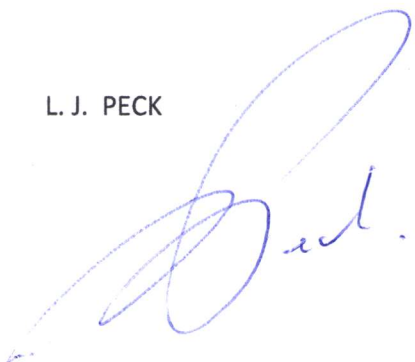
Ref. : LPS2019

SUBJECT : TASMANIAN PLANNING SCHEME DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE.

I note that the draft schedule places 605 Wilmot Rd. in the Environmental Management Zone.

I submit that this is inappropriate as this zoning appears to relate more to that of Crown Land.

L. J. PECK



**CENTRAL COAST COUNCIL**

Division .....  
Rec'd **- 8 AUG 2019**  
File No .....  
Doc. Id .....



6 August 2019

General Manager  
Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

Helmut Schwabe  
299 Raymond Rd  
Preston 7315  
PID 3195296

CENTRAL COAST COUNCIL  
Division Plan - Mary - Ann  
Rec'd **08 AUG 2019**  
File No .....  
Doc. Id .....

To the Central Coast Council Planning Department

My property (PID 3195296) should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- bushland areas,
- large areas of native vegetation,
- other areas of locally or regionally important native vegetation including *Eucalyptus viminalis* communities
- areas of important scenic values,
- threatened native vegetation communities,
- threatened species including grey goshawk and wedgetail eagle nesting sites. Sea eagle, Tasmanian potoroo, Tasmanian devil, spotted tailed quoll, microbat, freshwater crustacean, platypus
- habitat and or refuge for threatened species (as above)
- important corridor habitat – linking other conservation covenanted properties
- land that is recovering and is part of a larger conservation area
- links to existing reserves (as above)
- is under a covenant conservation agreement
- natural areas that are stepping stones and/or refuge for wildlife (as above)
- water catchment to the Leven River

Yours sincerely,



Signature

Helmut Schwabe

(Please see attached a Natural Values Report highlighting the values mentioned above)

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:** Schwabe

**Requested For:** Peter Stronach

**Report Type:** Summary Report

**Timestamp:** 08:02:06 PM Monday 05 August 2019

**Threatened Flora:** buffers Min: 500m Max: 5000m

**Threatened Fauna:** buffers Min: 500m Max: 5000m

**Raptors:** buffers Min: 500m Max: 5000m

**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m

**Priority Weeds:** buffers Min: 500m Max: 5000m

**Geoconservation:** buffer 1000m

**Acid Sulfate Soils:** buffer 1000m

**TASVEG:** buffer 1000m

**Threatened Communities:** buffer 1000m

**Fire History:** buffer 1000m

**Tasmanian Reserve Estate:** buffer 1000m

**Biosecurity Risks:** buffer 1000m



The centroid for this query GDA94: **420201.0, 5428899.0** falls within:

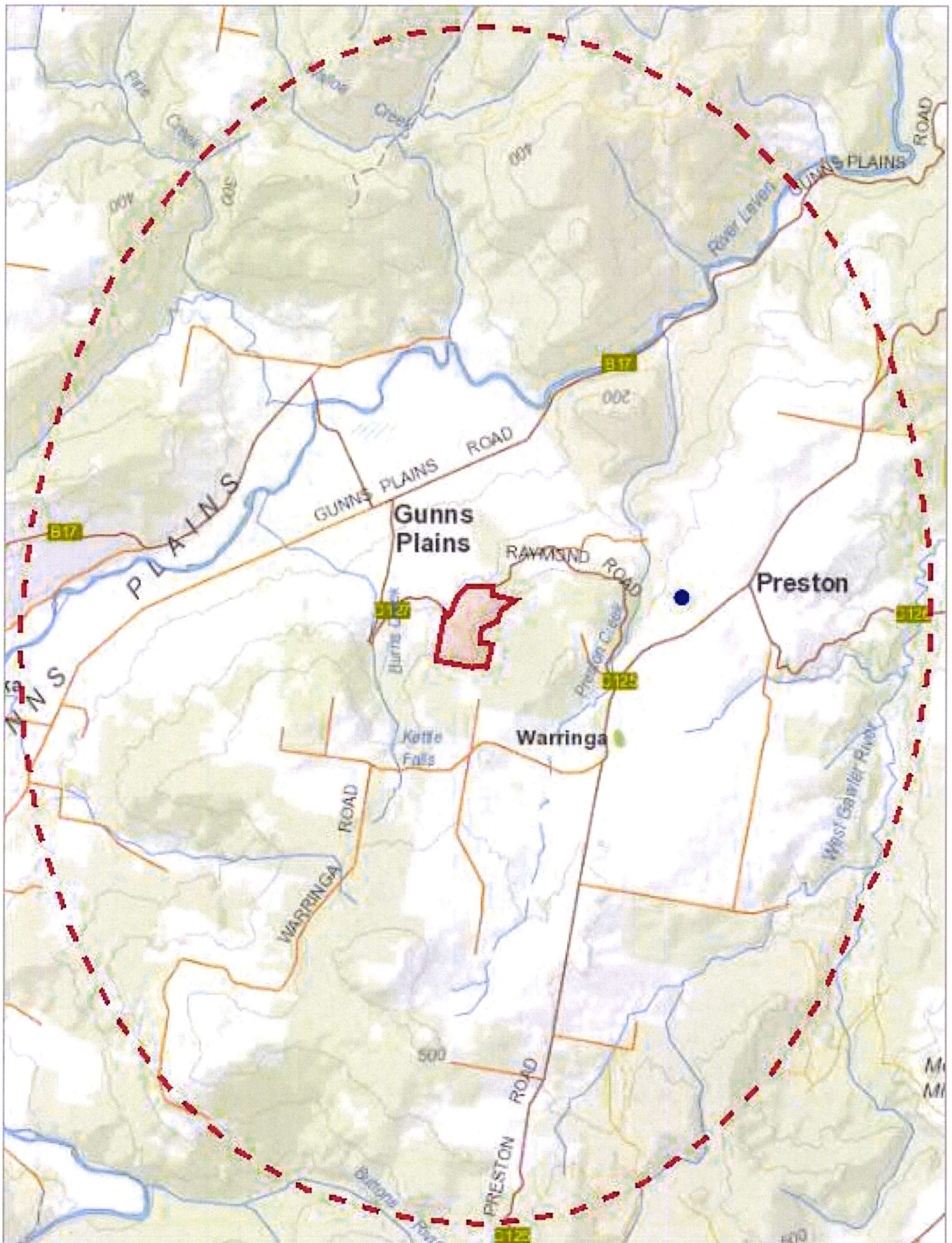
**Property:** 3195296

\*\*\* No threatened flora found within 500 metres \*\*\*



## Threatened flora within 5000 metres

424577, 5434514



415912, 5423293

Please note that some layers may not display at all requested map scales

## Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Threatened flora within 5000 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Hypolepis muelleri	harsh groundfern	r		n	1	01-Aug-1998

### Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

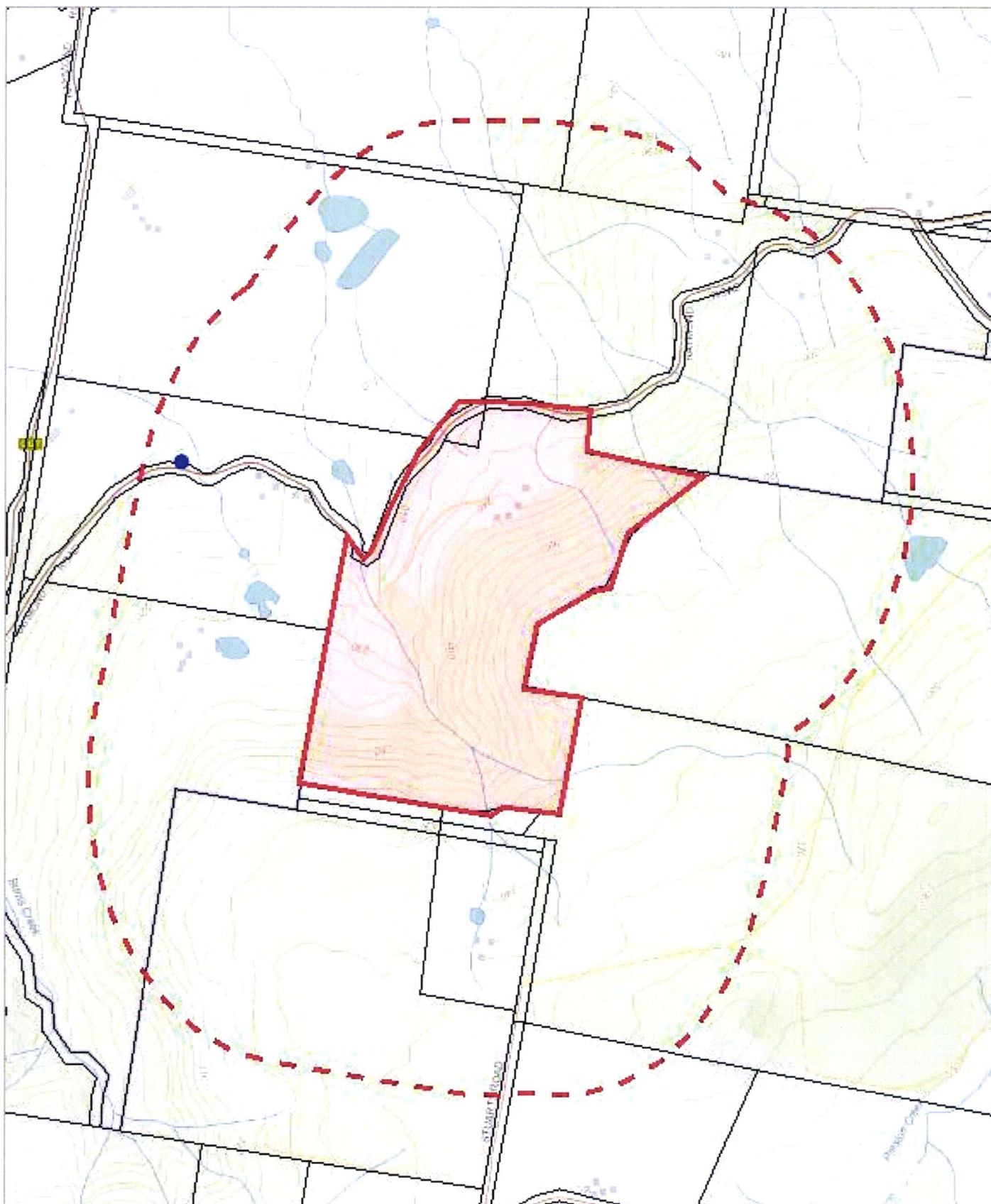
Email: [ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Threatened fauna within 500 metres

421150, 5429980



419350, 5427831

Please note that some layers may not display at all requested map scales

## Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Threatened fauna within 500 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	01-Dec-2018

### Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Oreisplanus munionga subsp. larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	1
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

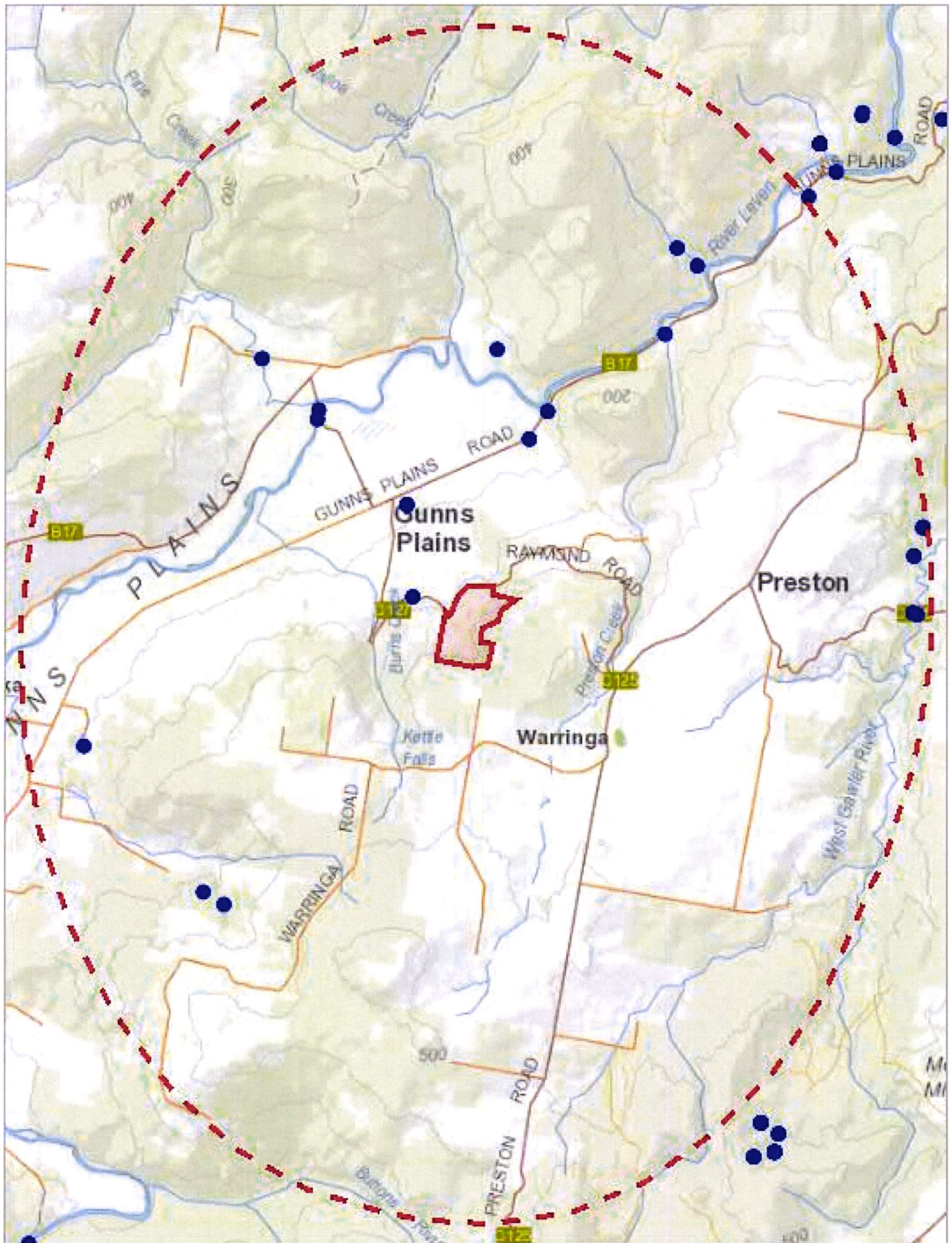
Email: [ThreatenedSpecies.Enquiries@dipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Threatened fauna within 5000 metres

424577, 5434514



415912, 5423293

Please note that some layers may not display at all requested map scales

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified

■ Polygon Verified
- Point Unverified

■ Polygon Unverified
- ▬ Line Verified
- ▬ Line Unverified

Legend: Cadastral Parcels





## Threatened fauna within 5000 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	8	01-Jan-1985
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	13	15-Nov-2018
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	13	23-Nov-2015
<i>Beddomeia averni</i>	hydrobiid snail (west gawler)	e		eH	7	30-Mar-2009
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	1	02-Feb-2019
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	5	01-Apr-1996
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	31-Aug-1978
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	28-Feb-1981
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	5	30-Nov-1980
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	3	03-Jan-2019
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	5	31-Aug-1981

### Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Beddomeia averni</i>	hydrobiid snail (west gawler)	e		eH	1	1	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Oreisplanus munionga subsp. larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	3
<i>Beddomeia hallae</i>	hydrobiid snail (buttons rivulet)	e		eH	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

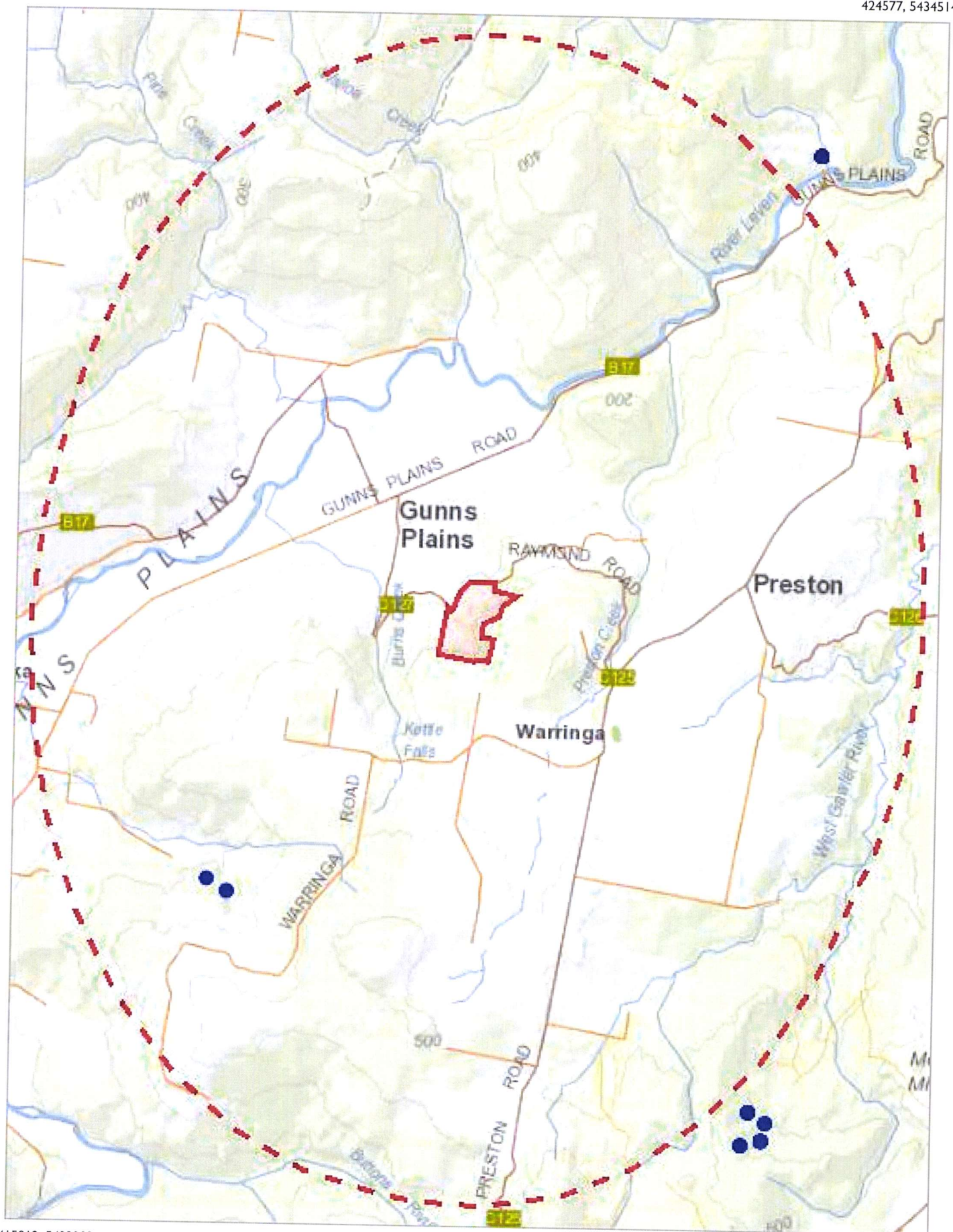
Email: [ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Raptor nests or sightings found within 500 metres. \*\*\*

## Raptor nests and sightings within 5000 metres

424577, 5434514



415912, 5423293

Please note that some layers may not display at all requested map scales



## Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Raptor nests and sightings within 5000 metres

### Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
19	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-1985
2495	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	15-Nov-2018
838	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	6	15-Nov-2013
	Accipiter novaehollandiae	grey goshawk	Sighting	7	31-Aug-1981
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	28-Feb-1981
	Falco longipennis	australian hobby	Sighting	4	28-Feb-1981
	Falco peregrinus	peregrine falcon	Sighting	2	30-Nov-1980
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	31-Aug-1978
	Tyto novaehollandiae	masked owl	Sighting	5	31-Aug-1981

### Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

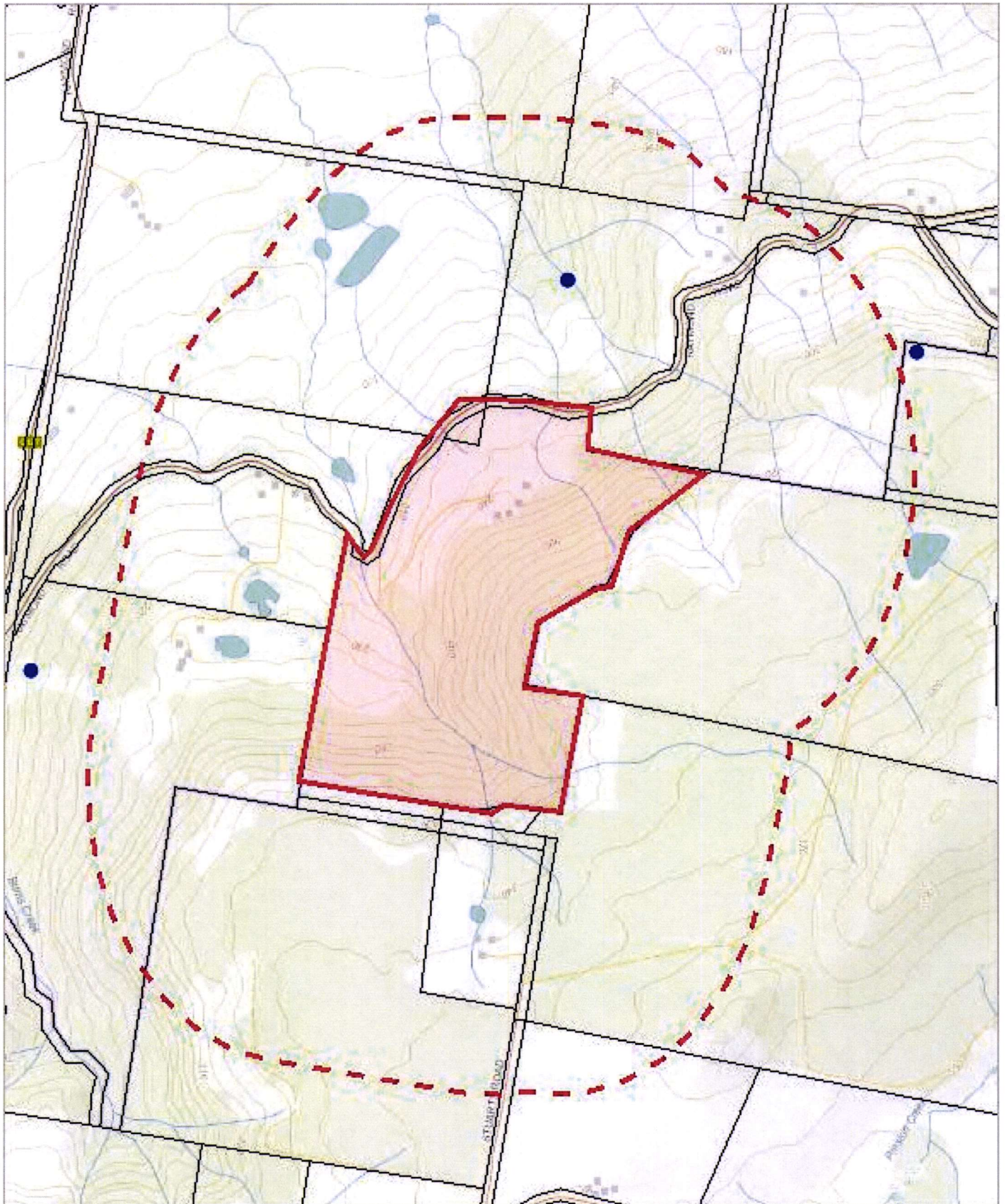
Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

## Tas Management Act Weeds within 500 m

421150, 5429980



419350, 5427831

Please note that some layers may not display at all requested map scales



## Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Tas Management Act Weeds within 500 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
Rubus fruticosus	blackberry	1	01-Oct-2000
Senecio jacobaea	ragwort	1	06-Jan-1998

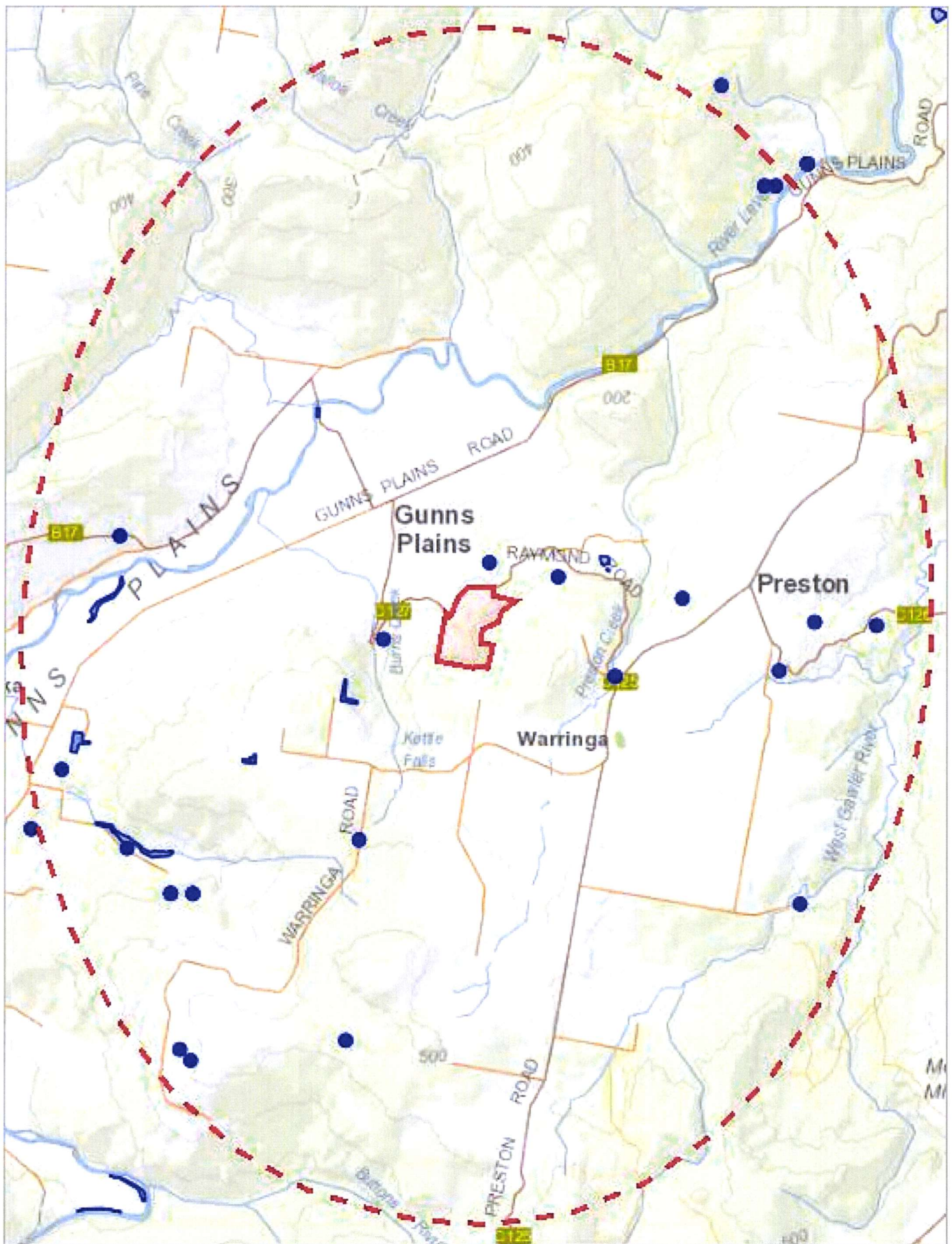
### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwve.tas.gov.au/invasive-species/weeds>

# Tas Management Act Weeds within 5000 m

424577, 5434514



415912, 5423293

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

■ Polygon Verified
- Point Unverified

■ Polygon Unverified
- ▬ Line Verified
- ▬ Line Unverified

Legend: Cadastral Parcels





## Tas Management Act Weeds within 5000 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	3	01-Jan-0001
<i>Rubus anglocandicans</i>	blackberry	1	07-Jan-2000
<i>Rubus fruticosus</i>	blackberry	19	18-Sep-2012
<i>Rubus vestitus</i>	blackberry	1	07-Jan-2000
<i>Salix cinerea</i> subsp. <i>oleifolia</i>	rusty willow	1	01-Nov-2004
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	2	01-Nov-2004
<i>Senecio jacobaea</i>	ragwort	13	01-Nov-2004
<i>Ulex europaeus</i>	gorse	1	29-Jun-2011

### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwwe.tas.gov.au/invasive-species/weeds>

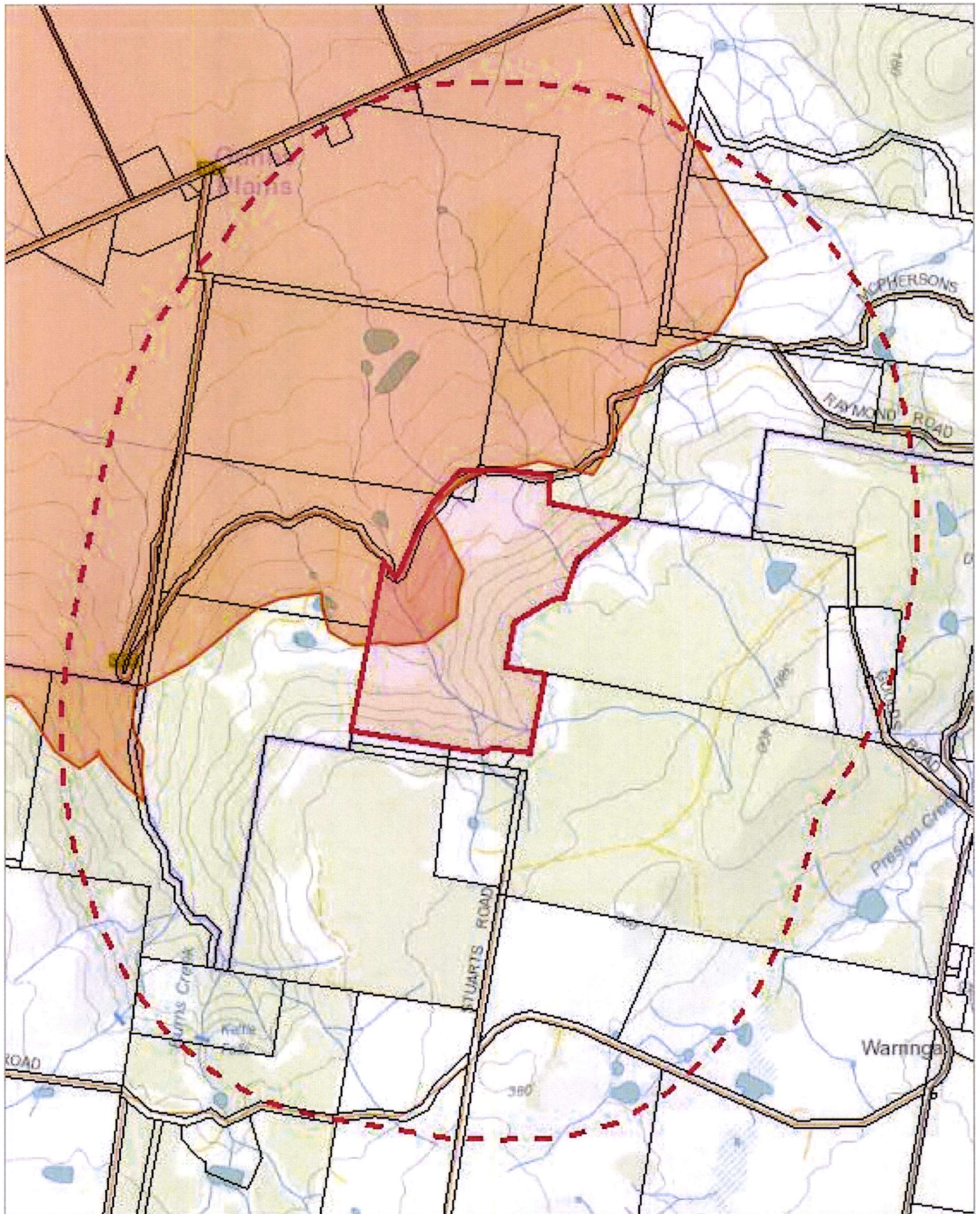
\*\*\* No Priority Weeds found within 500 metres \*\*\*

\*\*\* No Priority Weeds found within 5000 metres \*\*\*



## Geoconservation sites within 1000 metres

421531, 5430484



418969, 5427328

Please note that some layers may not display at all requested map scales

## Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels





## Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2432	Gunns Plains Karst	Notable example of type.	State	Listed

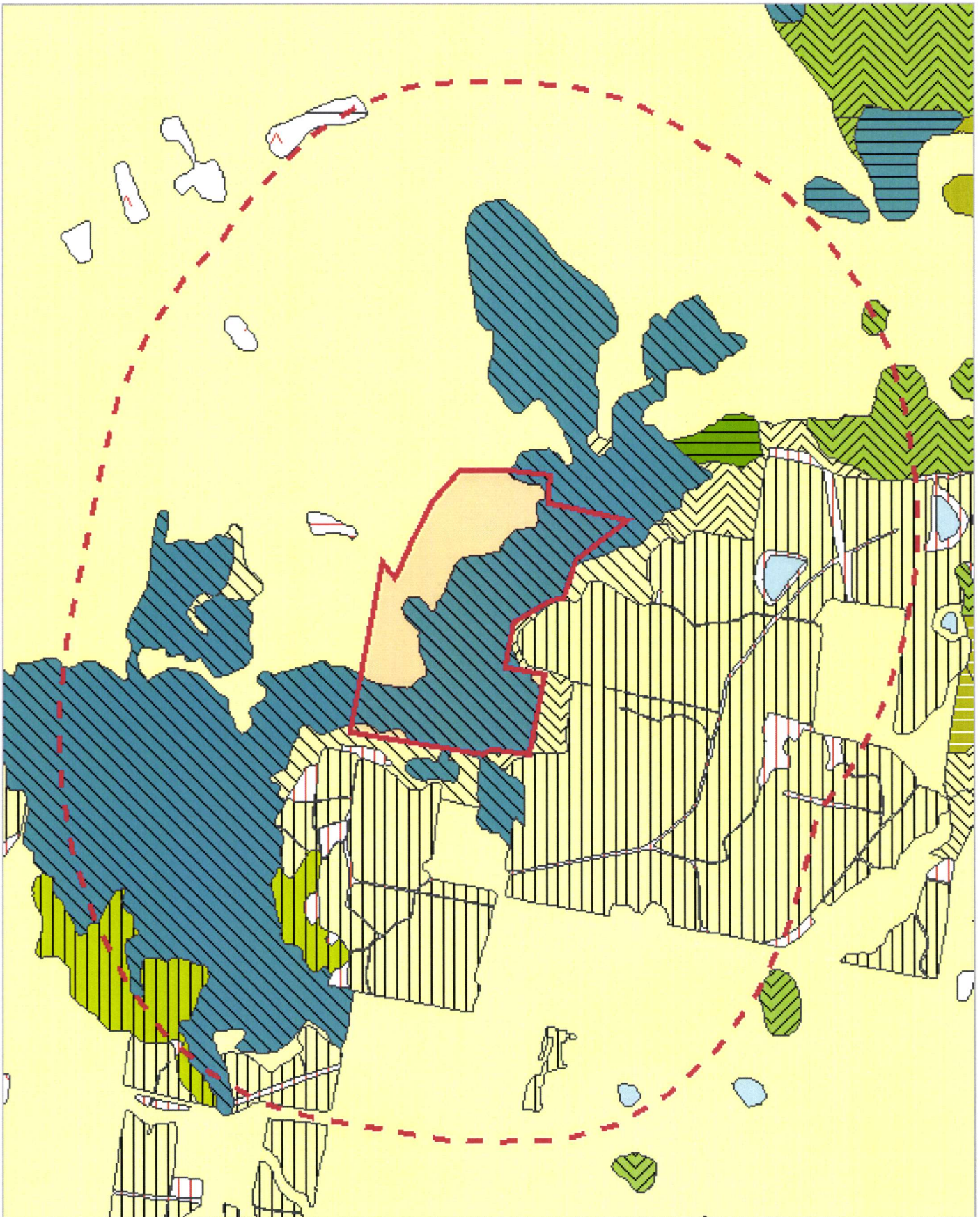
For more information about the Geoconservation Database, please visit the website: <http://dppw.tas.gov.au/conservation/geoconservation>  
or contact the Geoconservation Officer:

Telephone: (03) 6165 4401

Email: [Geoconservation.Enquiries@dppw.tas.gov.au](mailto:Geoconservation.Enquiries@dppw.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

**\*\*\* No Acid Sulfate Soils found within 1000 metres \*\*\***



418969, 5427328

Please note that some layers may not display at all requested map scales
































































## TASVEG 3.0 Communities within 1000 metres

Legend: TASVEG 3.0












































	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub



## TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland

## TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



## TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FPF	(FPF) Pteridium esculentum fernland	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
GCL	(GCL) Lowland grassland complex	
OAQ	(OAQ) Water, sea	
WVI	(WVI) Eucalyptus viminalis wet forest	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

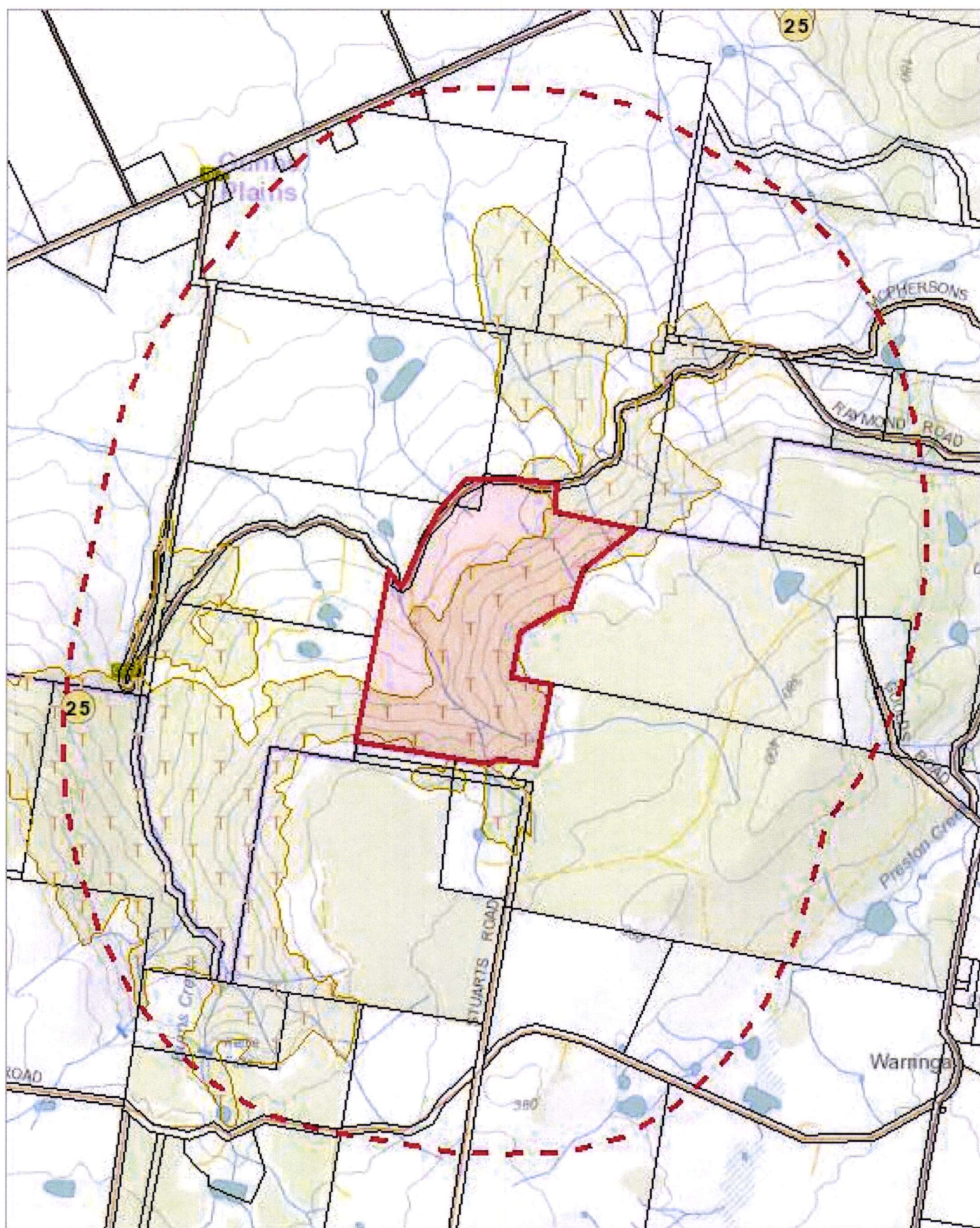
Email: [TVMMPsupport@dpiwre.tas.gov.au](mailto:TVMMPsupport@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Threatened Communities (TNVC 2014) within 1000 metres

421531, 5430484



418969, 5427328

Please note that some layers may not display at all requested map scales



## Threatened Communities (TNVC 2014) within 1000 metres

### Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedgeland
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

### Legend: Cadastral Parcels



## Threatened Communities (TNVC 2014) within 1000 metres

Scheduled Community Id	Scheduled Community Name
25	Eucalyptus viminalis wet forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPSupport@dpiwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

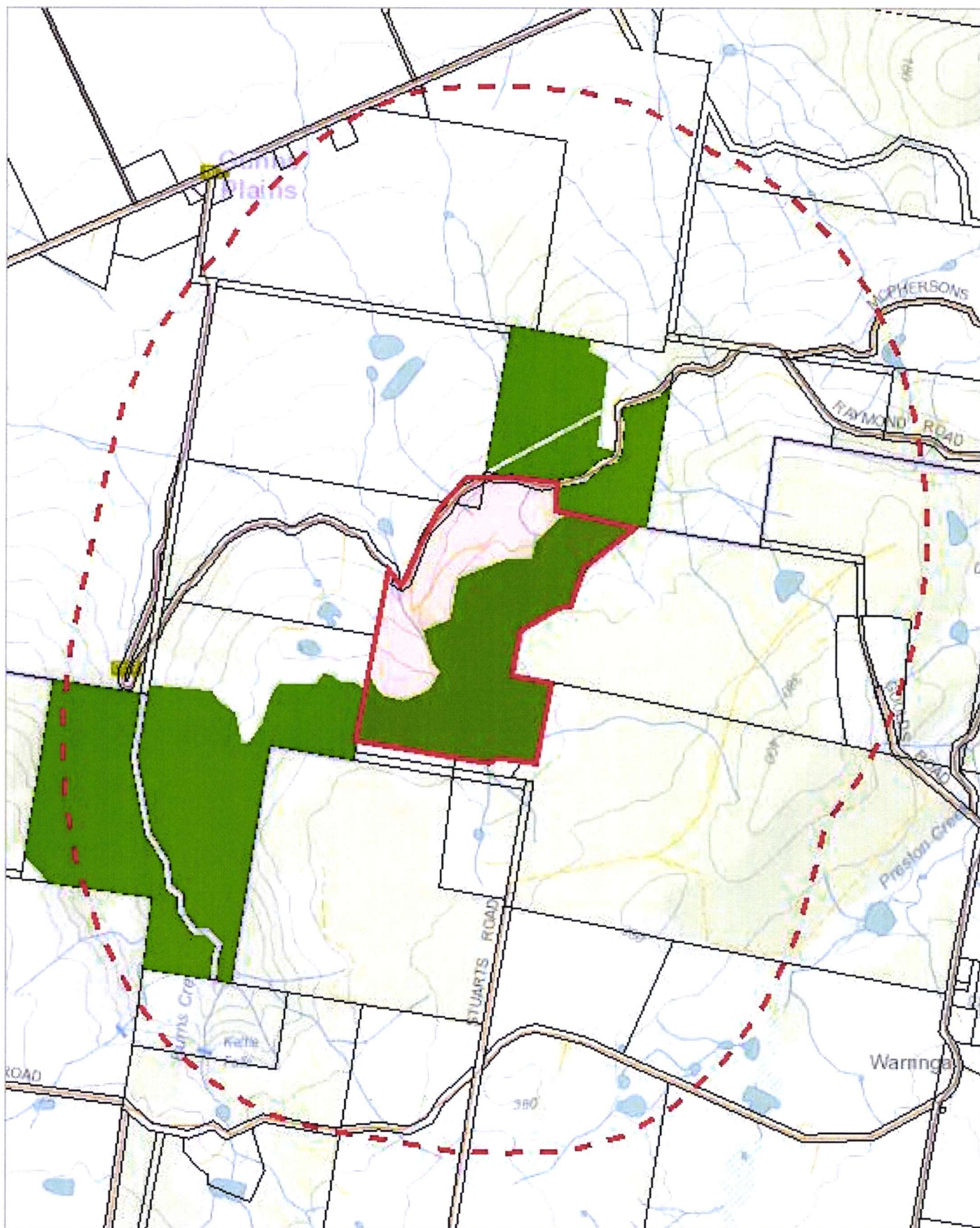
**\*\*\* No Fire History (All) found within 1000 metres \*\*\***

**\*\*\* No Fire History (Last Burnt) found within 1000 metres \*\*\***



## Reserves within 1000 metres

421531, 5430484




























418969, 5427328

Please note that some layers may not display at all requested map scales

## Reserves within 1000 metres

### Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

### Legend: Cadastral Parcels



## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	2.340319999 9999997
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	4.64583
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	6.95219
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	16.5058
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	18.3774
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	19.73230000 0000002

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

Telephone: (03) 6777 2224

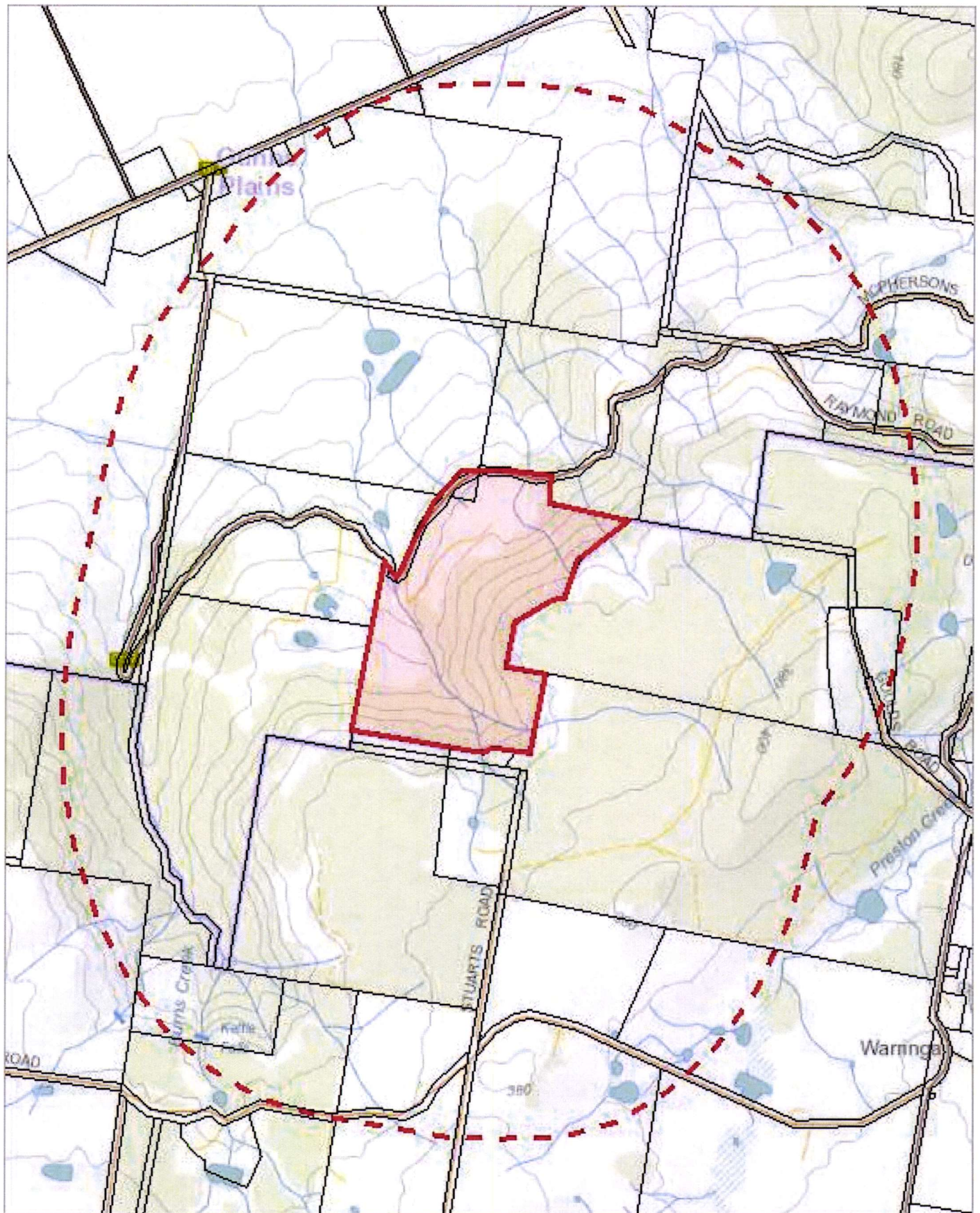
Email: [LandManagement.Enquiries@dpiwre.tas.gov.au](mailto:LandManagement.Enquiries@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Known biosecurity risks within 1000 meters

421531, 5430484



418969, 5427328

Please note that some layers may not display at all requested map scales

## Known biosecurity risks within 1000 meters

### Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

### Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

### Legend: Cadastral Parcels





# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



Monday, 5 August 2019

The General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Laurence Rickards  
22 Bannons Bridge Rd  
Gunns Plains, 7315  
PID: 6762882

**CENTRAL COAST COUNCIL**  
Division Plan - Mary - Ann  
Rec'd **08 AUG 2019**  
File No .....  
Doc. Id .....

To the Central Coast Council General Manager,

My property 6762882 PID should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- Extensive, connected bushland areas,
- large areas of native vegetation,
- other areas of locally or regionally important native vegetation including *Eucalyptus viminalis*,
- areas of important scenic values,
- threatened native vegetation communities including rare fern species,
- threatened species, e.g. grey goshawk, wedgetail eagle, freshwater lobster
- habitat and or refuge for threatened species (as above)
- important corridor habitat - Dial Range, connected to Crownland forest, Leven River
- links to existing reserves (as above)
- has natural areas that are stepping stones and/or refuge for wildlife (as above)
- river frontage or links to waterways and catchment services

Yours sincerely,

Signature  
Laurence Rickards



Please see attached Natural Values Report to support this change.

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:** Rickards

**Requested For:** Peter Stronach

**Report Type:** Summary Report

**Timestamp:** 08:03:19 PM Monday 05 August 2019

**Threatened Flora:** buffers Min: 500m Max: 5000m

**Threatened Fauna:** buffers Min: 500m Max: 5000m

**Raptors:** buffers Min: 500m Max: 5000m

**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m

**Priority Weeds:** buffers Min: 500m Max: 5000m

**Geoconservation:** buffer 1000m

**Acid Sulfate Soils:** buffer 1000m

**TASVEG:** buffer 1000m

**Threatened Communities:** buffer 1000m

**Fire History:** buffer 1000m

**Tasmanian Reserve Estate:** buffer 1000m

**Biosecurity Risks:** buffer 1000m



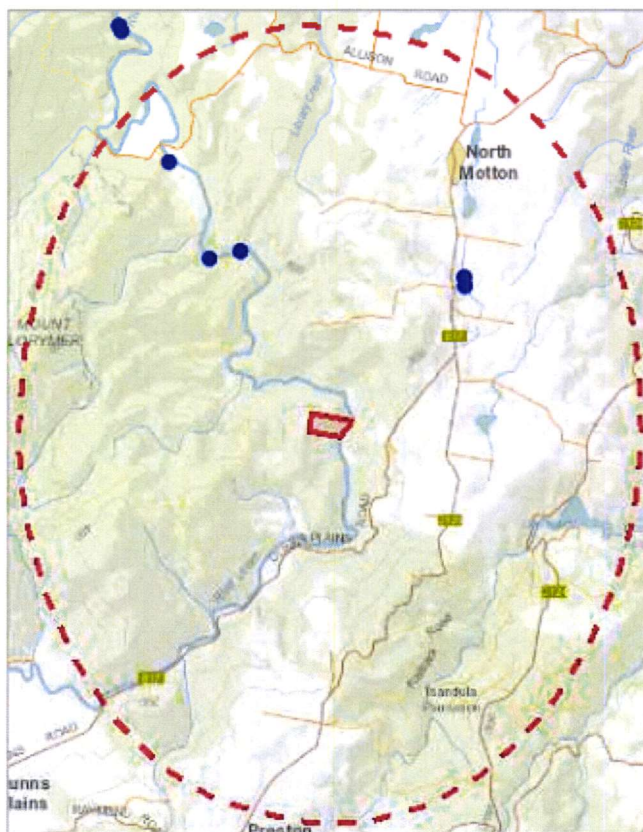
The centroid for this query GDA94: **423776.0, 5434559.0** falls within:

**Property:** 6762882

\*\*\* No threatened flora found within 500 metres \*\*\*

## Threatened flora within 5000 metres

428044, 5439938



419546, 5429197

Please note that some layers may not display at all requested map scales

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified

■ Polygon Verified
- Point Unverified

■ Polygon Unverified
- ▬ Line Verified

▬ Line Unverified

Legend: Cadastral Parcels



## Threatened flora within 5000 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Blechnum spinulosum</i>	small raspfern	e		n	2	01-Jul-2008
<i>Epilobium pallidiflorum</i>	showy willowherb	r		n	2	31-Mar-2012
<i>Persicaria decipiens</i>	slender waterpepper	v		n	1	04-Apr-1995

### Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

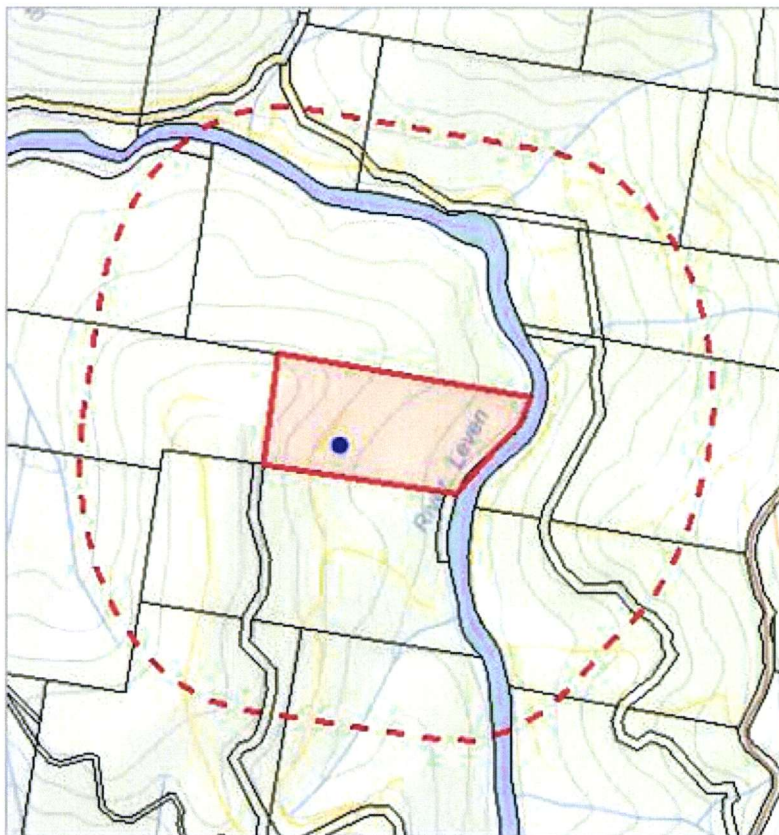
Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



### Threatened fauna within 500 metres

424611, 5435413



422991, 5433712

Please note that some layers may not display at all requested map scales

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified

■ Polygon Verified
- Point Unverified

■ Polygon Unverified
- ▬ Line Verified
- ▬ Line Unverified

Legend: Cadastral Parcels



## Threatened fauna within 500 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Dasyurus maculatus	spotted-tail quoll	r	VU	n	1	20-Sep-2014

### Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Astacopsis gouldi	giant freshwater crayfish	v	VU	e	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Limnodynastes peroni	striped marsh frog	e		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	e	1	0	1
Oreisplanus munionga subsp. larana	marawah skipper	e	VU	ae	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

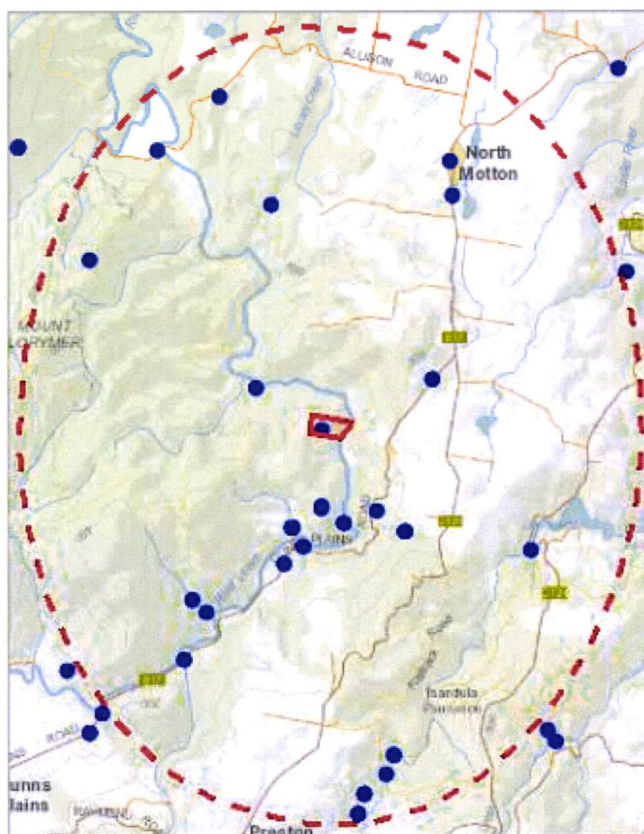
Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

## Threatened fauna within 5000 metres

428044, 5439938



419546, 5429197

Please note that some layers may not display at all requested map scales

## Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Threatened fauna within 5000 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	8	31-Oct-2001
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	7	21-Sep-2006
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	13	23-Nov-2015
<i>Beddomeia averti</i>	hydrobiid snail (west gawler)	e		eH	5	30-Mar-2009
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	3	02-Feb-2019
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	6	01-Jul-1996
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	1	04-Aug-1997
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	31-Aug-1978
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	28-Feb-1981
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	5	30-Nov-1980
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	02-Aug-2018
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	3	13-Oct-1987
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	5	03-Jan-2019
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	5	31-Aug-1981

### Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Beddomeia averti</i>	hydrobiid snail (west gawler)	e		eH	1	1	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Oreisplanus munionga subsp. larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	5
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

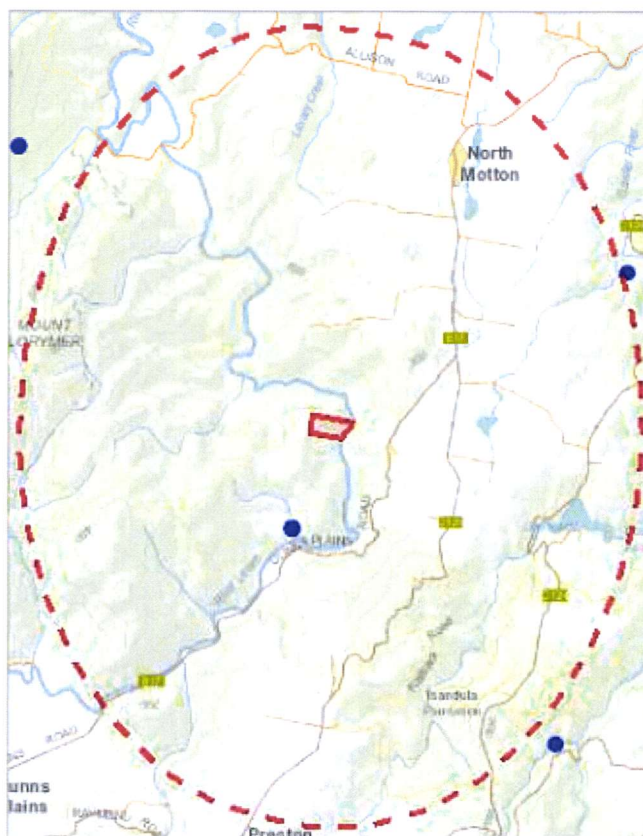
Email: [ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

**\*\*\* No Raptor nests or sightings found within 500 metres. \*\*\***

## Raptor nests and sightings within 5000 metres

428044, 5439938



419546, 5429197

Please note that some layers may not display at all requested map scales

## Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Raptor nests and sightings within 5000 metres

### Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1061	Accipiter novaehollandiae	grey goshawk	Nest	1	31-Oct-2001
1377	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	21-Sep-2006
	Accipiter novaehollandiae	grey goshawk	Sighting	7	31-Aug-1981
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	28-Feb-1981
	Falco longipennis	australian hobby	Sighting	4	28-Feb-1981
	Falco peregrinus	peregrine falcon	Sighting	2	30-Nov-1980
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	31-Aug-1978
	Tyto novaehollandiae	masked owl	Sighting	5	31-Aug-1981

### Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

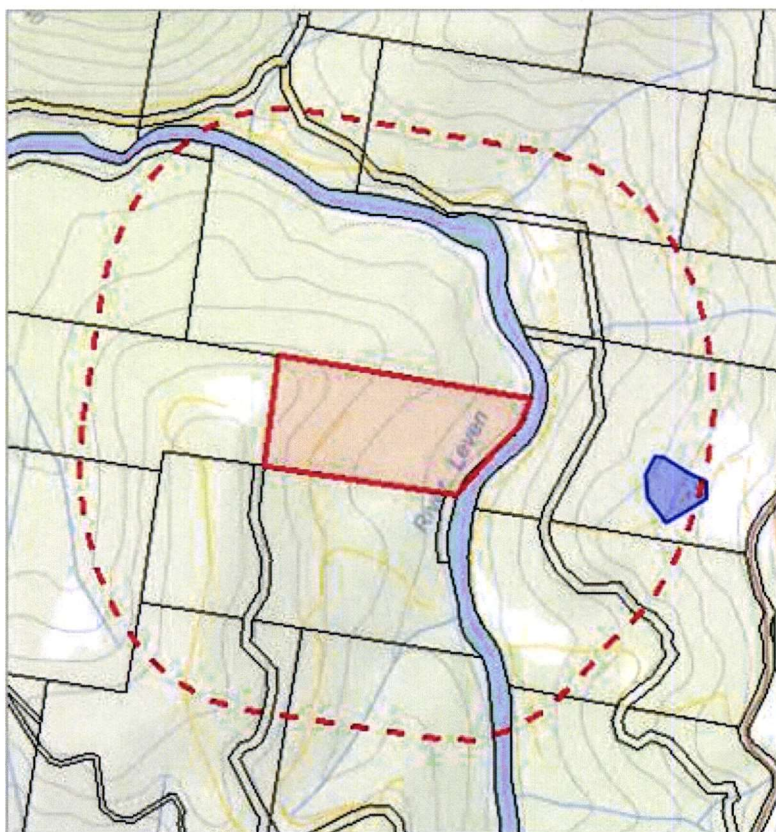
Email: [ThreatenedSpecies.Enquiries@dpiwwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Tas Management Act Weeds within 500 m

424611, 5435413



422991, 5433712

Please note that some layers may not display at all requested map scales



## Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Tas Management Act Weeds within 500 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
Echium vulgare	vipers bugloss	1	01-Jan-0001

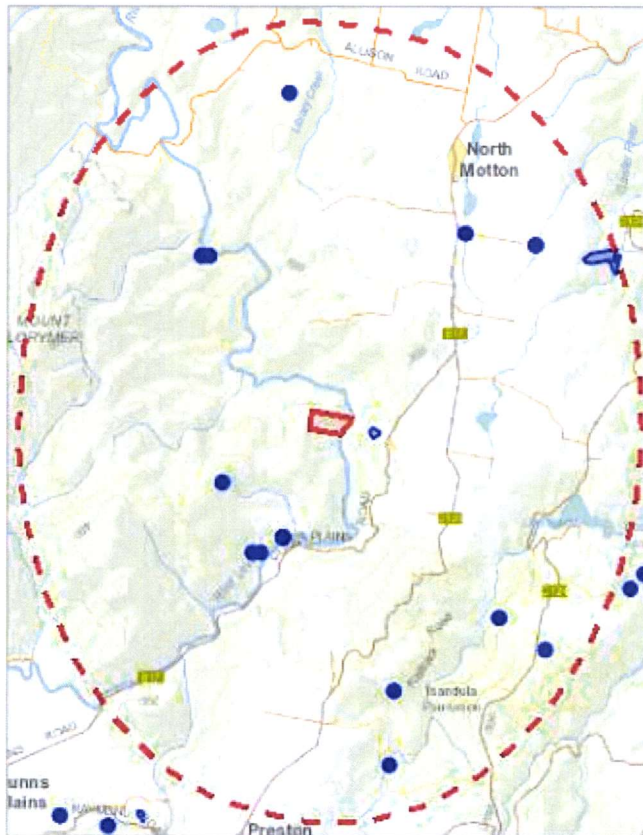
### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dipwwe.tas.gov.au/invasive-species/weeds>

## Tas Management Act Weeds within 5000 m

428044, 5439938



419546, 5429197

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified
- Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 5000 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
Cortaderia jubata	pink pampasgrass	1	01-Jun-2013
Cytisus scoparius	english broom	1	04-Apr-1995
Echium vulgare	vipers bugloss	1	01-Jan-0001
Genista monspessulana	montpellier broom	1	04-Apr-1995
Leycesteria formosa	himalayan honeysuckle	2	19-Aug-2010
Rubus fruticosus	blackberry	9	19-Aug-2010
Salix cinerea subsp. oleifolia	rusty willow	1	01-Nov-2004
Salix x fragilis nothovar. fragilis	crack willow	1	01-Nov-2004
Senecio jacobaea	ragwort	6	01-Nov-2004
Ulex europaeus	gorse	1	01-Jun-2013

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwwe.tas.gov.au/invasive-species/weeds>

\*\*\* No Priority Weeds found within 500 metres \*\*\*

\*\*\* No Priority Weeds found within 5000 metres \*\*\*

\*\*\* No Geoconservation sites found within 1000 metres. \*\*\*

\*\*\* No Acid Sulfate Soils found within 1000 metres \*\*\*



### TASVEG 3.0 Communities within 1000 metres

424992, 5435916





























































422608, 5433211





























































Please note that some layers may not display at all requested map scales

## TASVEG 3.0 Communities within 1000 metres

### Legend: TASVEG 3.0












































	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

## TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland



## TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



## TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	
FPL	(FPL) Plantations for silviculture	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
NAD	(NAD) Acacia dealbata forest	
OAQ	(OAQ) Water, sea	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
WVI	(WVI) Eucalyptus viminalis wet forest	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

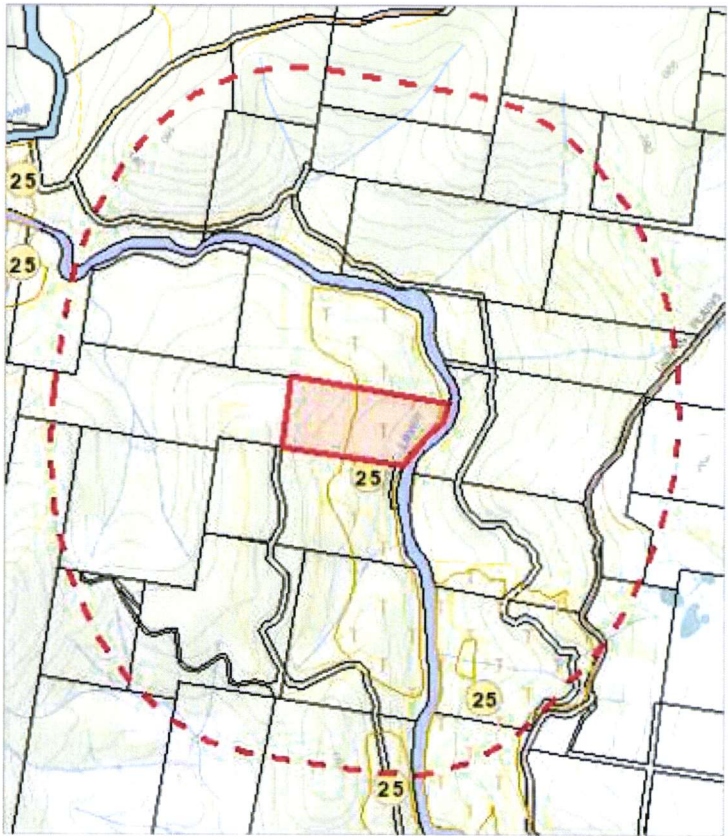
Email: [TVMMPsupport@dpiwre.tas.gov.au](mailto:TVMMPsupport@dpiwre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Threatened Communities (TNVC 2014) within 1000 metres

424992, 5435916



422608, 5433211

Please note that some layers may not display at all requested map scales

## Threatened Communities (TNVC 2014) within 1000 metres

### Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

### Legend: Cadastral Parcels



## Threatened Communities (TNVC 2014) within 1000 metres

Scheduled Community Id	Scheduled Community Name
25	Eucalyptus viminalis wet forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

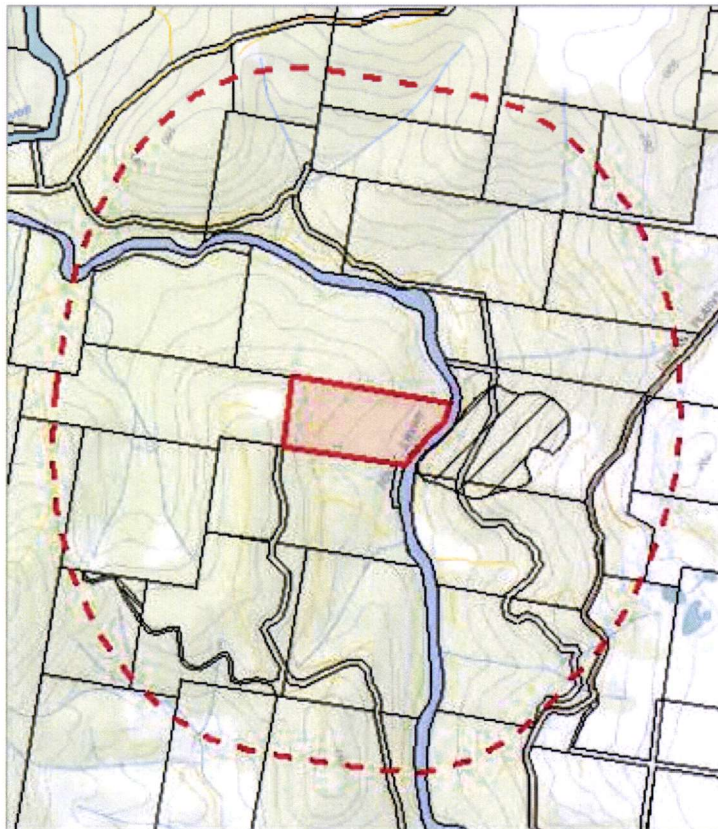
Telephone: (03) 6165 4320

Email: [TVMMPsupport@dpipwe.tas.gov.au](mailto:TVMMPsupport@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

### Fire History (All) within 1000 metres

424992, 5435916






422608, 5433211

Please note that some layers may not display at all requested map scales

# Fire History (All) within 1000 metres

Legend: Fire History All

-  Bushfire-Unknown Category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels





## Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
246892	Gunns Plains Road	08-Jan-2017	Bushfire	Accidental	11.03415704

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

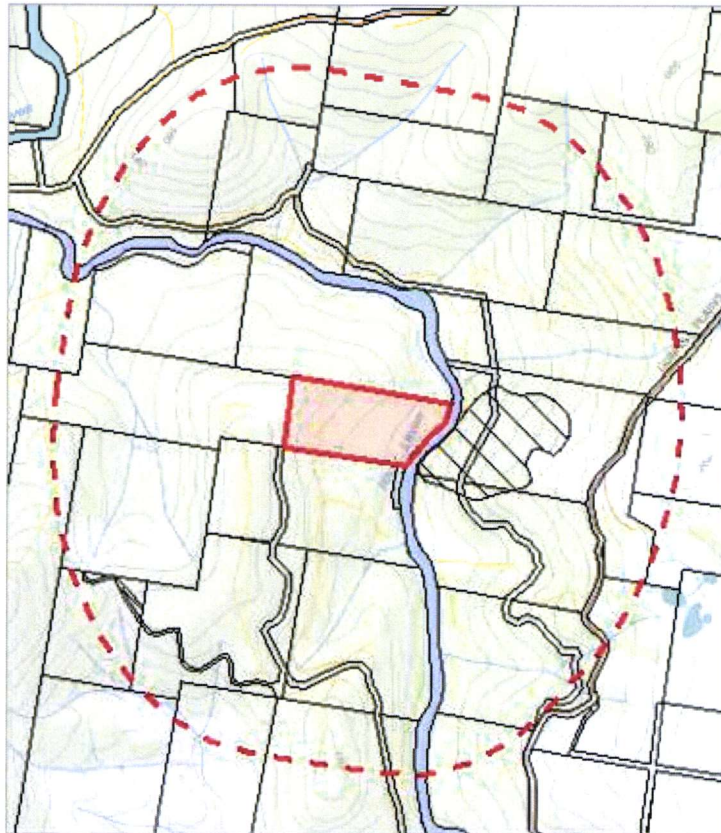
Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

### Fire History (Last Burnt) within 1000 metres

424992, 5435916






422608, 5433211

Please note that some layers may not display at all requested map scales

## Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
246892	Gunns Plains Road	08-Jan-2017	Bushfire	Accidental	11.03415704

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

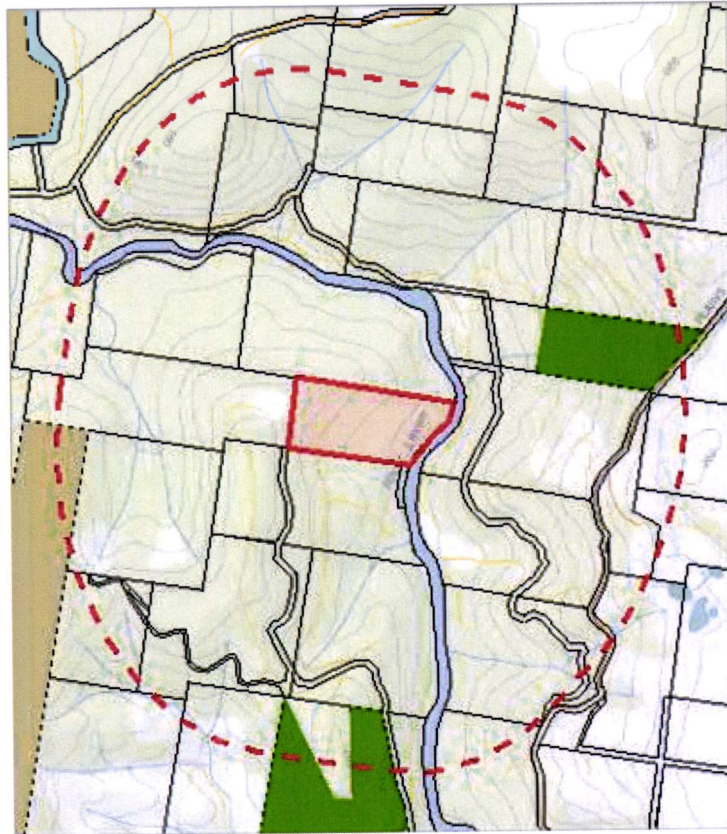
Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

### Reserves within 1000 metres

424992, 5435916








422608, 5433211

Please note that some layers may not display at all requested map scales



## Reserves within 1000 metres

### Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

### Legend: Cadastral Parcels



## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Dial Range Regional Reserve	Regional Reserve	Other Formal Reserve	2123.37
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	9.63556
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	16.7624

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

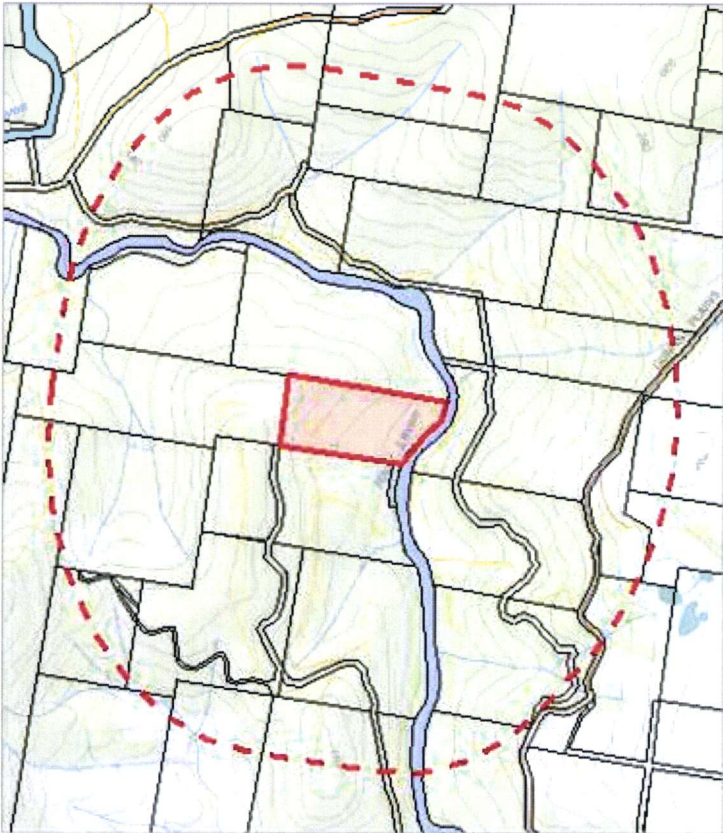
Telephone: (03) 6777 2224

Email: [LandManagement.Enquiries@dpipwe.tas.gov.au](mailto:LandManagement.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

424992\_5435916



422608\_5433211

Please note that some layers may not display at all requested map scales

## Known biosecurity risks within 1000 meters

### Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Polygon Verified
- Polygon Unverified
- Line Verified
- Line Unverified

### Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Unverified
- Location Line Verified
- Location Polygon Verified
- Location Polygon Unverified

### Legend: Cadastral Parcels



# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://dpiwwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://dpiwwe.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://dpiwwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



Monday, 5 August 2019

The General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Laurence Rickards  
22 Bannons Bridge Rd  
Gunns Plains, 7315  
PID: 6762882

To the Central Coast Council General Manager,

My property 6762882 PID should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- Extensive, connected bushland areas,
- large areas of native vegetation,
- other areas of locally or regionally important native vegetation including *Eucalyptus viminalis*,
- areas of important scenic values,
- threatened native vegetation communities including rare fern species,
- threatened species, e.g. grey goshawk, wedgetail eagle, freshwater lobster
- habitat and or refuge for threatened species (as above)
- important corridor habitat - Dial Range, connected to Crownland forest, Leven River
- links to existing reserves (as above)
- has natural areas that are stepping stones and/or refuge for wildlife (as above)
- river frontage or links to waterways and catchment services

Yours sincerely,

Signature  
Laurence Rickards

Please see attached Natural Values Report to support this change.

Date 31/07/2019

CENTRAL COAST COUNCIL

General Manager and  
Central Coast Council  
Planning Department  
PO Box 220  
Ulverstone 7315

Division .....  
Rec'd 09 AUG 2019  
File No .....  
Doc. Id .....

Name: M & TF Dudding  
Property Address: 250 Loyetee Road, Loyetee, 7316  
PID: 6777590

To the Central Coast Council Planning Department

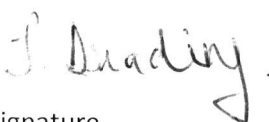
My property (6777590) should be considered for inclusion under the Landscape Conservation Zone in the proposed State-wide Tasmanian Planning Scheme. This is to ensure that compatible use or development does not adversely impact on the protection, conservation and management of landscape values on this and surrounding properties.

This property has identifiable conservation values that include:

- bushland areas,
- large areas of native vegetation
- other areas of locally or regionally important native vegetation
- areas of important scenic values,
- threatened native vegetation communities,
- threatened species
- habitat and or refuge for threatened species
- important corridor habitat
- land that is recovering and is part of a larger conservation area
- links to existing reserves
- is under a covenant, Land for Wildlife or other conservation agreement
- natural areas that are stepping stones and/or refuge for wildlife
- geologically important features e.g Karst
- river frontage or links to waterways and catchment services

Yours sincerely,

Signature  
Name: Mark Dudding

  
Signature  
Name: Trudy F. Dudding

(Please see attached a Natural Values Report highlighting the values mentioned above)

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:** Loyetea Dudding

**Requested For:** Peter Stronach

**Report Type:** Summary Report

**Timestamp:** 06:11:33 PM Monday 05 August 2019

**Threatened Flora:** buffers Min: 500m Max: 5000m

**Threatened Fauna:** buffers Min: 500m Max: 5000m

**Raptors:** buffers Min: 500m Max: 5000m

**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m

**Priority Weeds:** buffers Min: 500m Max: 5000m

**Geoconservation:** buffer 1000m

**Acid Sulfate Soils:** buffer 1000m

**TASVEG:** buffer 1000m

**Threatened Communities:** buffer 1000m

**Fire History:** buffer 1000m

**Tasmanian Reserve Estate:** buffer 1000m

**Biosecurity Risks:** buffer 1000m



The centroid for this query GDA94: **411742.0, 5431382.0** falls within:

**Property:** 6777590

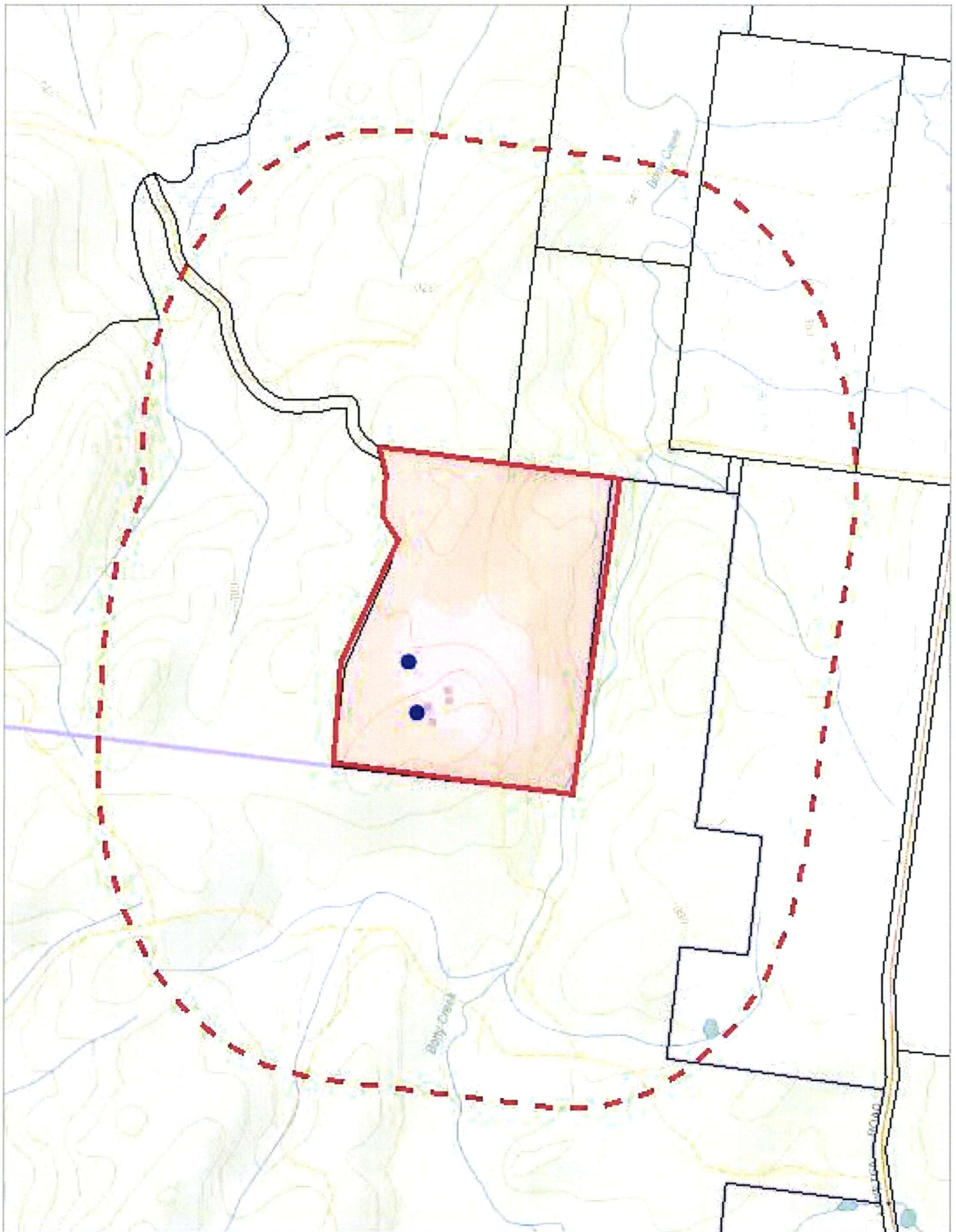
\*\*\* **No threatened flora found within 500 metres** \*\*\*

## Threatened flora within 5000 metres

**\*\*\* No threatened flora found within 5000 metres \*\*\***

## Threatened fauna within 500 metres

412505, 5432368



410972, 5430407

Please note that some layers may not display at all requested map scales



## Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Threatened fauna within 500 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	09-Feb-2017
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (tasmanian)	e	VU	e	1	20-May-2018

### Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	1
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Beddomeia petterdi</i>	Blythe River freshwater snail	e		eH	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

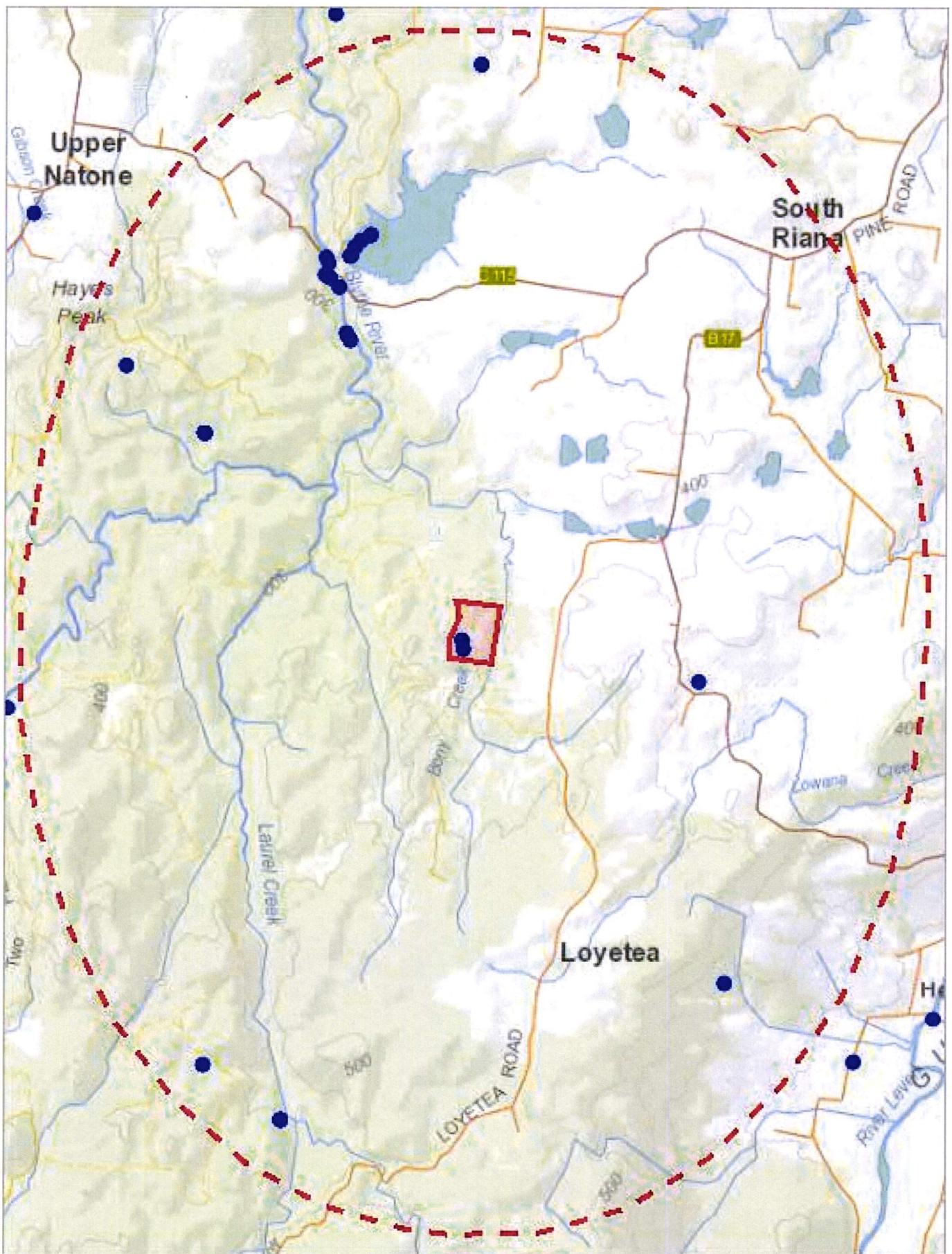
Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Threatened fauna within 5000 metres

415950, 5436884



407537, 5425888

Please note that some layers may not display at all requested map scales

## Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Threatened fauna within 5000 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	3	31-Aug-1981
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	14-Jun-2013
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	10	10-Nov-2016
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	20	12-Apr-2019
<i>Beddomeia petterdi</i>	Blythe River freshwater snail	e		eH	1	01-Jan-1982
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	2	01-Jul-1996
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	2	30-Nov-1979
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	3	09-Feb-2017
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	20-May-2018

### Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Oreisplanus munionga subsp. larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	5
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Beddomeia petterdi</i>	Blythe River freshwater snail	e		eH	1	1	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au)

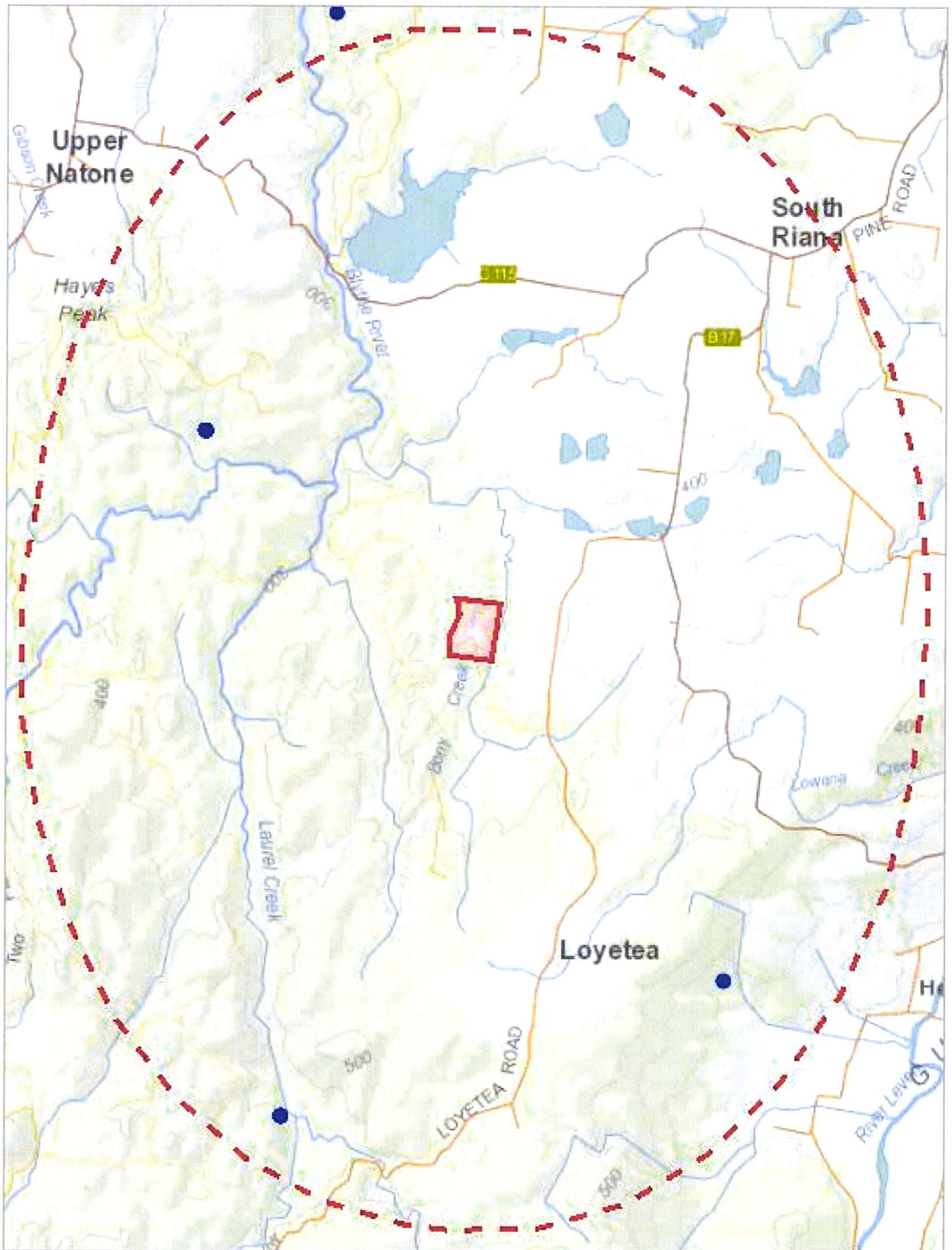
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Raptor nests or sightings found within 500 metres. \*\*\*



## Raptor nests and sightings within 5000 metres

415950, 5436884



407537, 5425888

Please note that some layers may not display at all requested map scales

## Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



## Raptor nests and sightings within 5000 metres

### Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1782	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	07-May-2009
2072	Aquila audax	wedge-tailed eagle	Nest	1	14-Jun-2013
2072	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	10-Nov-2016
	Accipiter novaehollandiae	grey goshawk	Sighting	3	31-Aug-1981
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	31-Aug-1981

### Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au)

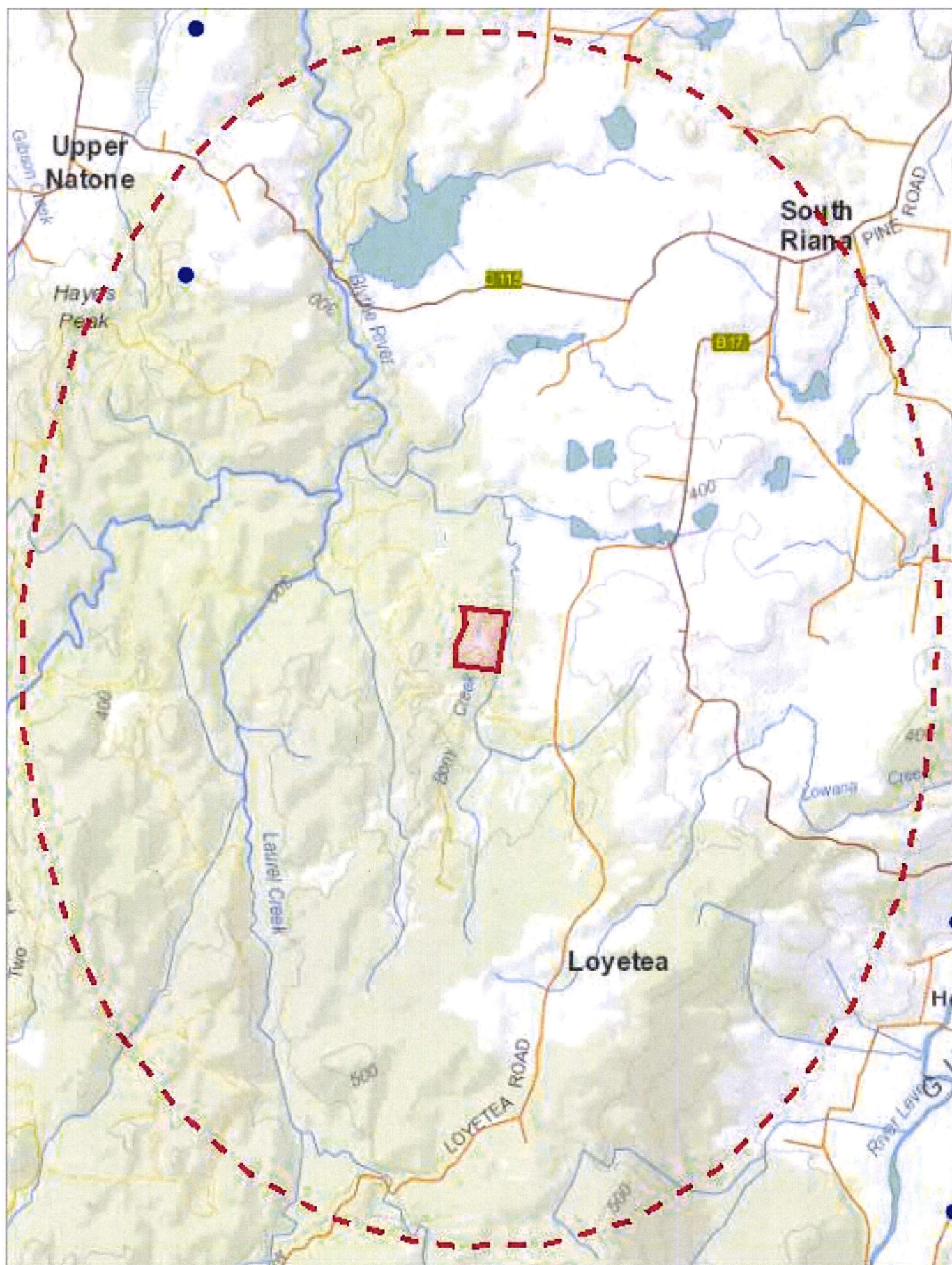
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

**\*\*\* No Tas Management Act Weeds found within 500 metres \*\*\***



## Tas Management Act Weeds within 5000 m

415950, 5436884



407537, 5425888

Please note that some layers may not display at all requested map scales

## Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Tas Management Act Weeds within 5000 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
Senecio jacobaea	ragwort	1	21-Feb-1996
Ulex europaeus	gorse	1	05-Mar-2012

### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

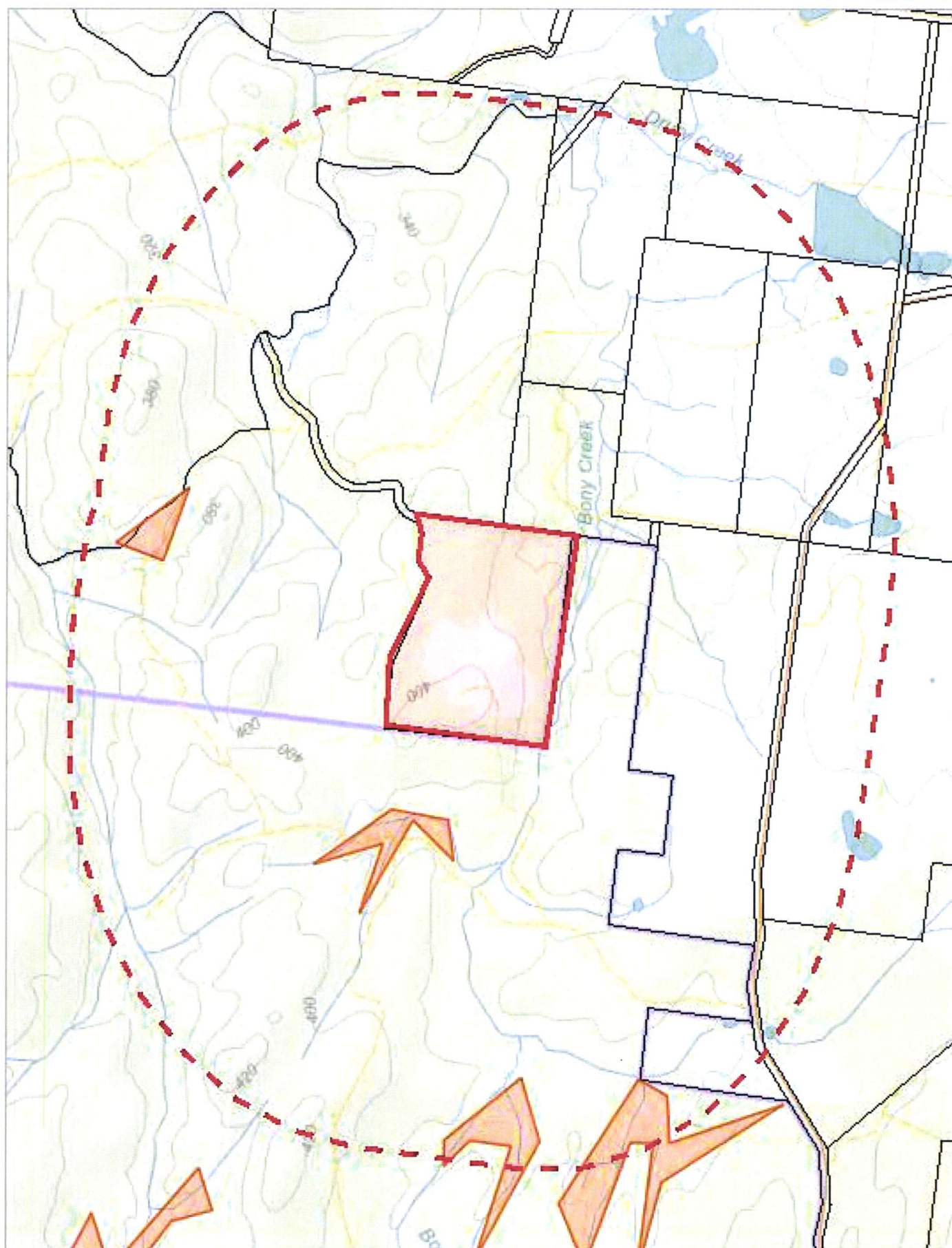
<http://dpipwe.tas.gov.au/invasive-species/weeds>

**\*\*\* No Priority Weeds found within 500 metres \*\*\***

**\*\*\* No Priority Weeds found within 5000 metres \*\*\***

## Geoconservation sites within 1000 metres

412888, 5432870



410591, 5429905

Please note that some layers may not display at all requested map scales

## Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



## Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2527	Western Tasmania Blanket Bogs	The most extensive organosol terrain in Australia and the Southern Hemisphere.	Global	Listed

For more information about the Geoconservation Database, please visit the website: <http://dpirwe.tas.gov.au/conservation/geoconservation>  
or contact the Geoconservation Officer:

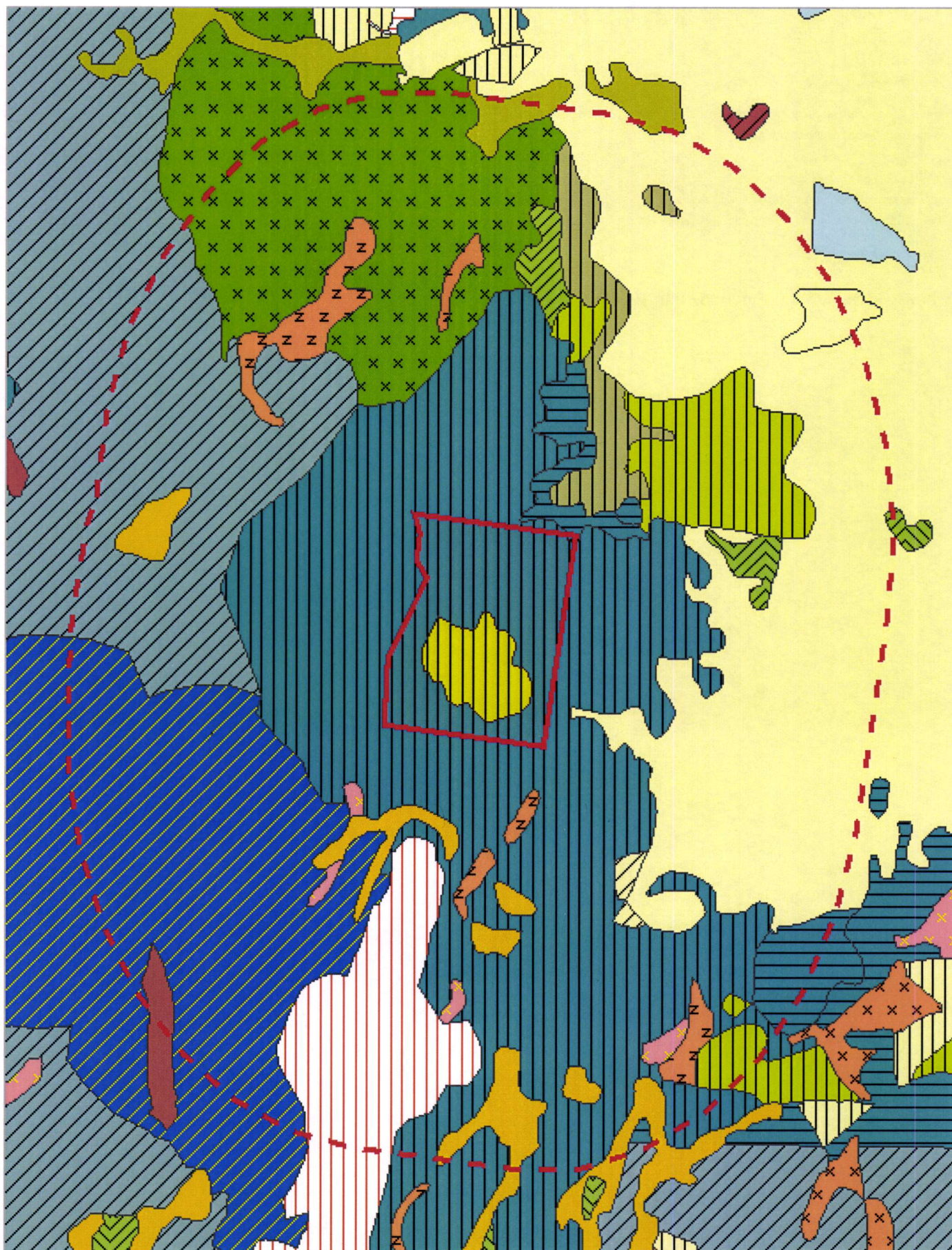
Telephone: (03) 6165 4401

Email: [Geoconservation.Enquiries@dpirwe.tas.gov.au](mailto:Geoconservation.Enquiries@dpirwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

**\*\*\* No Acid Sulfate Soils found within 1000 metres \*\*\***





410591, 5429905

Please note that some layers may not display at all requested map scales
































































# TASVEG 3.0 Communities within 1000 metres












































Legend: TASVEG 3.0

	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

## TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland

## TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels





## TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
DOB	(DOB) Eucalyptus obliqua dry forest	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	
FPF	(FPF) Pteridium esculentum fernland	
FPU	(FPU) Unverified plantations for silviculture	
GCL	(GCL) Lowland grassland complex	EL
GCL	(GCL) Lowland grassland complex	
MRR	(MRR) Restionaceae rushland	
NAD	(NAD) Acacia dealbata forest	
NLM	(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest	
RML	(RML) Nothofagus - Leptospermum short rainforest	
SHW	(SHW) Wet heathland	
SLW	(SLW) Leptospermum scrub	
SRF	(SRF) Leptospermum with rainforest scrub	
WOR	(WOR) Eucalyptus obliqua forest over rainforest	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
WRE	(WRE) Eucalyptus regnans forest	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@dpipwe.tas.gov.au](mailto:TVMMPsupport@dpipwe.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

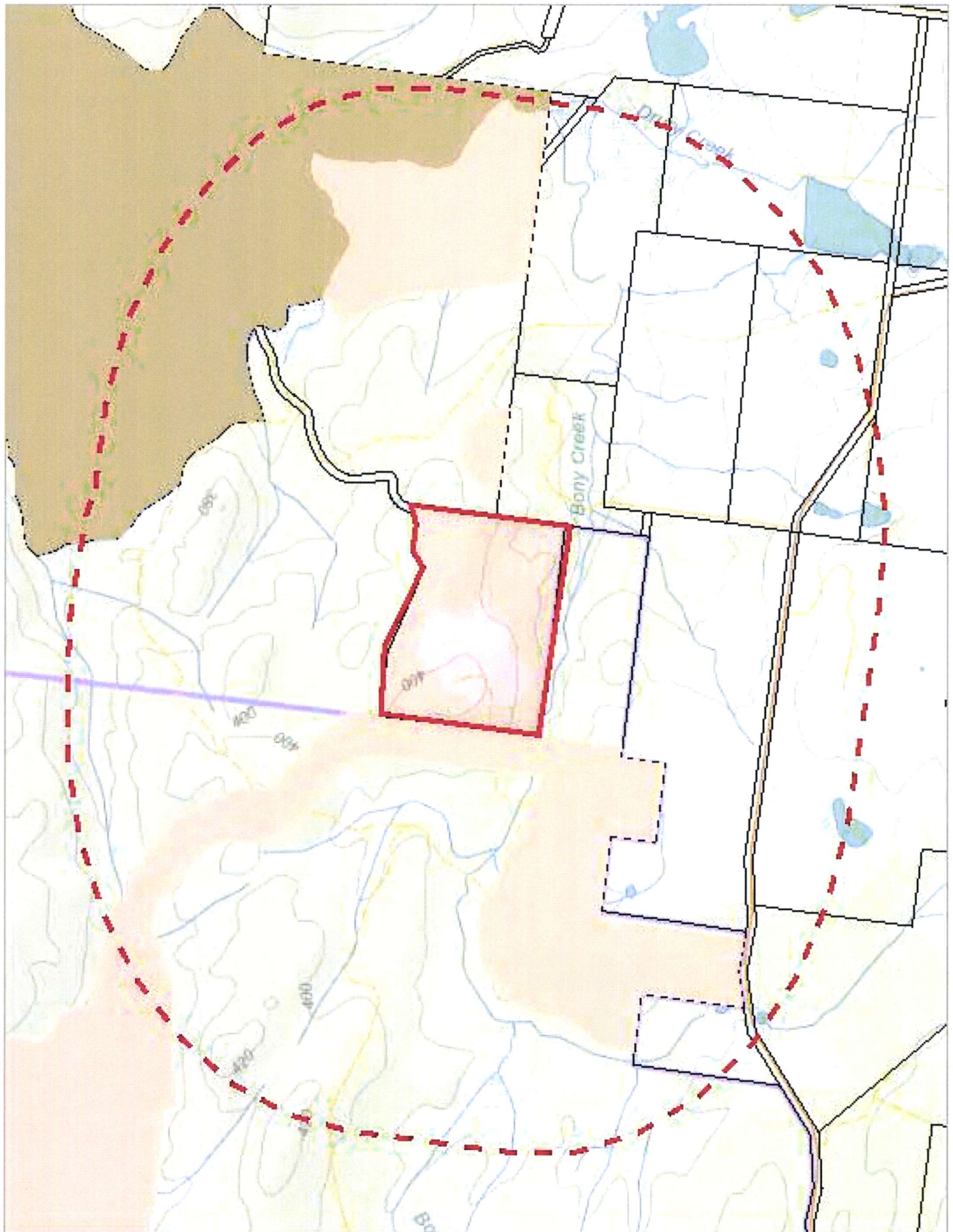
**\*\*\* No threatened Communities (TNVC 2014) found within 1000 metres \*\*\***

**\*\*\* No Fire History (All) found within 1000 metres \*\*\***

**\*\*\* No Fire History (Last Burnt) found within 1000 metres \*\*\***

## Reserves within 1000 metres

412888, 5432870




























410591, 5429905

Please note that some layers may not display at all requested map scales



## Reserves within 1000 metres

### Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

### Legend: Cadastral Parcels



## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Laurel Creek Regional Reserve	Regional Reserve	Other Formal Reserve	1115.43
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	1.72061
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	17.713
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	1543.4

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

Telephone: (03) 6777 2224

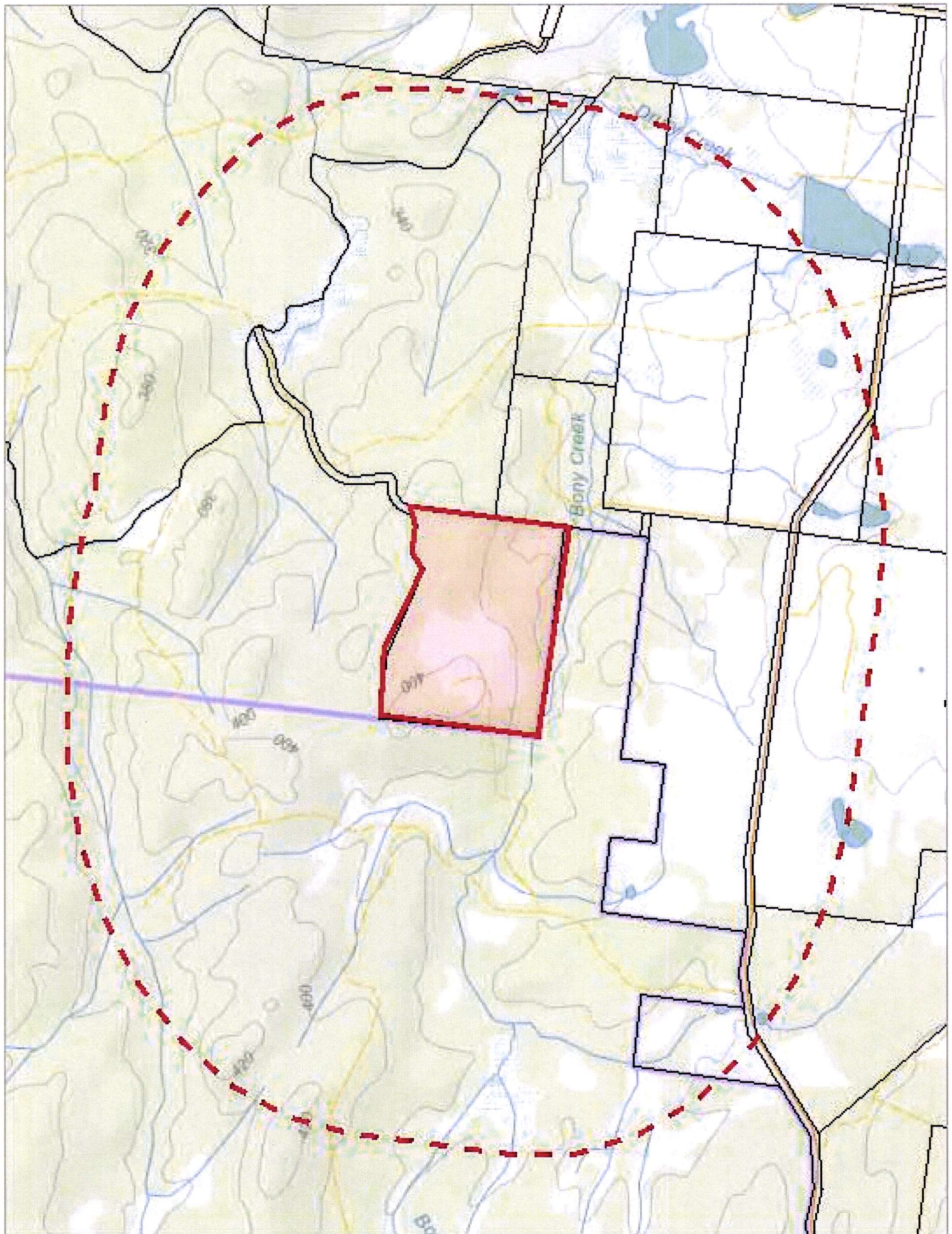
Email: [LandManagement.Enquiries@dpiwve.tas.gov.au](mailto:LandManagement.Enquiries@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Known biosecurity risks within 1000 meters

412888, 5432870



410591, 5429905

Please note that some layers may not display at all requested map scales

## Known biosecurity risks within 1000 meters

### Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

### Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

### Legend: Cadastral Parcels





# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://dpiwpe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



**The Friends of Reid Street Reserve Inc.,**  
C/- PO Box 3088, Ulverstone, 7315.  
([pellison@iinet.net.au](mailto:pellison@iinet.net.au); 03 6428 2062)

7 August 2019

The General Manager  
Central Coast Council  
PO Box 220, Ulverstone 7315  
([admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au))

To the Central Coast Council Planning Department

**Submission to rezone Hall Street, West Ulverstone, as part of the Landscape Conservation Zone in the Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule**

The Friends of Reid Street Reserve Inc. request that the Hall Street casement, West Ulverstone, which is owned by the Central Coast Council, be rezoned under the State-wide Planning Scheme as part of the Landscape Conservation Zone. This is instead of the proposed split between General Residential in the eastern part of the casement and Low Density Residential in the western part of the casement. The vegetation of the Hall Street casement is an extension of the vegetation of the Reid Street Reserve, which has been included in the Landscape Conservation Zone, and provides a valuable link for native fauna moving between habitats in the Reserve and those along the banks of the Leven estuary.

We justify this submission using the Purposes and Zone Application Guidelines of the Landscape Conservation Zone as follows:

***Purpose 22.1.1: To provide for the protection conservation and management of landscape values***

***1. Important scenic values***

Within the Hall Street casement there is a mix of at least 20 mature *Eucalyptus amygdalina* (Black peppermint), *Eucalyptus obliqua* (stringybark) and *Eucalyptus viminalis* (white gum)



Hall Street looking south towards the Leven River



Forest corridor linking habitat to the Leven River

trees. These trees are an important living record of the original natural landscape of Ulverstone and provide a very attractive scenic backdrop to the urban surroundings. They are included in the layer in the Priority Vegetation Area shown on Map 6 of the Tasmanian Planning Scheme Draft CCC Local Provisions Schedule – Natural Assets. The easement also forms part of a popular walking trail which includes the banks of the Leven River and the Reid Street Reserve.

## **2. Threatened Species**

The Natural Values Atlas (NVA) Report (attached) outlines a number of potential species that may occur within the site and/or use the site for food shelter and breeding opportunities.

The Tasmanian Wedge Tailed Eagle and the White Bellied Sea Eagle have been observed at the Reid Street Reserve and have been seen using the trees at Hall Street to perch on and scout the Leven River for prey.

Mature trees are likely providing hollow habitat for a variety of species. The endangered Swift Parrot, indicated on the NVA Report, requires hollows as essential habitat. The preservation of the avenue of these old trees on Hall Street will provide, over time, more opportunities for hollows to develop. The threatened Eastern Barred Bandicoot is likely to occur at the Reid Street Reserve and therefore probably also in the Hall Street easement area.

## **3. Continuous habitat and stepping stones**

Many small animals will not cross empty spaces, for example, the Tasmanian Scrub Wren, which occurs in the Reid Street Reserve, relies on connectivity of habitat. The Hall Street easement is essential habitat for these types of species. The decline of habitat links will lead to the disappearance of such species from isolated areas of bushland.

## **4. Wildlife corridor**

The trees and understorey form a wildlife corridor so that animals may move between forest and river. The Hall Street easement is an essential conduit that connects the Reid Street Reserve to the Leven River providing microhabitat for lizards and insects at ground level which in turn attract insectivorous birds and other predators. The vertical and structural diversity of the trees extend the niche opportunities for food, shelter and breeding requirements for a variety of birds all the way to the water.

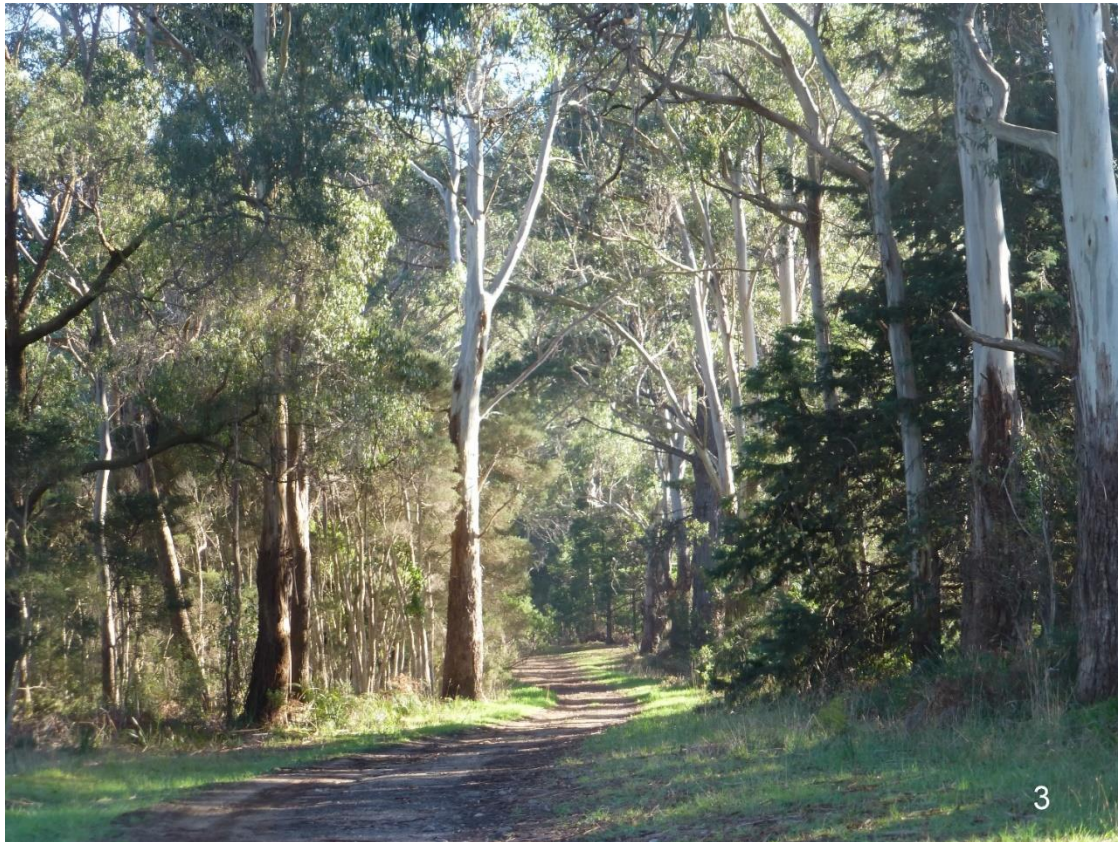
## **5. Essential habitat and refuge for wildlife**

Four of Tasmania's endemic honeyeaters use the vegetation in Hall Street – the Yellow Wattle Bird, the Black-headed Honeyeater, the Strong-billed Honeyeater and the Yellow-throated Honeyeater. The endemic Tasmanian Scrub Wren and Tasmanian Thornbill also occur here.

Wood Swallows have been recorded nesting in the Hall street trees – populations of these migratory birds are declining nationally.

The mature trees along Hall Street harbour many hollows in various stages of formation. Hollows from less than 2 cm to more than 30 cm in entrance diameter may be utilised by microbats, arboreal marsupials (possums), about 29 bird species and an unknown number of

invertebrates. This includes several species that are listed as threatened. Tree hollows develop very gradually taking 100 years or more to become large enough and suitable for use by animals. Hollows large enough for bigger animals such as the threatened Masked Owl can take 150 years to develop.



View from River Road towards Reid Street Reserve. Two small hollows are apparent just below the branching of the middle tree

## **6. Threatened Native Vegetation Communities**

The area within the casement contains *Melaleuca ericifolia*, a threatened vegetation community. Now only a remnant of the original vegetation community, which would have extended from the banks of Leven River, its presence forms an important habitat niche as part of the mid-storey structure.

***Purpose 22.2.2: To provide for compatible use or development that does not adversely impact on the protection conservation and management of landscape values***

Hall Street is currently used to access the Reid Street Reserve and adjacent properties and this would not conflict with Purposes of the Landscape Conservation Zone. There is no pressure for the land within the casement to be subdivided as part of a residential development: it is a public right-of-way and is owned by the Council. The road stands alone as the southern entrance to the Reid Street Reserve and an alternative residential entry.

***Zone Application Guideline LCZ1: 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***

We consider that applying the Landscape Conservation Zone to the Hall Street easement complies with this guideline: the land therein has important scenic values, as we have argued above under ***Purpose 22.1.1*** on page 1 of this submission. The use of Hall Street as a public right-of-way to the Reid Street Reserve and to adjacent properties has not adversely impacted on the landscape values of the vegetation in the easement.

***Zone Application Guideline LCZ2: May be applied to land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code:***

The vegetation of the Hall Street easement is included in the layer in the Priority Vegetation Area shown on Map 6 of the Tasmanian Planning Scheme Draft CCC Local Provisions Schedule – Natural Assets, as we have mentioned earlier under ***Purpose 22.1.1***.

***Zone Application Guideline LCZ4: The Landscape Conservation Zone should not be applied to land where the priority is for residential use and development.***

In our opinion, the land within the easement of Hall Street is not a priority for residential use and development.

Yours sincerely,

Patricia Ellison

For the Friends of the Reid Street Reserve

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

Reference: Hall Street ReZone

Requested For: Friends of Reid Street Reserve

Report Type: Summary Report

Timestamp: 11:26:26 AM Wednesday 07 August 2019

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 428681.0, 5443809.0 falls within:

Property: 7468458

\*\*\* No threatened flora found within 500 metres \*\*\*





424537, 5438352

Please note that some layers may not display at all requested map scales

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Threatened flora within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Epilobium pallidiflorum</i>	showy willowherb	r		n	2	30-May-2005
<i>Juncus prismatocarpus</i>	branching rush	r		n	1	01-Jan-1911
<i>Lachnagrostis punicea</i> subsp. <i>filifolia</i>	narrowleaf blownglass	r		n	1	01-Jan-1912
<i>Limonium australe</i> var. <i>australe</i>	yellow sea-lavender	r		n	1	31-Mar-1991
<i>Lotus australis</i>	australian trefoil	r		n	1	01-Jan-1911
<i>Myriophyllum integrifolium</i>	tiny watermilfoil	v		n	1	29-Jul-2004
<i>Persicaria decipiens</i>	slender waterpepper	v		n	1	23-Mar-2010

## Unverified Records

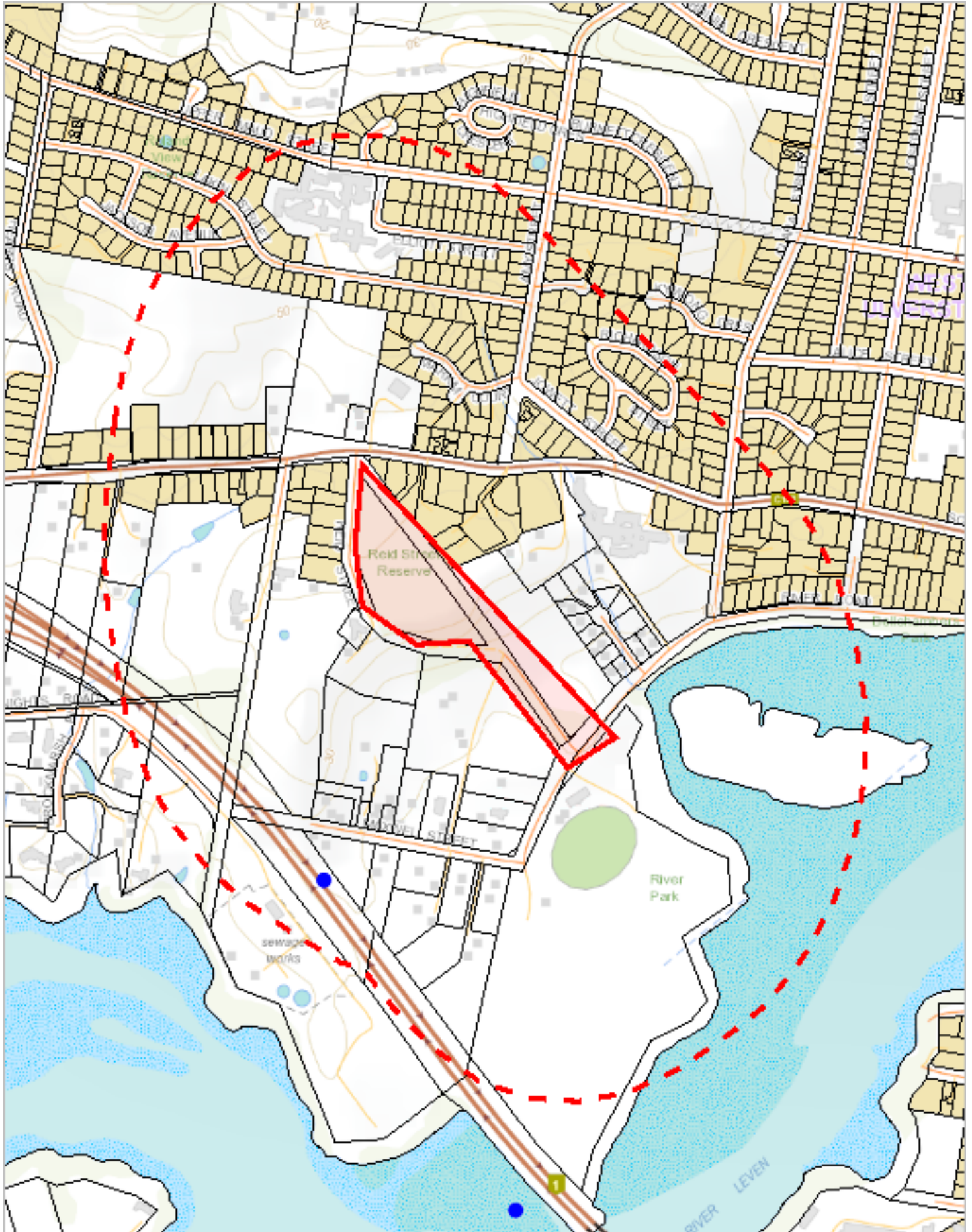
No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpiwve.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



427983, 5442881

Please note that some layers may not display at all requested map scales

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Threatened fauna within 500 metres

### Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	23-Oct-1991

### Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres (based on Range Boundaries)

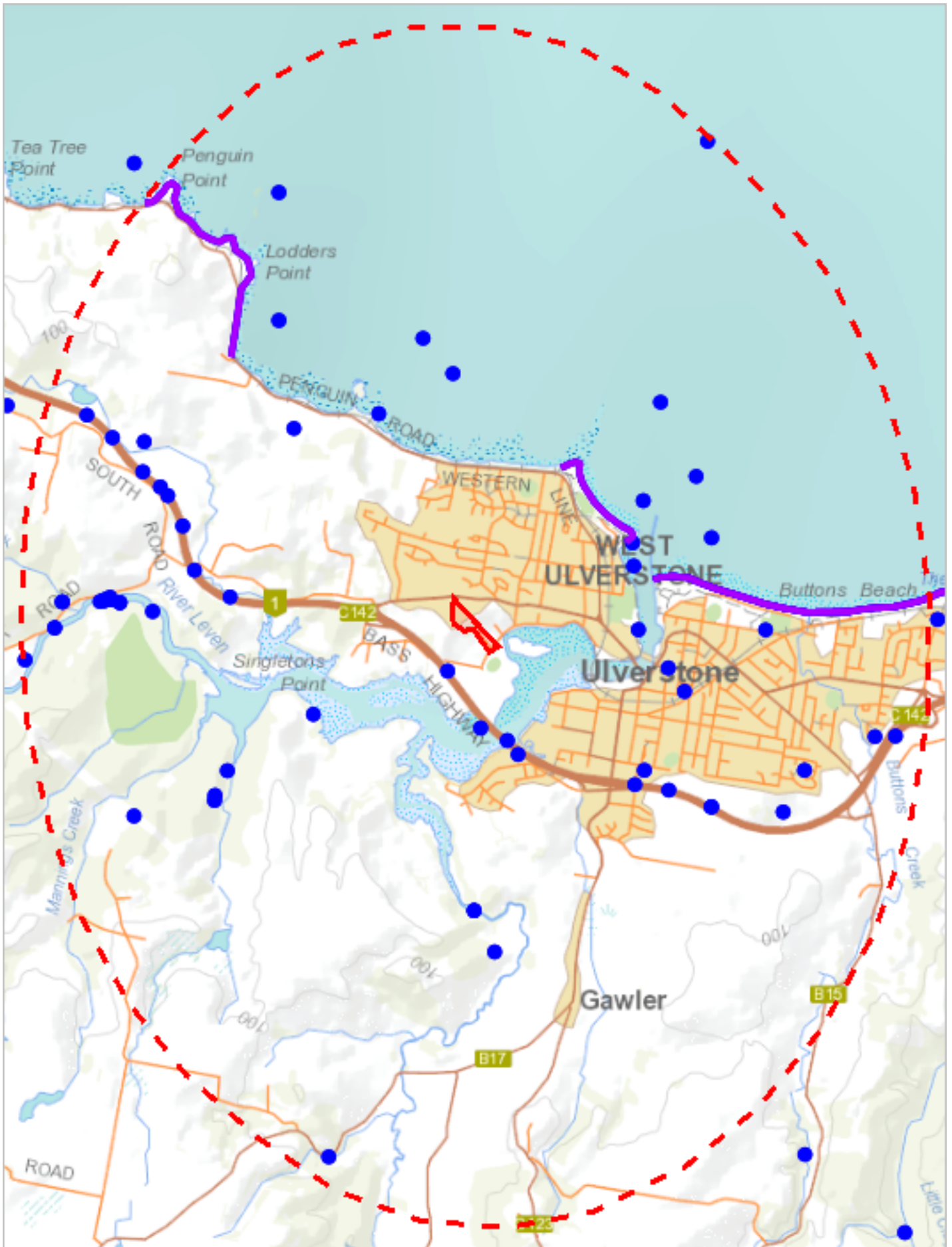
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Oreisplanus munionga</i> subsp. <i>larana</i>	marrawah skipper	e	VU	ae	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

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Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



424537, 5438352

Please note that some layers may not display at all requested map scales

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	6	23-Sep-2009
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	3	14-Sep-2002
Astacopsis gouldi	giant freshwater crayfish	v	VU	e	1	01-Jan-1991
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	7	30-Nov-2018
Dasyurus maculatus	spotted-tail quoll	r	VU	n	1	24-Oct-2018
Eubalaena australis	southern right whale	e	EN	m	5	13-Jul-2006
Gazameda gunnii	Gunn's screw shell	v			1	09-Mar-1985
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	6	29-Mar-2019
Lathamus discolor	swift parrot	e	CR	mbe	1	12-Nov-1994
Litoria raniformis	green and gold frog	v	VU	n	1	10-Apr-2018
Megaptera novaeangliae	humpback whale	e	VU	m	7	11-Jun-2009
Perameles gunnii	eastern barred bandicoot		VU	n	22	07-Jan-2019
Prototroctes maraena	australian grayling	v	VU	ae	8	13-Oct-1987
Pteropus poliocephalus	grey-headed flying-fox		VU	n	1	08-Sep-2012
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	23-Mar-2010
Sterna striata	white-fronted tern	v		n	1	04-Sep-1969
Thalassarche cauta	shy albatross	v	VU	n	7	03-Apr-2019
Thalassarche melanophris	black-browed albatross	e	VU	n	1	08-Nov-2018
Tyto novaehollandiae	masked owl	pe	PVU	n	3	01-Jun-1984
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	e	1	11-Oct-2015

## Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Astacopsis gouldi	giant freshwater crayfish	v	VU	e	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Limnodynastes peroni	striped marsh frog	e		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	e	1	0	1
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	23	0	0
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	1
Oreisplanus munionga subsp. larana	marrawah skipper	e	VU	ae	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	23	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0

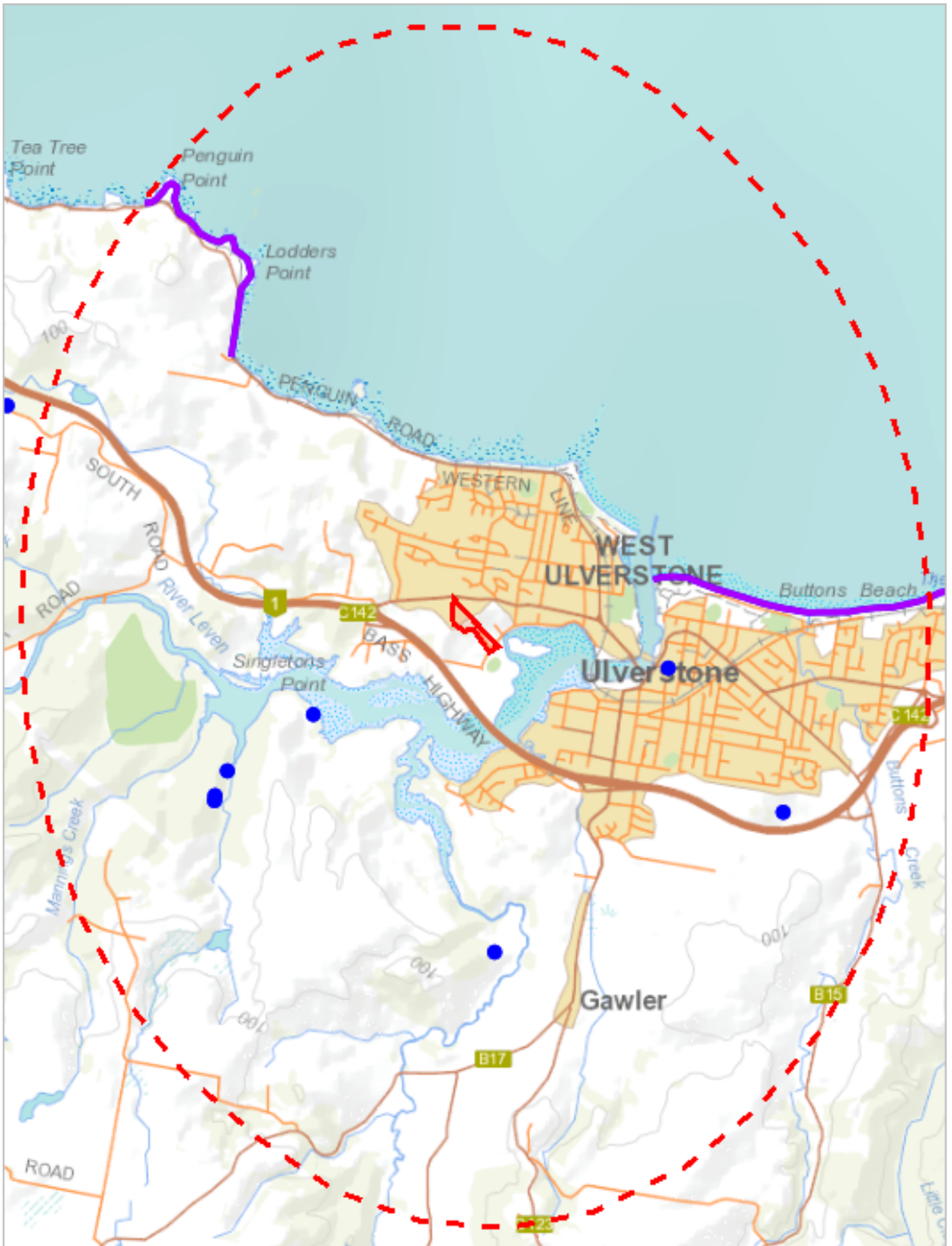
For more information about threatened species, please contact Threatened Species Enquiries.

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Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Raptor nests or sightings found within 500 metres. \*\*\*



424537, 5438352

Please note that some layers may not display at all requested map scales



# Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 5000 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1086	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	14-Sep-2002
605	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	29-Sep-2004
923	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Dec-2000
924	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Dec-2000
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	2	12-Sep-2018
	Tyto novaehollandiae	masked owl	Sighting	3	01-Jun-1984

## Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres (based on Range Boundaries)

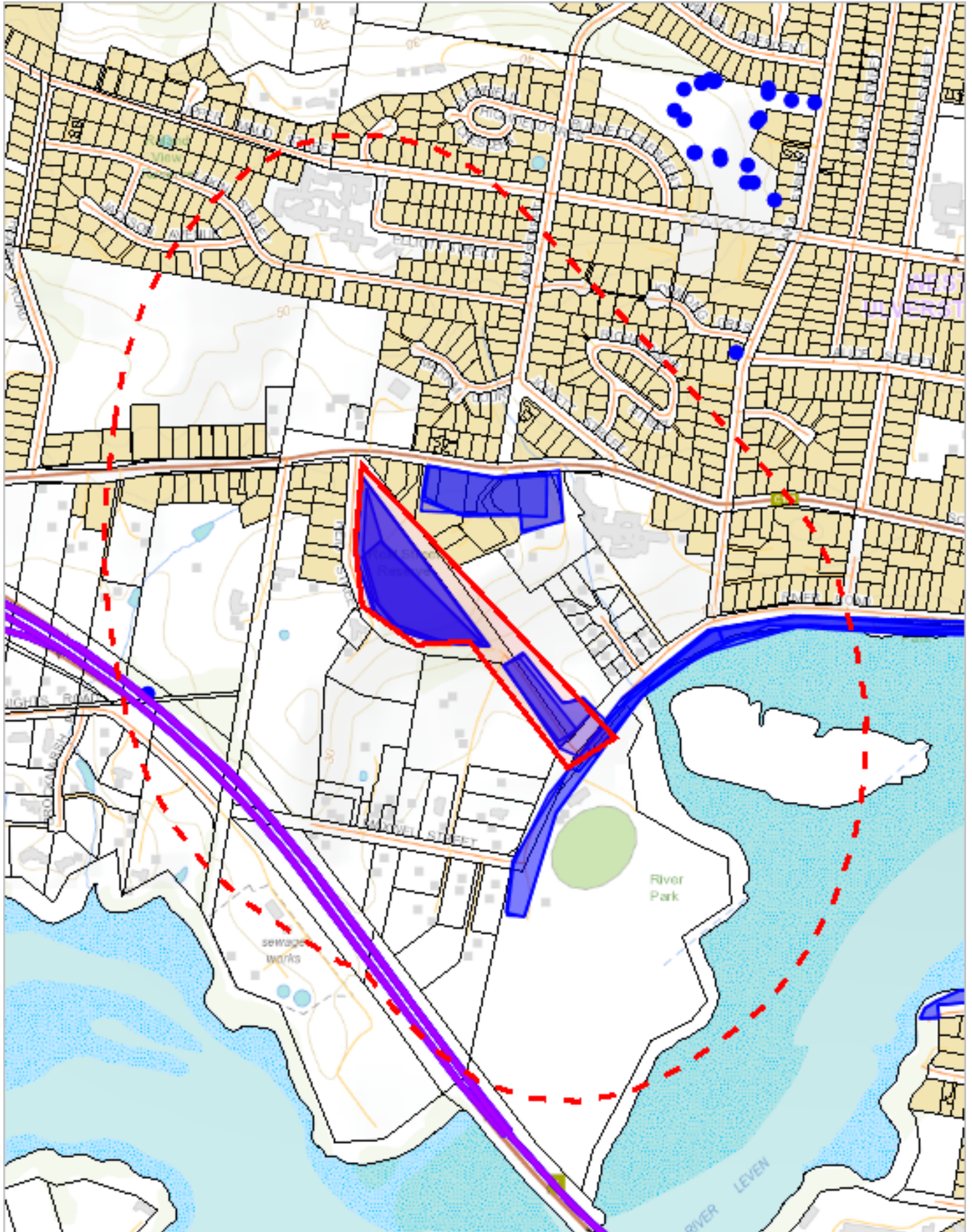
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@dpiwve.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@dpiwve.tas.gov.au)

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427983, 5442881

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 500 m

## Verified Records

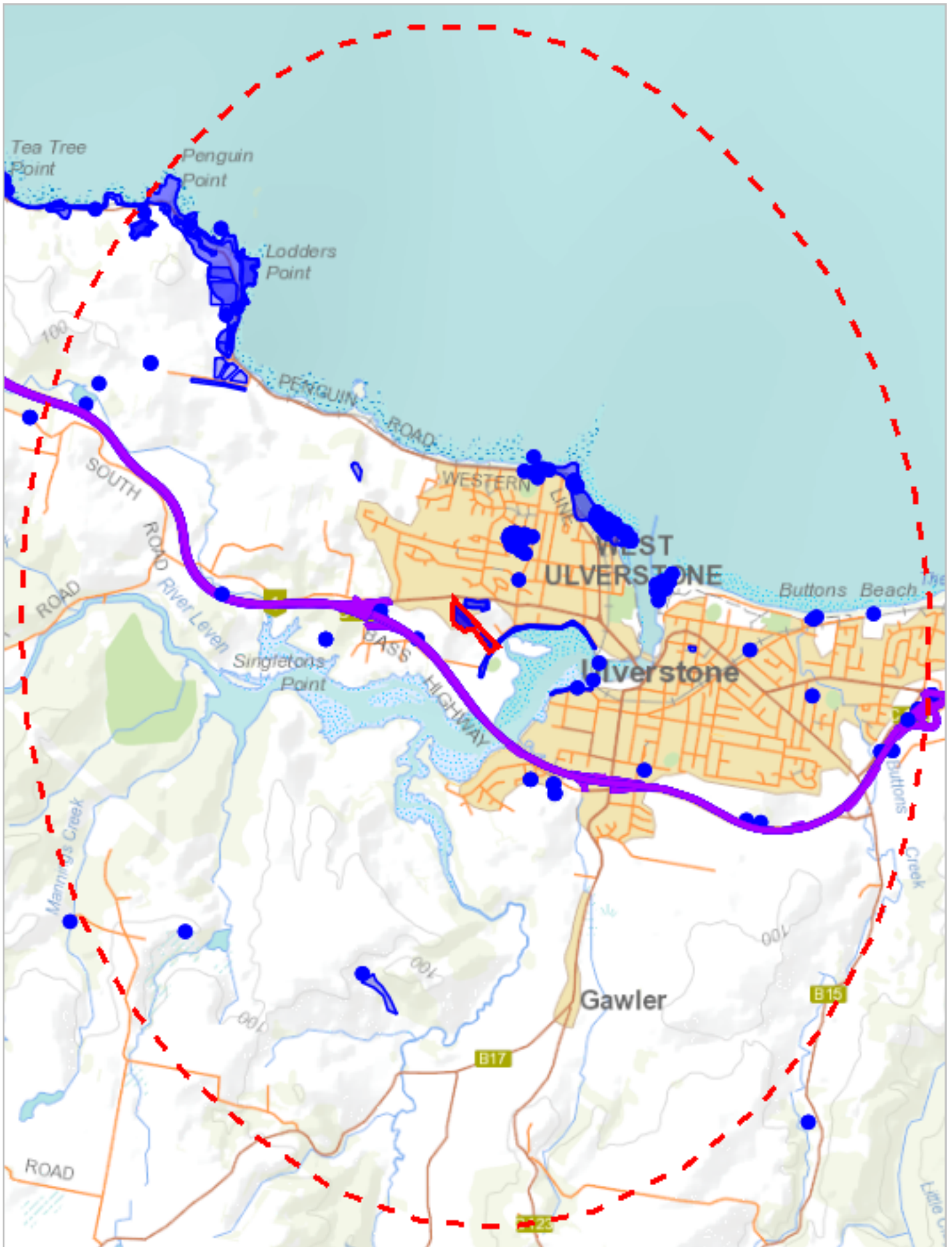
Species	Common Name	Observation Count	Last Recorded
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	15	01-Jul-2013
<i>Cortaderia</i> sp.	pampas grass	1	01-Apr-2009
<i>Erica lusitanica</i>	spanish heath	3	08-Jan-1995
<i>Rubus fruticosus</i>	blackberry	3	08-Jan-1995
<i>Ulex europaeus</i>	gorse	3	08-Jan-1995

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwpe.tas.gov.au/invasive-species/weeds>





424537, 5438352

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 5000 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Asparagus asparagoides</i>	bridal creeper	89	01-Jul-2013
<i>Asparagus scandens</i>	asparagus fern	1	22-Sep-2010
<i>Carduus pycnocephalus</i>	slender thistle	3	30-Nov-2017
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	78	01-Jul-2013
<i>Cortaderia jubata</i>	pink pampasgrass	1	29-Jul-2004
<i>Cortaderia selloana</i>	silver pampasgrass	1	09-Apr-2001
<i>Cortaderia</i> sp.	pampas grass	8	06-Apr-2016
<i>Erica lusitanica</i>	spanish heath	8	03-Nov-2004
<i>Foeniculum vulgare</i>	fennel	1	13-Oct-2018
<i>Genista monspessulana</i>	montpellier broom	3	27-Jan-2011
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	12	09-Dec-2010
<i>Leycesteria formosa</i>	himalayan honeysuckle	1	01-Jan-0001
<i>Rubus anglocandicans</i>	blackberry	21	20-Jan-2016
<i>Rubus fruticosus</i>	blackberry	15	11-Jun-2013
<i>Salix cinerea</i> subsp. <i>oleifolia</i>	rusty willow	7	01-Apr-2008
<i>Senecio jacobaea</i>	ragwort	5	02-Feb-2017
<i>Ulex europaeus</i>	gorse	8	09-Dec-2010

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwpe.tas.gov.au/invasive-species/weeds>



427983, 5442881

Please note that some layers may not display at all requested map scales

## Priority Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels





## Priority Weeds within 500 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
Cuscuta campestris	golden dodder	1	01-Feb-2013

### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpirwe.tas.gov.au/invasive-species/weeds>



424537, 5438352

Please note that some layers may not display at all requested map scales

# Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

● Point Unverified

▮ Polygon Verified

▮ Polygon Unverified
- ▮ Line Verified

▮ Line Unverified

Legend: Cadastral Parcels



## Priority Weeds within 5000 m

### Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	2	29-Jul-2004
Billardiera heterophylla	bluebell creeper	1	13-Sep-2001
Cuscuta campestris	golden dodder	1	01-Feb-2013
Pittosporum undulatum	sweet pittosporum	1	29-Jul-2004
Reseda luteola	weld	1	01-Oct-1926
Rumex obtusifolius	broadleaf dock	1	09-Apr-2001

### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<http://dpiwpe.tas.gov.au/invasive-species/weeds>

\*\*\* No Geoconservation sites found within 1000 metres. \*\*\*






427600, 5442378

Please note that some layers may not display at all requested map scales



# Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High  Low  Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High  Low  Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)  High (Subtidal)

Legend: Cadastral Parcels



## Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Low	Bh(p2)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bh(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bi(p2)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bi(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bj(p2)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bu(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Unclassified - Insufficient landscape information available to classify map unit. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bx(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Disturbed ASS terrain, ASS material present below urban development, or present in former tidal zones inside bund walls e.g dredge spoil etc. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Aa(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Subaqueous material in subtidal wetland, PASS material and/or MBO. Often seagrasses. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

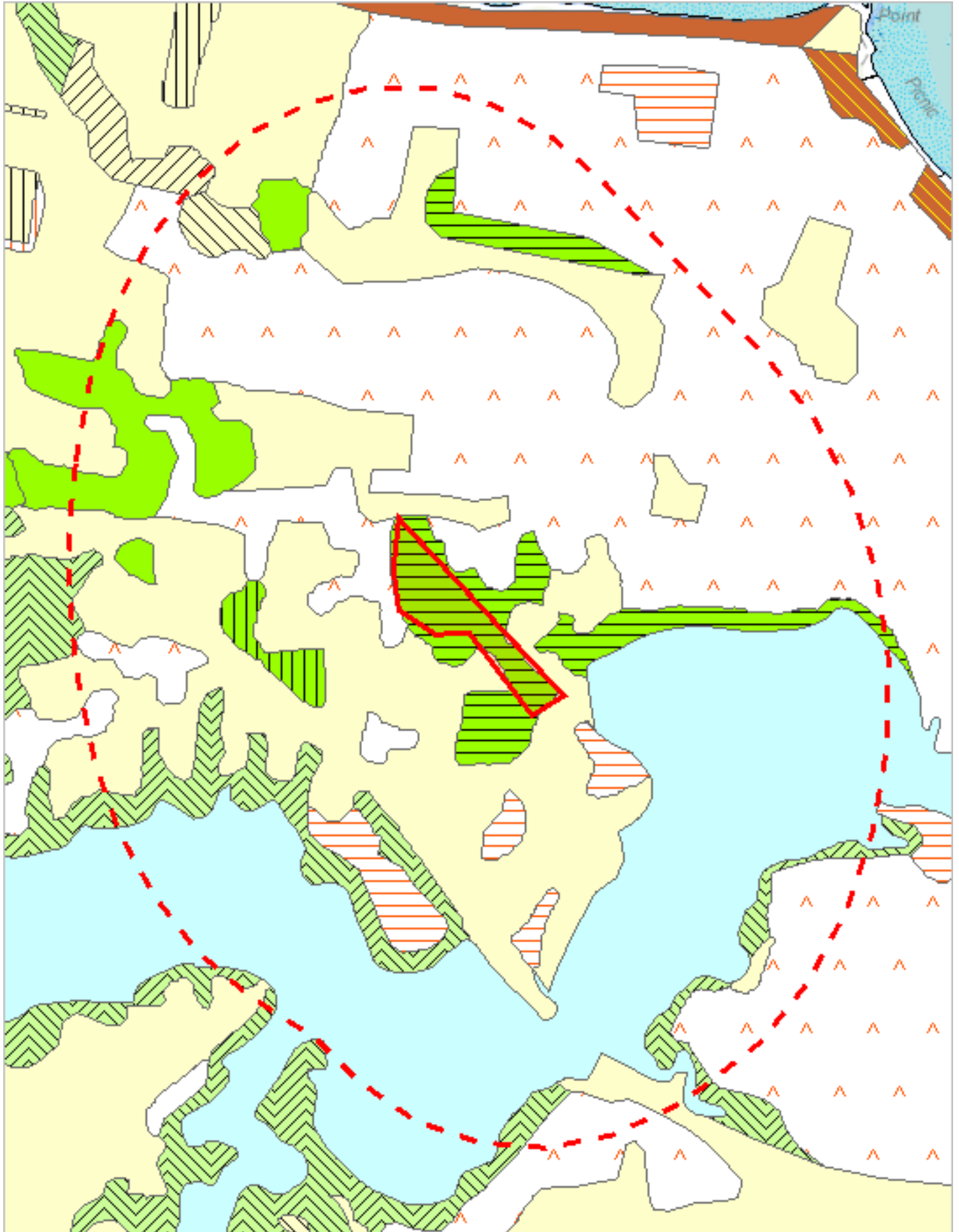
For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

Fax: (03) 6336 5111

Email: [LandManagement.Enquiries@dipwe.tas.gov.au](mailto:LandManagement.Enquiries@dipwe.tas.gov.au)




























































Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250





























































427600, 5442378

Please note that some layers may not display at all requested map scales

## Legend: TASVEG 3.0












































	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

# TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland



# TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPP - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



## TASVEG 3.0 Communities within 1000 metres

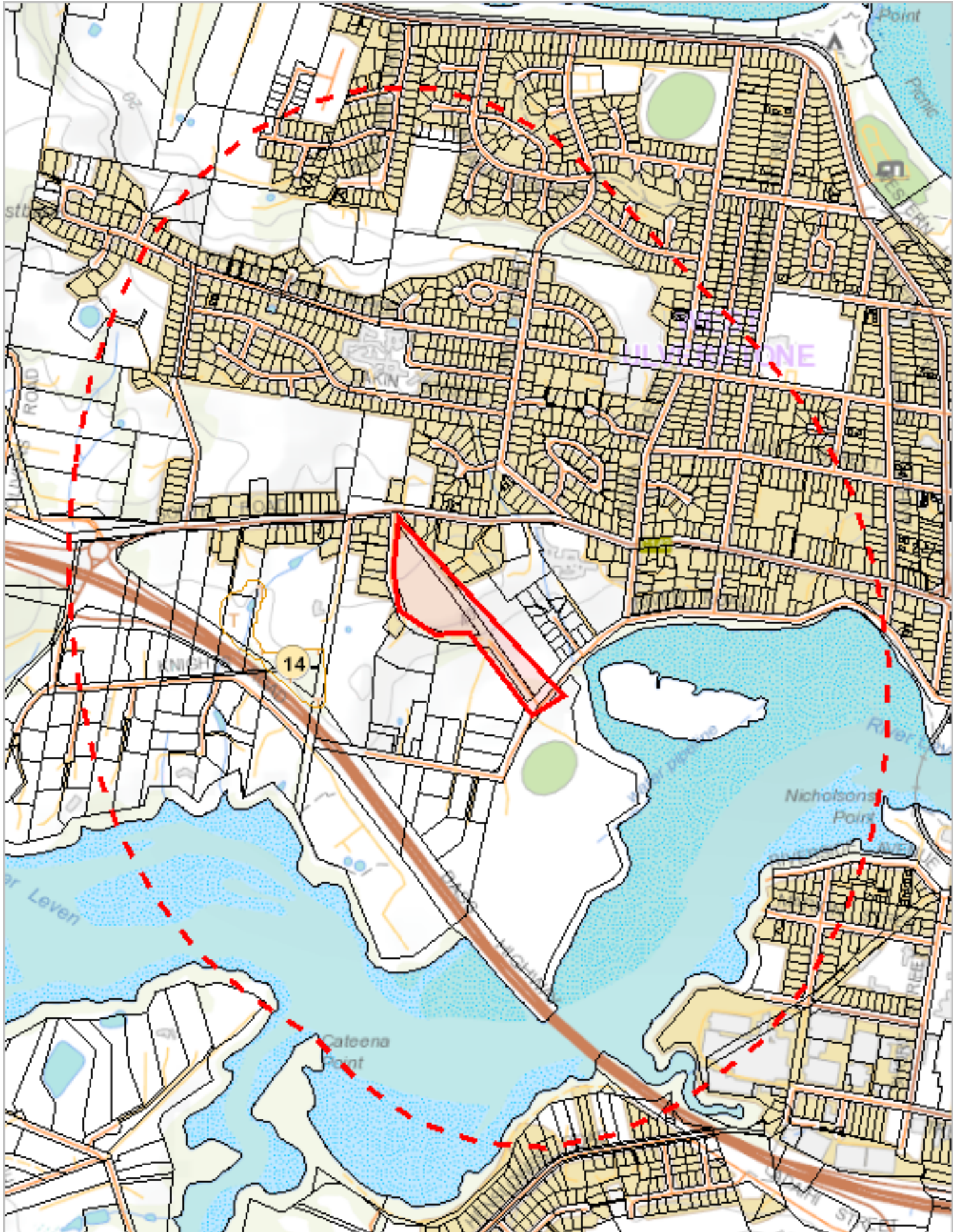
Code	Community	Emergent Species
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FPF	(FPF) Pteridium esculentum fernland	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
OAQ	(OAQ) Water, sea	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@dpiwve.tas.gov.au](mailto:TVMMPsupport@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



427600, 5442378

Please note that some layers may not display at all requested map scales

# Threatened Communities (TNVC 2014) within 1000 metres

## Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

## Legend: Cadastral Parcels



## Threatened Communities (TNVC 2014) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

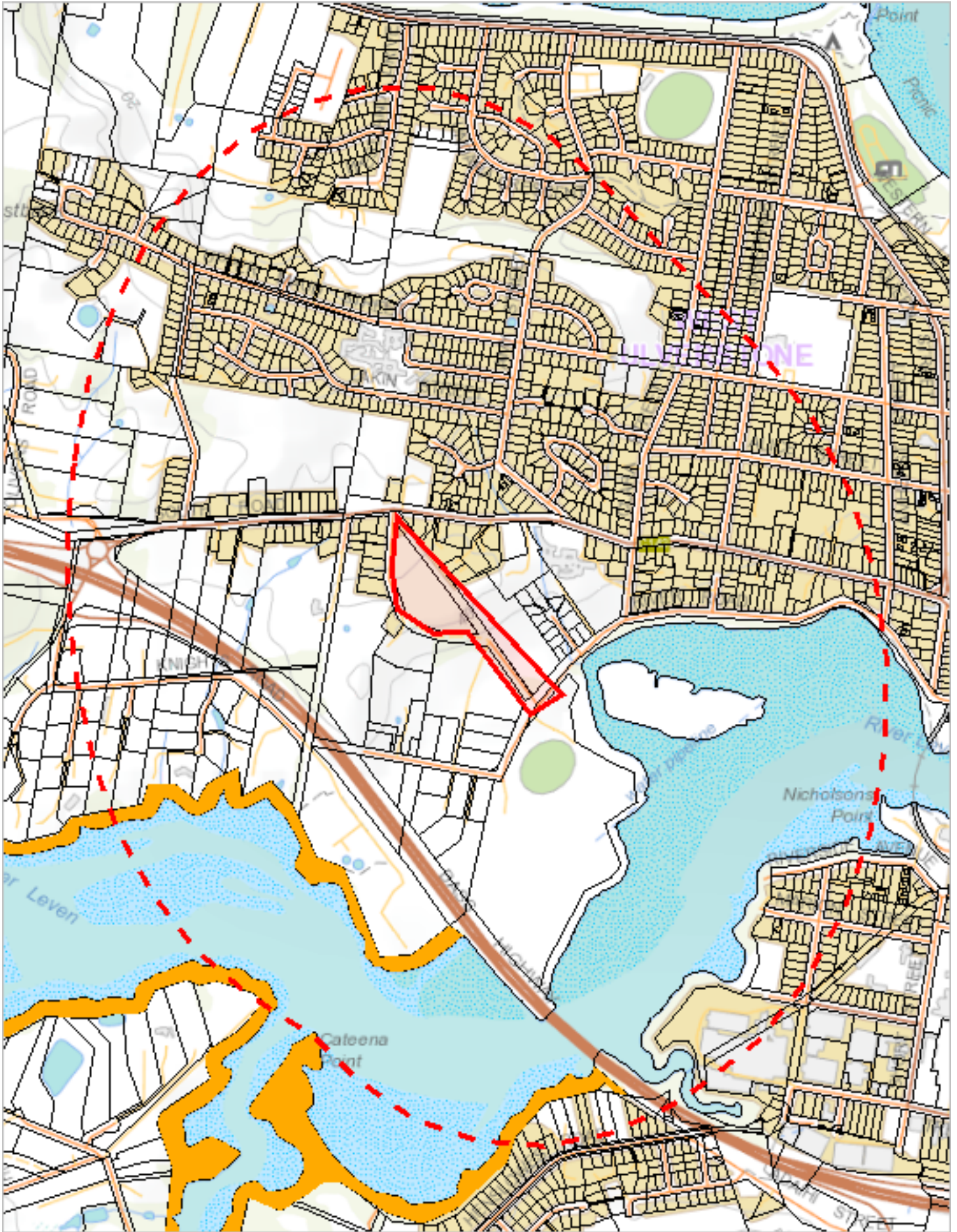
Email: [TVMMPsupport@dpiwve.tas.gov.au](mailto:TVMMPsupport@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Fire History (All) found within 1000 metres \*\*\*

\*\*\* No Fire History (Last Burnt) found within 1000 metres \*\*\*






























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# Reserves within 1000 metres

## Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

## Legend: Cadastral Parcels



## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	7.670949999 9999995
	Informal Reserve on other public land	Informal Reserve	10.4297
	Informal Reserve on other public land	Informal Reserve	22.696

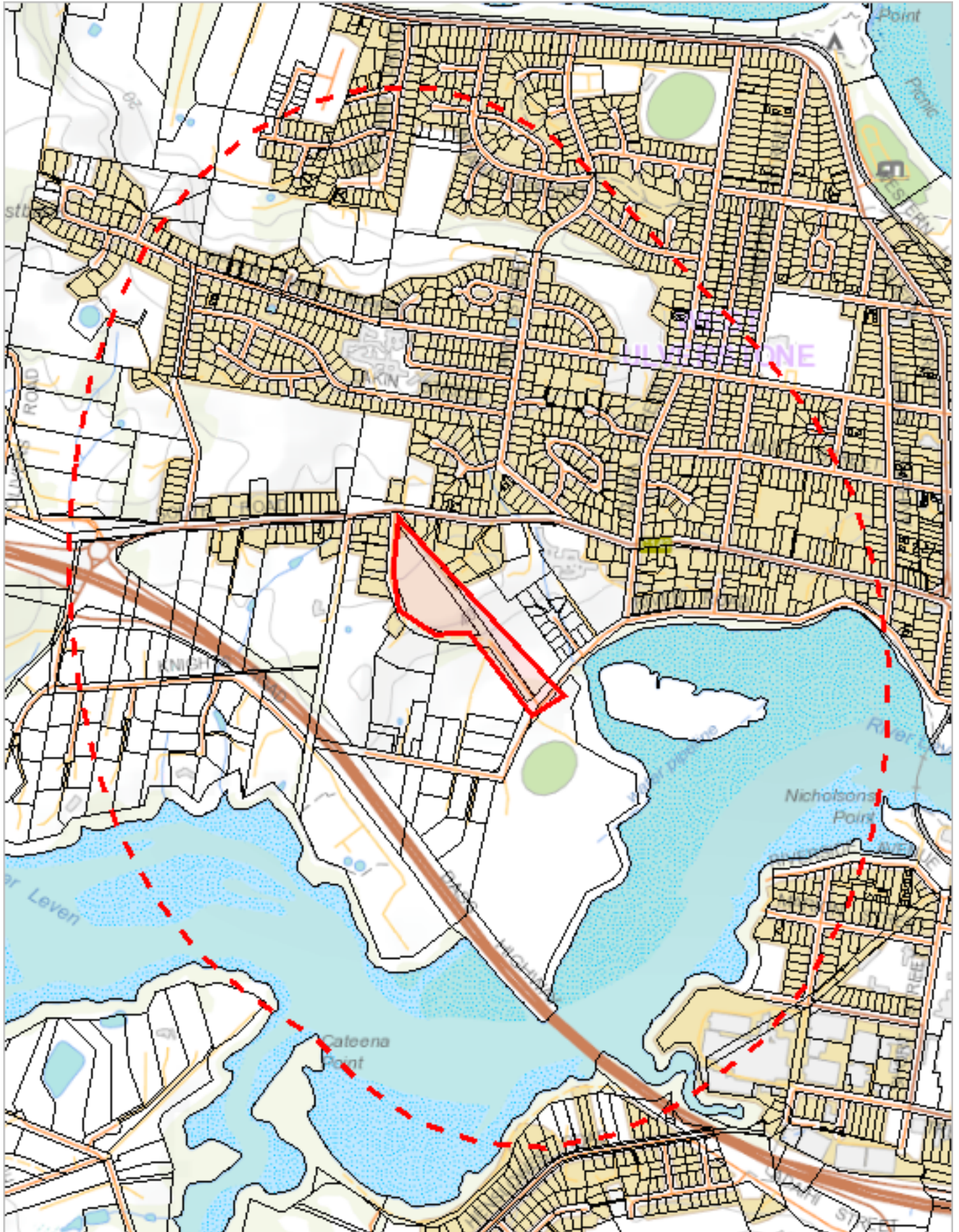
For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

Telephone: (03) 6777 2224

Email: [LandManagement.Enquiries@dpiwve.tas.gov.au](mailto:LandManagement.Enquiries@dpiwve.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000





427600, 5442378

Please note that some layers may not display at all requested map scales

# Known biosecurity risks within 1000 meters

## Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

## Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

## Legend: Cadastral Parcels





# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://dpi.pwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

CENTRAL COAST COUNCIL

Ms S Ayton  
Central Coast Council.  
PO Box 220  
Ulverstone

Division .....  
Rec'd 08 JUL 2019  
File No .....  
Doc. Id .....

Mr J Scoles  
12 Hampson St.  
Penguin, 7316

Dear Ms Ayton

RE: 12 Hampson St ., Penguin, 7316 Rezoning

Your ref LPS2019

I acknowledge receipt of the CCC letter RE. Tasmanian Planning Scheme. The letter was dated **19 April 2019** and received Monday 24<sup>th</sup> June 2019, over two months later. I wish to lodge an objection to the proposed rezoning. A Mines Department person at a conference I attended stated that the existing zoning was based on a drive past/walk over assessment and involved no site testing or physical analysis. As such it is not based on any scientific data. The zoning is purely an educated appraisal of typical situations.

I propose that the proposed rezoning, "Landscape Conservation", be limited to the area to the east of the existing residence where the land gradient exceeds twenty degrees. The area of land exceeding twenty degrees being delineated by the rear access driveway to the east of the residence. The area I propose the zoning be limited too, was probably once 14 Hampson St. The area to the west of the rear access drive has the same gradient as the properties to the West, in 8 Cann Street. The area to the north, the Council reserve and the 10A Hampson St., have similar gradients. These properties to the north and west have a less onerous zoning.

Yours faithfully



John Scoles  
MIEAust., CPEng.,NPER.

Louise Owen and Owen Pointon  
7 Swanston St,  
New Town, 7008

05/08/2019

Attention General Manager -Sandra Ayton  
Central Coast Council  
PO Box 220  
Ulverstone 7315

Submission: DRAFT CENTRAL COAST LPS- Recommend that the current zone Rural is rezoned to Residential 92 preservation Drive (figure 1) and surrounding acreage:

We would like to lodge this submission to the Central Coast regarding the draft Central Coast Local Provisions schedule (LPS) as it relates to the area around 92 Preservation Bay, Penguin. This LPS is part of the Tasmanian Planning Scheme (TPS ) along with the State Planning Provisions (SPP).

Rezoning this area to residential would allow appropriate and controlled proactive planning to ensure the outcomes for the council, residents and land owners are beneficial to all. Rezoning this portion of land would allow development in the future that could enable the logical extension of the already approved Serenity Close in-fill and mirror the demand that has been evidenced in developments in Midway Point, Sulphur creek and surrounding areas along this part of the coast.

This land is currently zoned Rural Resource and in the draft LPS this would change to Rural. We would like to ask that residential zoning be considered for the following reasons

1. Boundary properties (see figure 2 and 3 attached) are currently zoned residential (different from the index property) and form part of a ribbon development along the coast.
2. Current ribbon development in this area of Preservation Bay is only 1 dwelling deep and could be expanded to have sensitive development like similar areas at Midway Point and Sulphur Creek. The ridge behind the property provides a natural geographical buffer between the residential area and the agricultural land to the south.
3. Full utility services are already in place at this site.
4. Current acreage is insufficient for Rural use in the economic sense.

1 Residential- We would suggest that this land, which is boarded by residential development (current) is more suited to "Residential" for many reasons.

The properties on the boundary of the property at 92 Preservation bay drive have only been built in the past few years and this 'residential' area represents an inconsistency in the current zoning.

From the current code- General Residential Zone 8.1 Zone Purpose -The purpose of the General Residential Zone is: 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure. 8.1.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. 8.1.4 To provide for Visitor Accommodation that is compatible with residential character. Residential can include use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.

The original property "Camerons" as it was known in the district was subdivided many years ago to include a 1 acre block which has subsequently (recently) been subdivided into 4 residential house lots (Figure 3). This makes a total of 5 residential dwellings on that area. The Central Coast Council has allowed this to happen in the past 5 years.

In front of the property at figure 2 there had been a subdivision sometime ago – previously a service station that included 4 residential blocks and 3 of them are being built on currently under the current planning scheme.

These developments have been happening in the past 5-7 years and set a precedent for residential development in the area. There is clearly a need for such properties as they are all recently completed or being built currently.

The current code specifically details "Development Standards for Dwellings" (8.4) - Residential density for multiple dwellings has the objective that the density of multiple dwellings makes efficient use of land for housing; and optimises the use of infrastructure and community services.

The siting and scale of dwellings would provide reasonably consistent separation between dwellings and their frontage within a street and would provide consistency in the apparent scale, bulk, massing and proportion of dwellings. There would be separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; This would be consistent with the current Ribbon development that has been allowed by the Central Coast Council, or its predecessor (Penguin municipality) over the years.

There is a precedent with the current properties that are adjacent to 92 Preservation Bay Road and adjoining vacant land and these lots have been

approved to have residential development appropriate for use and development in the zone adjacent to our property .

The current property at 92 Preservation Bay Road contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards (landslip area and natural steep land) and could be sensitively developed to add value to the central coast region.

From the current Planning scheme document-

7.0 General Provisions 7.1 Changes to an Existing Non-conforming Use 7.1.1

Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application: (a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme; (b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or (c) for a minor development to an existing non-conforming use.

By changing this zoning at this stage in the planning this would provide consistency in this area.

We would propose a sensitive development that does not include any landslip or steep land areas that would be residential and would act as a buffer between the rural land above Westridge Road and the residential areas.

2. There is Ribbon residential development along Preservation Drive, Midway Beach and along to Sulphur creek and this development has been happening slowly but surely over the past 15 yrs. Sulphur creek, and also the Midway beach subdivisions have been extremely successful, and have attracted many great families that add lots of value to our community. They have all benefited from 'infill' with a community of homes provided community connections and places of socialisation. The proposal to rezone these 3 properties in Preservation bay makes logical sense to 'infill' the areas between the development along this area that has already been occurring.

Currently the Ribbon development at Preservation Bay is 'single' – ie one dwelling deep but there is room for a logical extension for a number of properties on the land immediately behind and to the East of these whilst still ensuring there is no risk in the land slide areas. This could include the neighbouring acreage owned by Mr Tim Briggs and Mr Tony Gee.

The logical extension of this ribbon development to the East would be to the boundary of our property or the topography of the headland to the East of our boundary that would be the edge of the development.

These properties along the old coast road in the Central Coast Council area are highly sort after with absolute sea side living, away from the major highway but



close access to Penguin, Ulverstone and Burnie.

3 Infrastructure- Furthermore, the development would not exceed the capacity of infrastructure services and would be compatible with the density of existing development on established properties in the area and continue to provides for a significant social or community benefit.

Access and Provision of Infrastructure – A bonus for this area is that all services including water and sewage and Telstra (NBN) are already in place in this region. Full services are available and currently only being utilised by a “single ribbon development” situation.

Clearly this area, which is already mostly residential has all the infrastructure and community services along this ribbon of coastal land and it would make sense to utilise this area for further development to encourage people to live in the central coast council region.

- Close to Schools, Penguin District, but also Marist, Hellyer, and Don College`s
- Reserved 15 metre wide road access into the block
- Sulphur Creek blocks mostly developed now, so not in a competition situation

#### 4 Rural land-

This parcel of land at 92 Preservation Drive (40Ha) includes substantial steep and landslip areas which are unsuitable for productive agricultural use. The area of our property is not large enough to be an independent income source for anyone in the rural sense.

The in fill proposal and rezoning to residential would move the buffer between residential and rural zone up to West Ridge Road, and thus form a more natural transition to the agricultural land to south.

Louise Owen and Owen Pointon  
owenloutas@bigpond.com

Submission; L. Owen and O.Pointon 92 Preservation Drive, Penguin

Figures 1; Area Overview- 92 Preservation Drive

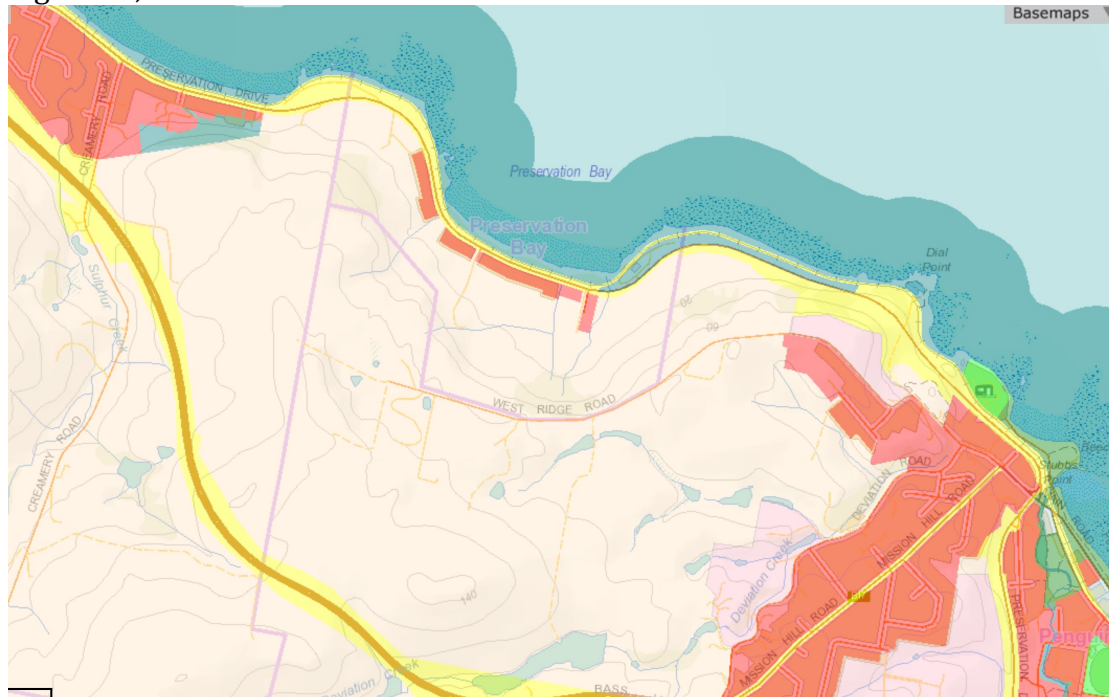


Figure 2;

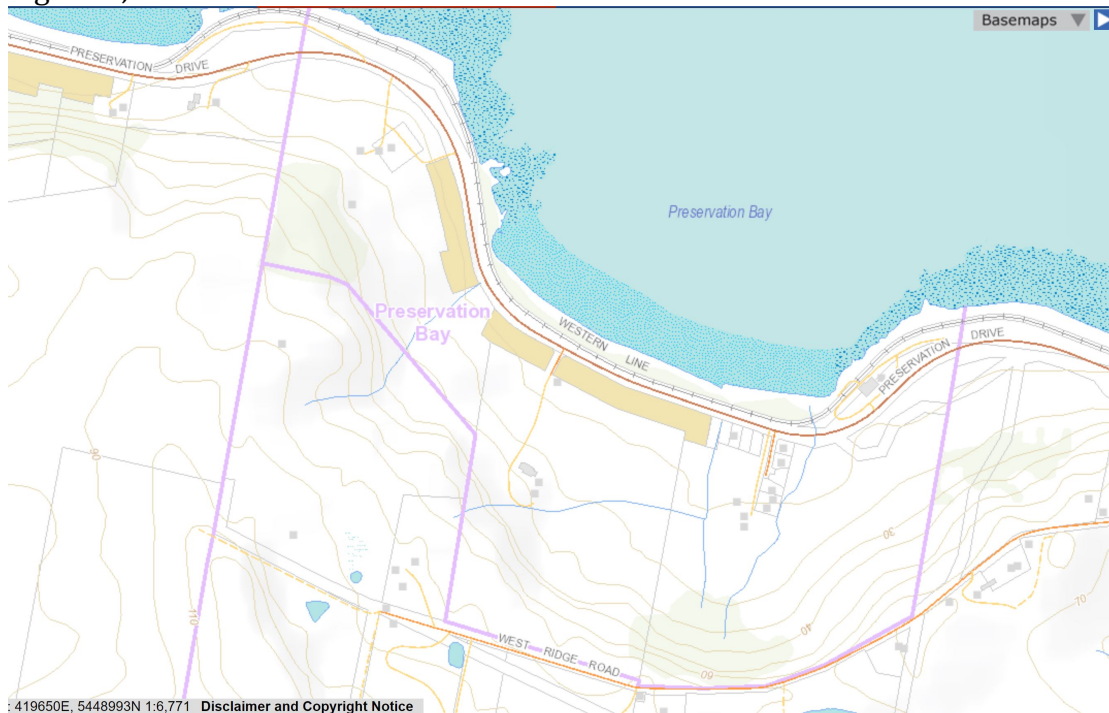
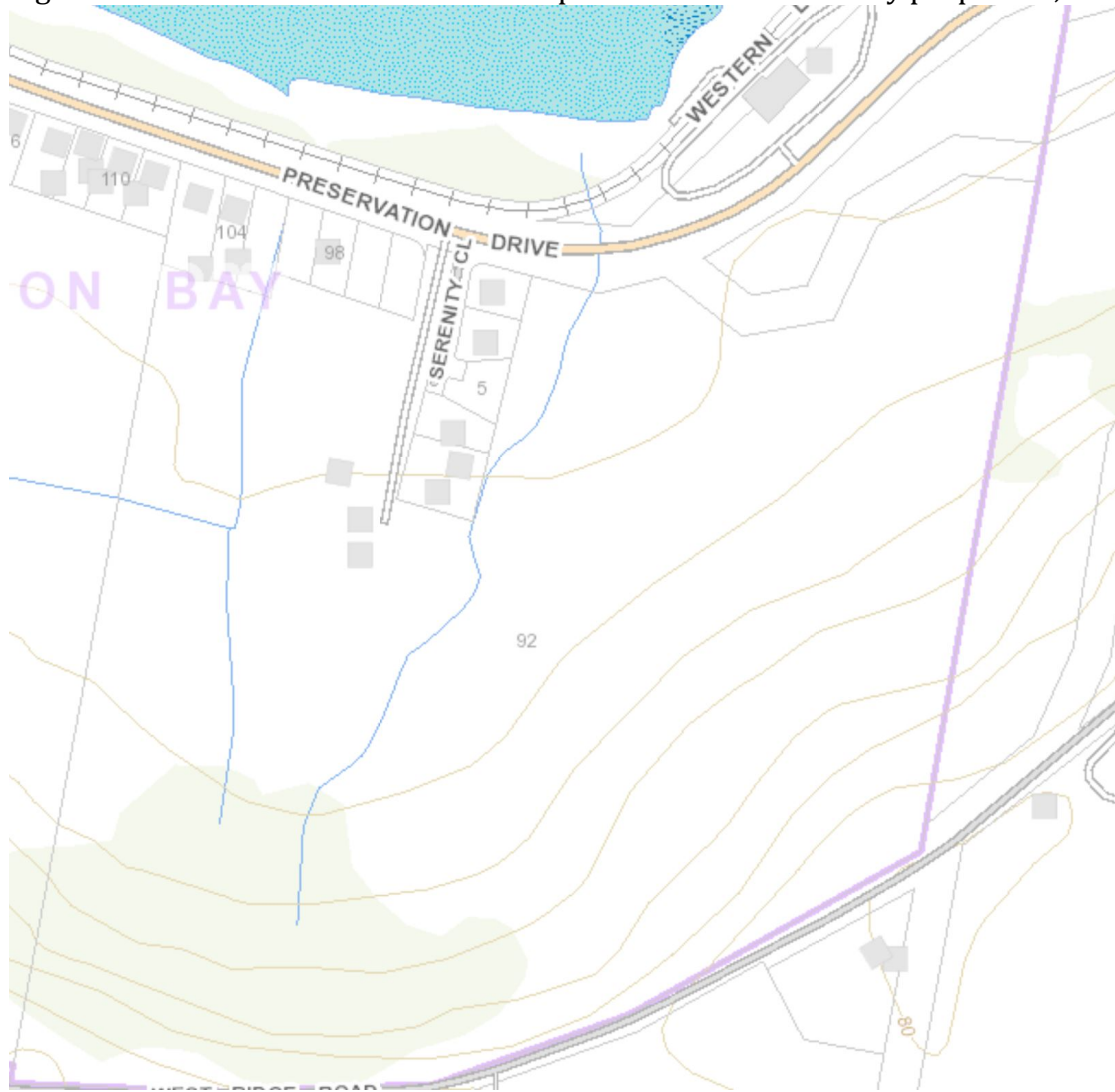


Figure 3 92 Preservation Drive – Close up of residential boundary properties;





Application for Planning Scheme Amendment  
**PROPOSED PARTIAL REZONING OF LAND**



CT's: 101695/1

130A Preservation Drive, Preservation Bay

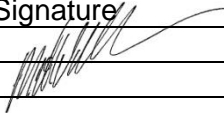
Supporting Documentation

**August 2019**



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## Document Status

Revision No	Author	Reviewer	Signature	Date
1	M. Wells			9 August 2019



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## **1 Proposed Amendment**

EnviroPlan Australia has been commissioned by Tim and Kiley Briggs to prepare supporting documentation for an application to make a representation to the Council in accordance with the Tasmanian Planning Commission's directive for the public exhibition of the Draft Central Coast Local Provisions Schedule (LPS) under s. 35B of the *Land Use Planning and Approvals Act 1993 (the Act)*.

This representation for the proposed amendment seeks to rezone a portion of land located on current CT: 101695/1 from Rural Resource to General Residential and Low Density Residential under the LPS. The subject land is approximately 16.44 ha and located at 130A Preservation Drive, Preservation Bay.

The amendment to the proposed zoning of the land will enable the land to be utilised for future residential use and development on the lower portion of the hillside whilst retaining the upper hillside rural activities. The amended zoning of the subject land accommodates the expansion of General Residential use and development in the Preservation Bay area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is consistent with guiding principles of the Cradle Coast Regional Land Use Strategy 2010 - 2030. Further the proposed amendment rectifies a ribbon development and better utilises the available infrastructure within the subject area.

This report provides an analysis of the site and the consideration of the statutory requirements and the Central Coast Council Strategic Plan 2014-2024 as well as the Cradle Coast Regional Land Use Strategy 2010 – 2030 against the merits of the proposed amendment.

## **2 Site Analysis**

### **2.1 Title & Location**

The Certificate of Title for the subject site is CT: 101695/1 (PID: 7379287). The approximately 16.44 ha area fronts onto Preservation Drive, Preservation Bay and Tim and Kiley Briggs are the proponents of the amendment to the LPS.



Figure 1 – Location of land CT: 101695/1 Reynolds Road, Preservation Bay. (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

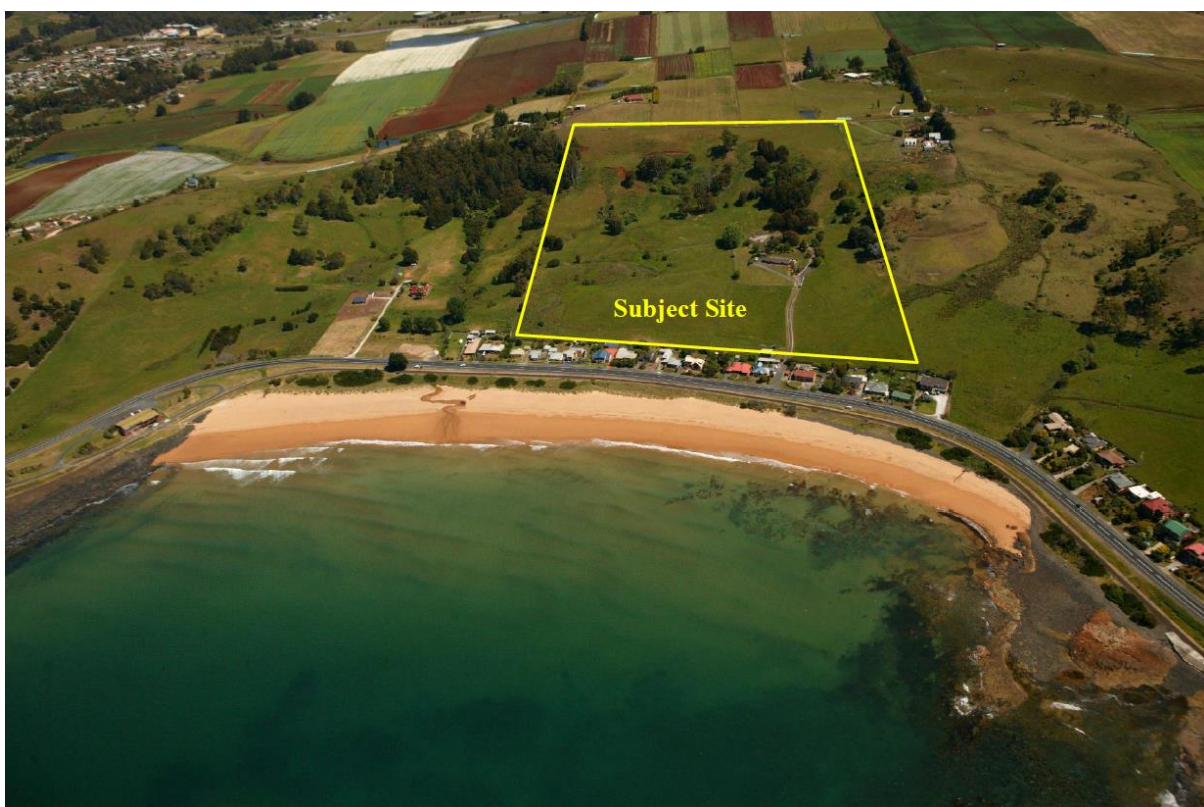


Figure 2 – View of land CT: 101695/1 Reynolds Road, Preservation Bay. (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

## 2.2 Existing Zoning and Overlays of the Site and Surrounds

The current zoning of the site under the Central Coast Interim Planning Scheme 2013 is Rural Resource (as identified by Figure 3 below). The zoning in this area is proposed to be retained whilst the land south of the site (southern side of West Ridge Road) is to be designated as Agriculture Zone.

Land designated to the General Residential zone abuts the subject land to the north which is a ribbon of General Residential zoned land, Preservation Drive (Utilities) and Bass Strait (Environmental Management).

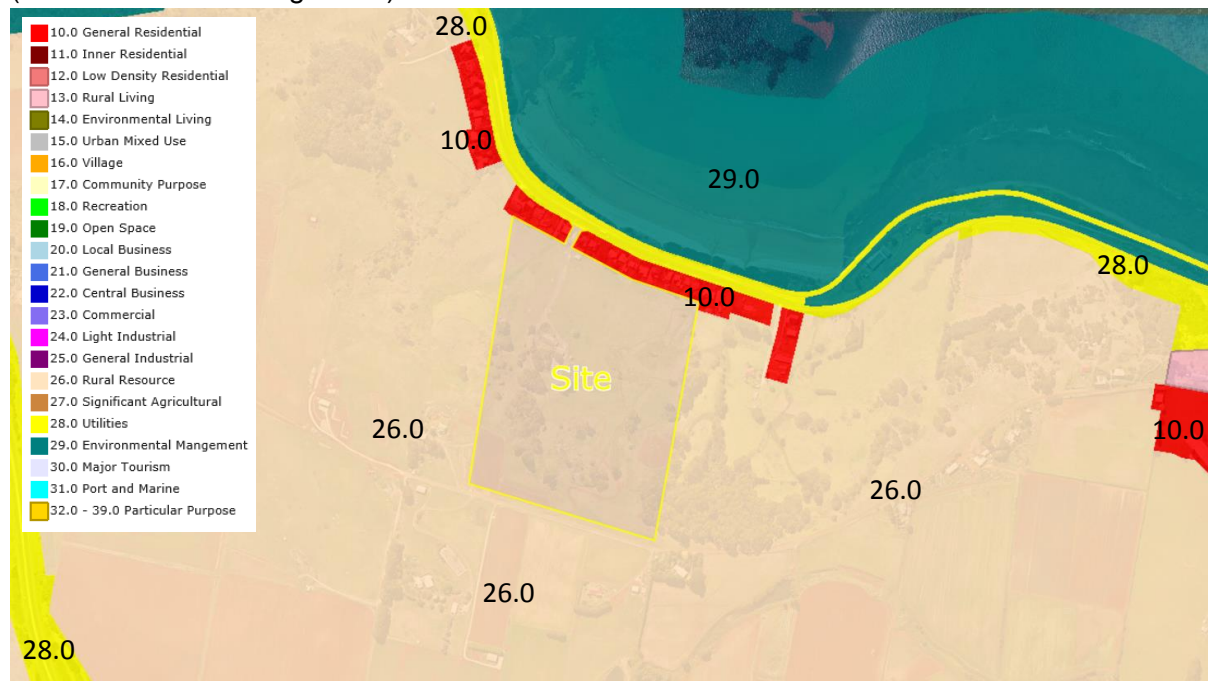


Figure 3 – Zoning of Site under the *Central Coast Interim Planning Scheme 2013*. (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

Low and Medium risk landslip overlays are contained over the site as demonstrated in Figure 4 below.

No specific area provisions nominated under the Draft Central Coast Local Provisions Schedule or under the current Interim Scheme are observed for the subject land.

### 2.3 Topography

The subject site comprises of a sloping hillside that runs from the south to north of the site.

The land falls steeply from West Ridge Road (on the southern boundary) and then levels out behind the existing dwelling located on the property. Then has a gentle slope running toward the northern residential uses and Preservation Drive.

### 2.4 Land Stability

It is understood that the landslide mapping incorporated into the Central Coast Interim Planning Scheme 2013 is based upon mapping produced by the Department of Premier and Cabinet (DPAC) in consultation with Mineral Resources Tasmania (MRT), and provides for the State land area to be mapped and categorised into four Landslide Hazard Bands. This is understood to be transferred through to the new LPS.

In accordance with Figure 4 below, low and medium landslide risks are present on the land within the site and are identified as being susceptible to landslide hazard.





Figure 4 – Landslide Hazard susceptibility of Site. Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) (Landslide Planning Map – Hazard Bands)

## 2.5 Infrastructure

### 2.5.1 Access and Connectivity

The site fronts onto the Preservation Drive to the north and access to the rear of the allotment (south) is only accessible by car from West Ridge Road.

Access to and from the residential section of the site is via a road, known as Cooney Road off Preservation Drive which would require upgrades as part of any future development on the land. The access onto Preservation Drive has good sight line distances and was previously part of the national highway system. Therefore it is highly unlikely that there would be any problems dealing with traffic generated from any future residential development on the land.

### 2.5.2 Water Supply

Water reticulation is available to the subject area and the site is already connected to this service. On Preservation Drive there is a 150mm reticulation main that features fire hydrants. South of the site along West Ridge Road is a 300mm distribution main.

### 2.5.3 Sewerage and Stormwater Disposal

TasWater sewerage reticulation infrastructure is available within the area. The site is already connected to the 150mm gravity reticulation main that runs parallel to the northern boundary of the site.

Stormwater reticulation is available to the site and the site already features 3 existing points of discharge that cross Preservation Drive and drain to Bass Strait.

As such – the site is already fully serviced for residential development.



## 2.6 Existing Use and Development of the Site and Surrounds

The subject land contains a single residential use of Rural Resource land located on CT: 101695/1 (PID: 7379287)

The site is observed to contain an existing dwelling and outbuildings with grassland located south and east of the site. North of the site is open grassland.

Surrounding land to the west, east and south of the subject allotment is predominantly rural resource use. Lands to the west is rural land which is also suitable for a General Residential zone expansion whilst land to the east similarly has the same potential.

Land to north is already zoned as General Residential land which contains dwellings and associated sheds.

## 2.7 Land Capability

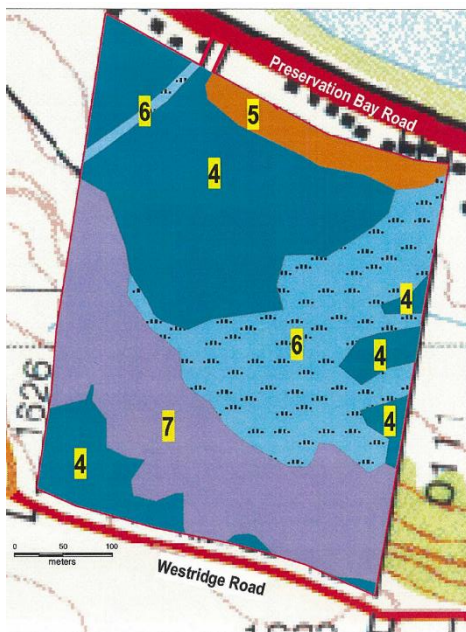


Figure 5 – Land Capability - Site

The site has been assessed by Davey & Maynard agricultural consulting which has identified the soils as being Class, 4, 5, 6 & 7.

The conclusions of the report are that there were no primary agricultural lands existing on the property and that the DPIWE Forth map sheet 1:100,000 scale does not accurately depict the land classification of the property.

Further the report that can be made available to the Council if supporting this amendment demonstrates that development of the property will not conflict with any of the Principles of the Protection of Agricultural Land and discussed in section 5.2 of the report that the land capability is not such that requires protection from conversion to non-agricultural use.

## 2.8 Natural Values

The site is cleared of native vegetation and may be generally characterised as residential and rural use. This observation together with the existing use and development on the site is deemed to indicate the site has limited importance in a natural values context.

# 3 Statutory and Central Coast Strategic Plan 2014-2024 Analysis

## 3.1 Land Use Planning and Approvals Act 1993 (the Act)

The *Land Use Planning and Approvals Act 1993* (the Act) provides transitional arrangements (as described in Schedule 6 of the Act) with respect to the commencement of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015* (the Amending Act).

These transitional arrangements being - that Parts 2A and 3 of the former provisions (i.e. those existing prior to 17 December 2015) of the Act remain in force for an interim planning scheme that was in effect before the commencement day of the Amending Act (being 17 December 2015) until a Local Provisions Schedule (made under the Tasmanian Planning Scheme) comes into effect for a municipal area.

However, for the purposes of this proposed amendment to the draft zoning; the Act prescribes the requirements for the preparation of an amendment to a planning scheme which is carried forward for consideration for the amendment to the draft LPS. Specifically, section 32 of the Act provides:

- (e) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.
- (ea) must not contain a provision that is inconsistent with a provision of section 11 or 12 ; and
- (3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –
  - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
  - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

In addition to the above requirements any amendment to the draft LPS must have further regard to:

- *The furtherance of the objectives set out in Schedule 1 of the Act;*
- *State Policies made under the section 11 of the State Policies and Projects Act 1993;*
- *The strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993; and*
- *Safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000;*

### **3.1.2 Land Use Planning and Approvals Act 1993 - Schedule 1 Objectives**

#### *Part 1 – Objectives of the Resource Management and Planning System of Tasmania*

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

Comment:

The rezoning of the subject land accommodates the expansion of General Residential zone for use and development in the Preservation Bay area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land, and rectifies an existing issue of unsustainable ribbon development on the northern boundary of the allotment. The proposed amendment seeks to zone land appropriately for the existing infrastructure and physical resources of the site to promote sustainable development within the Preservation Bay area.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

Comment:

The proposed rezoning of the land comprising CT: 101695/1 (PID: 7379287) is identified as an area appropriate from the Draft LPS zoning from Rural to General Residential and Low Density Residential. The proposed amendment to the LPS is consistent with the Central Coast Strategic Plan 2014-2024 which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The rezoning of the subject land accommodates the expansion of sustainable residential use and development in the Preservation Bay area that is consistent with Councils key focus areas for liability, sustainability, innovation and distinctiveness.

- (c) *to encourage public involvement in resource management and planning; and*

Comment:

The proposed amendment is consistent with the *Central Coast Strategic Plan 2014-2024* and for a site planned for the expansion of residential use and development in the Preservation Bay area. This Central Coast Strategic Plan 2014-2024 Plan was developed in accordance with public consultation. Should the planning authority determine to initiate the draft amendment of the LPS presented through this representation; the planning authority must make available all representations for public viewing when a report is prepared for the Council.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b), and (c); and*

Comment:

The Cradle Coast Regional Land Use Strategy does not feature Preservation Bay in its growth scenarios however it does feature Sulphur Creek and lists it a 'Low Growth' scenario with a 'Stable Settlement Strategy'. This is clearly not the case with major expansions of residential development occurring over the past 10 years where the area has been largely built out.

Therefore the 2009 census data used within the Cradle Coast Regional Land Use Strategy is outdated and not reflective of the economic boom that Tasmania is experiencing today or the significant increase in migration to Tasmania.

This proposed amendment via representation to the Draft LPS seeks to facilitate economic development within the area and is consistent with the objectives set out in the paragraphs (a), (b), and (c).

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Comment:

The proposed amendment to the Draft LPS facilitates the rezoning of the subject land from Rural to General Residential and Low Density Residential zone which is consistent with the *Central Coast Strategic Plan 2014-2024* and represents land planned for the expansion of residential use and development in the Preservation Bay area.

The *Central Coast Strategic Plan 2014-2024* provides for the guidance of appropriate future use and development of the settlement areas of the entire municipal area governed by the Central Coast Council.

The above-mentioned Central Coast Strategic Plan 2014-2024 planning documents, and recommendation/guiding principles contained therein, have been developed in accordance with public and community consultation.

The statutory processes associated with the making of an application for a planning scheme amendment further provide for public consultation, and local and state government involvement in the process.

## *Part 2 – Objectives of the Planning Process Established by this Act*

It is considered that the prescribed Part 2 objectives are furthered predominantly by the statutory processes associated with the assessment of the merits of representations received in the exhibition of the Draft LPS and for any future use and development of the subject land under a revised zoning as proposed through this representation. Such processes include the planning authority's assessment of the proposed amendment, public consultation (if the amendment is initiated), environmental considerations, and the final determination of an initiated amendment by the Tasmanian Planning Commission.

This representation has provided appropriate rationale that the proposed amendment to the LPS and is consistent with the *Cradle Coast Regional Land Use Strategy 2010 – 2030*, and further consistent with the *Central Coast Strategic Plan 2014-2024*.

### **3.1.3 State Policies**

#### **3.1.3.1 State Policy on the Protection of Agricultural Land 2009**

As the proposed amendment involves the rezoning of the subject land from Rural to General Residential and Low Density Residential zone, consideration of the *State Policy on the Protection of Agricultural Land 2009* (the PAL Policy) is applicable and relevant. The purpose

of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Whilst the land is mapped as class 4, 5, 6 & 7 soils, it is not in agricultural use or development and has been developed for residential uses and has been assessed as not being land of significant value for primary industry uses.

The site abuts rural zoned land to the west and east which forms part of a larger section of rural zoned land extending further to the south which is designated to be rezoned as Agriculture zone. This land is elevated 60m above the existing residential use of the land.

Accordingly, the amendment to the Draft LPS of the subject land accommodates the expansion of residential use and development in the Preservation Bay area that is not only consistent with an established settlement development pattern and provides for the appropriate arrangement and juxtaposition of zoning but also fixes unsustainable ribbon development.

Given the existing land use and zonings; the proposed amendment to the Draft LPS is not considered to result in the unnecessary or unreasonable loss of locally or regionally significant agricultural land, and is therefore considered to be appropriately consistent with the PAL Policy.

### **3.1.3.2      *State Coastal Policy 1996***

*The State Coastal Policy 1996* (the Coastal Policy) is applicable to the proposed amendment as the subject land is identified as being within the coastal zone (including State Waters) and all land to a distance of 1km from the high water mark.

The proposed amendment to the Draft LPS seeks to rezone the land comprising CT: 101695/1 (PID: 7379287) from Rural Resource to a General Residential and Low Density Residential zoning under the Draft Central Coast Local Provisions Schedule. The subject site is within close proximity to Preservation Drive and is located approximately 95 m south of the high tide water mark of Bass Strait adjacent to the existing general residential zone.

Accordingly the rezoning is considered to be appropriately consistent with the Coastal Policy.

### **3.1.3.3      *State Policy on Water Quality Management 1997***

*The State Policy for Water Quality Management 1997* (the Water Quality Policy) applies to all surface waters, including coastal waters and ground waters.

The proposed amendment to the Draft LPS seeks to rezone the land comprising CT: 101695/1 from Rural Resource to a General Residential and Low Density Residential zoning under the Draft Central Coast Local Provisions Schedule. The revised rezoning of the land will enable the land to be utilised for existing and future residential use and development.

The declaration of the Draft Central Coast Local Provisions Schedule in accordance with section 35(B) of the Act provides that it has been prepared in accordance with State Policies.



Accordingly any future use and development will be assessed against the applicable provisions of the LPS, which reflect the requirements of the Water Quality Policy. With respect to future residential use and development (including subdivision) of the site, the LPS provides appropriate provisions to ensure that adequate arrangements are made for water quality management including requirements for the management and disposal of sewerage and stormwater.

Accordingly the representation for the amendment to zoning is considered to be appropriately consistent with the Water Quality Policy.

#### **3.1.3.4 National Environment Protection Measures**

National Environment Protection Measures (NEPMs) are developed under the *National Environmental Protection Council (Tasmania) Act 1995*, and outline common national objectives for the protection or management of particular aspects of the environment. In accordance with section 12A of the *State Policies and Projects Act 1993*, an NEPM is taken to be a State Policy.

The NEPMs adopted as Tasmanian State Policies are:

- National Environment Protection (Used Packaging Materials) Measure;
- National Environment Protection (Ambient Air Quality) Measure;
- National Environment Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environment Protection (National Pollutant Inventory) Measure;
- National Environment Protection (Assessment of Site Contamination) Measure;
- National Environment Protection (Diesel Vehicle Emissions) Measure; and
- National Environment Protection (Air Toxics) Measure

The proposed amendment seeks to rezone the land comprising CT's: 101695/1 from Rural Resource to a General Residential and Low Density Residential zoning under the Draft LPS. The proposed amendment to zoning of the land will enable the land to be utilised for future residential use and development.

It is considered that the representation for the amendment to zoning is not directly relevant to the NEPMs.

#### **3.1.4 Central Coast Central Coast Council Strategic Plan 2014-2024**

The Central Coast Central Coast Council Strategic Plan 2014-2024 provides a framework to inform the Council's decision making into the future.

The proposed the representation for the amendment to zoning of the land comprising CT's: 101695/1 is consistent with the *Central Coast Strategic Plan 2014-2024* where it contributes toward the Council's key focus areas and accordingly is considered consistent with the Central Coast Strategic Plan 2014-2024.

Given the broad nature of policy direction established by the Strategic Plan; it is perhaps difficult to reconcile that one particular principle (or policy statement) should be read in isolation from the others to imply a particular action or consequence.

Notwithstanding the above comment, the Act provides for any person to make request upon a planning authority (local council) to amend a planning scheme which it administers including for representations to draft planning schemes. This representation provides an analysis of the site and the considerations of statutory requirements and strategic merits of the amendment to proposed zoning. The use of the site as a General Residential and Low Density Residential area enables the consolidation and co-location of similar use and development, and utilises the locational advantages for the site with respect to proximity and access to established transport routes and linkages as well as established municipal infrastructure.

Accordingly the proposed draft amendment to the Draft LPS and the development of a General Residential and Low Density Residential zoning within the site is not considered to conflict with the Central Coast Strategic Plan 2014-2024.

### **3.1.5 Gas Pipelines Act 2000**

The subject land is not identified as being within the vicinity of the gas pipeline infrastructure corridor.

## **3.2 Cradle Coast Regional Land Use Strategy 2010 – 2030**

The Cradle Coast Regional Land Use Strategy 2010 – 2030 (the Regional Strategy) provides the Central Coast Council policy foundation for the preparation of planning schemes under the Regional Planning Initiative. The Regional Strategy is given effect as a statutory instrument under the Act, which provides that planning schemes must be consistent with, and further the objectives and outcomes of the Regional Strategy.

The Regional Strategy outlines the Central Coast Council Strategic Plan 2014-2024 directions and desired outcomes for land use planning, and is intended to guide the land use planning process within the Cradle Coast Region through to 2030<sup>1</sup>.

### **3.2.1 Settlement Management Strategies**

The Cradle Coast Settlement Management Strategy<sup>2</sup> details growth scenarios and settlement strategies for the major settlement areas of the Cradle Coast Region. Preservation Bay (Sulphur Creek area) is described under a low growth scenario which provides that *demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion*<sup>3</sup>.

The management strategy prescribed for the Preservation Bay settlement area (Sulphur Creek area) is a *stable* strategy which *promotes growth and development within the established boundaries of the nominated settlement area without priority for intensification. The approach allows for optimum use of available and planned infrastructure in both established and new release areas*<sup>4</sup>. A stable growth strategy is not considered to exclude the release of new land, but provide for the appropriate expansion and development of land

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<sup>1</sup> *Cradle Coast Regional Land Use Strategy 2010 – 2030*, Cradle Coast Regional Planning Initiative (2011).

<sup>2</sup> *Cradle Coast Regional Land Use Strategy 2010 – 2030*, Cradle Coast Regional Planning Initiative (2011).

<sup>3</sup> *Ibid.*

<sup>4</sup> *Ibid.*

in settlement areas that provides for development and that is further appropriately consistent with defined local settlement strategies and boundaries<sup>5</sup>.

The proposed amendment to the zoning contained within the Draft LPS of the land comprising CT's: 101695/1 is identified as an area appropriate for rezoning from Rural Resource to General Residential and Low Density Residential zones. The proposed amendment to the Draft LPS is further consistent with the Central Coast Strategic Plan 2014-2024 which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The proposed amendment to the Draft LPS zoning of the subject land accommodates the expansion of residential use and development in the Preservation Bay area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land, and in accordance with the defined local settlement strategy.

### **3.2.2 Regional Protection of Agricultural Land**

As the proposed amendment of the Draft LPS involves the rezoning of the subject land from Rural Resource to General Residential and Low Density Residential zones; it is relevant to consider the value of the land as an agricultural land resource both in a local and regional context.

As detailed under section 2.7 of this Report; the area has been assessed as containing class 4, 5, 6 & 7 soils and the land is under residential use and is already developed for other uses with existing residential infrastructure. Further the land was determined as containing constraints for agricultural use and it is therefore not considered to have a negative impact on regional agricultural land.

The rezoning of the subject land accommodates the expansion of established residential use and development in the Preservation Bay area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is in accordance with the defined local settlement strategy for Preservation Bay.

### **3.3 Demand and Supply Considerations**

The *Central Coast Strategic Plan 2014-2024* provides for the guidance of appropriate future use and development of the settlement areas of land throughout the municipal area and is a master planning document, which prescribes key focus areas of the plan in the use and development of land within the identified master plan area.

The proposal site contains an existing residential use and development and is located within a good road network area and has appropriate water, sewerage and stormwater reticulation systems with good connections to the General Residential zone to the north of the site and Preservation Drive.

Of importance when considering the increased land to a General Residential and Low Density Residential use is the severe limitations of access to the site which is off West Ridge Road

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<sup>5</sup> *Ibid.*

which is elevated 60m above the proposed low density residential zone meaning that the site is highly unlikely to be further divided give the topography of the site and landslide limitations.

Access to the proposed amended zone area is not accessible from West Ridge Road.

Sulphur Creek has been a popular residential settlement area over the past 10 years and has since been largely built out on the available land supplies but is still seeing interest in infill development. The inclusion of 130A Preservation Drive into the Draft LPS zoning for residential uses will continue the residential settlement pattern established by the Sulphur Creek area and contribute to the sustainable growth of the Preservation Drive.

### **3.4 Demand Considerations**

The local government area of Central Coast comprises two major settlement areas located at Ulverstone and Penguin. Preservation Bay is a satellite area with the municipality projected to be a low growing local government area in percentage terms from 2013 – 2037, with a projected average growth rate of 0.3 per cent per annum under a medium growth scenario<sup>6</sup>. This compares to an estimated State average growth rate of 0.5 per cent per annum in the same period<sup>7</sup>.

This predicted population growth is expected to likely result in an increase in housing demand for the settlement area at a rate driven by market demand and has already been seen in the neighbouring area of Sulphur Creek over the past 10 years. Given the proportion of General Residential and Low Density Residential zones use and development in the Preservation Bay area in recent times with subdivision to the west of the subject site and take-up, it seems a reasonable observation that Preservation Bay has an inherent attraction for such residential lifestyle and housing opportunity. It seems further reasonable to expect that demand for such opportunity would increase with an increasing population.

In addition to this; the positioning of Preservation Bay itself is between two service centres being Penguin (a Local Service Centre) and Burnie (a Regional Activity Centre) providing the area with diversity of services.

The market for the development of General Residential and Low Density Residential zoned land has been identified as a continuing pattern associated with the preference to build upon vacant land, rather than purchase established General Residential and Low Density Residential properties. General Residential and Low Density Residential use and development presents as a legitimate housing option, and given the predicted growth prospects for the Preservation Bay area under the current and un-forecasted population increases it is considered to be a reasonable justification for an increase in fully reticulated serviced residential land to be made available for such housing options, and particularly in such areas that have been identified as appropriate for such residential expansion.

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<sup>6</sup> 2014 Population Projections – Tasmania and its Local Government Areas, Department of Treasury and Finance (December, 2014)

<sup>7</sup> *Ibid.*

#### **4 Conclusion**

The subject land is within the *Preservation Bay* area and is appropriate for the amendment of zoning through representation to Council of the Draft LPS from General Residential and Low Density Residential zones. The amendment of the zoning contained within the Draft LPS of the subject land accommodates the expansion of residential land use and development in the Preservation Bay area that is a subservient residential node to Burnie (District Activity Centre) and Penguin (Local Service Centre) and is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land.

The amended zoning of the section of land located on current CT: 101695/1 (PID: 7379287) is a logical utilisation of land as the land has extremely limited agricultural use or ability due to access, surrounding land use, topography and soil qualities.

It is further considered commensurate with the anticipated growth of the settlement area of Preservation Bay and surrounds whilst providing the subject title with an appropriate zoning for the future use of land.

Accordingly, it is submitted through representation that the proposed amendment to Draft LPS zoning of land comprising CT: 101695/1 (PID: 7379287) 130A Preservation Drive, Preservation Bay can be supported by the planning authority.



#### **Attachments**

Annexure 1 – Proposed Zoning







EnviroPlan  
PO Box 546, Somerset TAS 7322  
Office: 71a Bass Highway, Somerset  
Phone: 03 6411 1931  
Email: admin@enviropianastralia.com.au



CONTOUR INTERVAL  
0.5m

PID  
7379287  
CT  
101695/1

CLIENT  
T & K Briggs  
130A Preservation Drive,  
Preservation Bay

PROJECT NO.  
219144

EXTRACTED BY  
EnviroPlan

**LDR**  
01

C I Ling  
31 Woodland Drive  
Cheltenham Vic 3192

**Mail to:**

I H Ling  
135 Pellatt St  
Beaumaris Vic 3193

17<sup>th</sup> July 2019

The General Manager  
Central Coast Council  
19 King Edward St  
Ulverstone Tas 7315

Dear Sir/Madam,

I refer to the letter recently received (LPS2019) regarding the Draft Central Coast LPS, and wish to lodge this representation.

I was advised under the proposed new scheme that my property, located at 8 Cann St Penguin, was being considered to be zoned "Landscape Conservation". In studying the relevant documents on your website, I do not believe this proposed zoning to be appropriate considering there is a newly completed residence situated upon it.

As per your letters recommendation, I attended the Central Coast Council Administration Centre in Ulverstone, hoping to meet with Mary-Ann Edwards. Unfortunately Mary-Ann was absent, however I was directed to Carolyn Harris whom was most helpful.

I questioned why my property was potentially to be re-zoned "Landscape Conservation" when all subdivisions with a residence surrounding it were "General Residential". Carolyn brought the area map up on her computer, this showed no record of a residence at 8 Cann St Penguin.

Carolyn stated the fact that there was now clearly a residence (PID: 3049168) on the property, would be "strong grounds" for this Representation and for a reclassification to "General Residential".

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Craig I Ling', with a long horizontal flourish extending to the right.

Craig I Ling



**DEVONPORT/BURNIE**

A. J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

**LAUNCESTON**

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)

**HOBART**

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)

H. Clement, B. SURV. (Tas.), M.SSSI (Director)

M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)

**KINGSTON**

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)



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6 August 2019

General Manager  
Central Coast Council

Sent by email to: [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Sandra

## 2 HOBBS PARADE, ULVERSTONE

PDA Surveyors act for BL & SC Howard in the lodgement of this representation to the Central Coast Council, concerning land at 2 Hobbs Parade, Ulverstone. Please find enclosed the following documentation:

- Folio text and plan for 156432/1;
- Plan of Future Subdivision
- Plans and elevations by Cradle Coast Building Design;
- Letter from ES&D regarding inundation risk dated 7 February 2017;
- Detail survey plan by PDA Surveyors.

The lot is currently in the Open Space Zone of the Interim Scheme and is proposed to be within the Open Space Zone of the forthcoming Scheme. It is considered that the lot ought to be located within the General Residential Zone of the forthcoming Scheme because there is no significant reason to retain the lot for open space purposes. The lot provides an opportunity for appropriately located for urban infill development and it is considered that a rezoning to the General Residential Zone would meet the requirements of the *Land Use Planning and Approvals Act 1993*.

The lot has a land area of 758m<sup>2</sup>, located on the corner of Hobbs and Tasma Parade. It is currently owned by the Crown but there is agreement from the Crown to sell 400m<sup>2</sup> of the lot to BL & SC Howard for consolidation with the adjoining title (CT157857/6). The remainder of the lot is intended to form part of the Hobbs and Tasma Parade road reservations and be transferred into Council's ownership. Council was a party to consultations regarding the extent of land that it requires for road purposes and the final agreed layout is represented on the attached plan marked 43833-3.

A plan of subdivision numbered 43833-2 has been prepared to demonstrate the potential use of the site and the adjoining site to the south-east for residential purposes should there be a rezoning. A development application has also been lodged with the Central Coast Council for a dwelling on the adjoining lot to the south-east (see attached site plan numbered 43833-1). The dwelling's design and siting accommodates a future rezoning and subdivision of the land in accordance with 43833-2.

Please note that this request involves land that is currently owned by the Crown. Permission from the Crown to the rezoning is unlikely to be available by the closing date for submissions. It is considered that this does not preclude full consideration of the merit of the representation. Should Council agree with the suggested actions in this representation, it could provide its support to the Tasmanian Planning Commission subject to the Crown's consent being granted prior to the Planning Commission hearings and determinations.

## THE SITE

The lot generally slopes downward towards the Leven River. It is developed with part of the trafficable road of Tasma Parade, part of the Tasma Parade footpath and unmanaged grass on the remainder. A small sign, advertising a local business exists on the north-west corner. Beneath the ground is part of

**OFFICES ALSO AT:**

- |                                          |                |                                     |                |
|------------------------------------------|----------------|-------------------------------------|----------------|
| • 6 Queen Street, Burnie, 7320           | (03) 6431 4400 | • 127 Bathurst Street, Hobart, 7000 | (03) 6234 3217 |
| • 16 Emu Bay Road, Deloraine, 7304       | (03) 6362 2993 | • 6 Freeman Street, Kingston, 7050  | (03) 6229 2131 |
| • 3/23 Brisbane Street, Launceston, 7250 | (03) 6331 4099 | • 8/16 Main Road, Huonville 7109    | (03) 6264 1277 |



the reticulated water supply network servicing the local area. The site can be accessed from an existing driveway off Tasma Parade.

25m to the south-west is Tobruk Park. It is 1.371ha of open space located on the foreshore of the Leven River with parking areas, toilets, multiple seats, tables, barbeque, shelter, gardens and tree plantings. 95m north is Airforce Park. Airforce Park is 2927m<sup>2</sup> of open space also located on the Leven River foreshore and is mostly known for the commemorative statue, seating, shelter and barbeque facilities.

## LAND USE PLANNING AND APPROVALS ACT 1993 CONSIDERATIONS

Section 34(2) of the Land Use and Planning Approvals Act 1993 requires that the relevant planning instrument –

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
- (b) is in accordance with section 32; and
- (c) furthers the objectives set out in Schedule 1; and
- (d) is consistent with each State policy; and
- (e) is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
- (f) is consistent with the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Each is addressed in turn:

### Objectives - Schedule 1, Part 1

The objectives of LUPAA specified in Schedule 1 and a response to those objectives follows:

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

Response: The proposed rezoning would facilitate residential infill development that utilises existing services in a typically sustainable manner. It is unlikely to materially impact on ecological process and genetic diversity of the site or the local area.

- (b) to provide for the fair, orderly and sustainable use and development of air, land and water;*

Response: Future residential infill development would be a logical and orderly consolidation of the existing suburban area.

- (c) to encourage public involvement in resource management and planning;*

Response: The proposed rezoning is unlikely to impact on the public at large and unlikely to generate much public interest. Any input from the public exhibition process will be considered and appropriately responded to. It is not considered that any further public involvement is necessary.

- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

Response: The land is surplus to the needs of the Crown. It is unlikely that it would be developed in a manner consistent with the Open Space Zone. Therefore, rezoning is likely to precede any economic development of the site.

- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Response: The application is submitted with the intention that it is be assessed according to the shared responsibilities between State government, local government and the community.

## **Objectives - Schedule 1, Part 2**

The objectives of LUPAA specified in Part 2 of Schedule 1 and a response to those objectives follows:

- (a) to require sound strategic planning and co-ordinated action by State and local government;*

Response: As detailed below, the proposed amendment is reasonably consistent with State policies, the Cradle Coast Regional Land Use Strategy and the Council's strategic planning instruments.

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

Response: It is considered that the Council and the Tasmanian Planning Commission can appropriately assess and determine this amendment within the current system of planning instruments.

- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

Response: The proposed rezoning is unlikely to cause an adverse economic or impact on an environmental value that would be significantly different than that which could occur under the current zoning.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;*

Response: State, regional and municipal policy objectives are discussed below. Integrating such objectives is simpler in this instance because of the general acceptance of urban consolidation policies at all levels.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

Response: The existing and applicable planning approvals process is to be applied to this application.

- (f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

Response: The proposed amendment furthers the State and municipal objectives of sustainable economic development of land in a manner that does not compromise environmental, social, conservation or resource management values. Reporting on coastal vulnerability is included with this submission, which indicates that an acceptable level of risk in relation to coastal erosion and inundation can be achieved.

This is consistent with providing a pleasant, efficient and safe living environment.

*(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

Response: The site is not identified as being subject to Aboriginal Heritage. In the event that any values are identified, the provisions of the Aboriginal Relics Act 1975 would be followed. There are no national, state or local heritage values identified on the site.

*(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

Response: The proposed rezoning would enable orderly infill residential use and development on a site that is not strategically required or desirable for community use.

*(i) to provide a planning framework which fully considers land capability;*

Response: The land has no significant agricultural value and therefore the proposed amendment does not conflict with the intent of the PAL Policy 2000.

## STATE POLICIES

### *State Policy on the Protection of Agricultural Land 2009 (PAL Policy)*

The PAL Policy applies to Agricultural land. "Agricultural land" means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. The land is not zoned for agriculture and is unsuitable for agriculture and hence the PAL policy does not apply.

### *State Policy on Water Quality Management 1997*

The existing system of planning, building and plumbing approvals is relied upon to ensure that storm-water from all hard surfaces including roofs and driveways was collected and diverted to the reticulated system in a manner that is consistent with all current standards, including the State Policy on Water Quality Management 1997.

### *Tasmanian State Coastal Policy 1996*

The lot is 500m from the high water mark of the Leven River and therefore the State Coastal Policy applies.

The lot would be located within the Low and Medium risk band coastal erosion. In response to these risks, it is noted that a sea wall and footpath infrastructure, recently constructed along the banks of the Leven River, provide significant protection from erosion. The lot is also separated from the Leven River by a residential allotment. In these circumstances, it is considered that the rezoning is consistent.

The site would be located within the Low and Medium risk band coastal inundation. A report by GHD (a copy was submitted with the original subdivision file SUB2008.2) and subsequent letter from ES&D (enclosed) provides a reasonable basis for determining that the site would not be at risk of inundation provide the recommended measures within those reports are adhered to. In these circumstances, it is considered that the rezoning is consistent with the policy.

The coastal ecosystems including the native flora and fauna habitats that may have been present on the site have been lost to many years of settlement and urban activity.

No significant change to the existing residential settlement pattern is proposed. Hence, all subsequent development of the site would be consistent with the policy of avoiding ribbon development and unrelated cluster developments along the coast.

On this basis, there is no contradiction or inconsistency with the State Coastal Policy 1996.

## *National Environment Protection Measures*

Section 6(5) Planning and Development of the National Environment Protection (Assessment of Site Contamination) Measure 1999, requires:

Authorities of participating jurisdictions (at local and State government level) that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.

The proposed rezoning would facilitate the introduction of a use that is sensitive to contamination. However, there is no recorded use of the site for a potentially contaminating activity and no known history of use that is indicative of potential contamination. No contamination is apparent on the site and hence, there is nothing to indicate that the site is unsuitable for its intended use.

## **REGIONAL LAND USE STRATEGIES**

### **The Cradle Coast Regional Land Use Planning Strategy 2010 - 2030**

The CCRLUS emphasises the need for housing options that are well located within serviced, attractive, functional and safe environments. It supports priority for better use of the land already designated and serviced for urban use before advancing options for expansion in settlement boundaries and new green-field development (pages 82, 85)

The Land for Housing strategy of the CCRLUS is based on an expectation that new housing demand continues as household size continues to decline, and alternate housing options are sought. It also identifies a continuing demand for quality housing options to meet needs of the financially independent, including retirees (pages 84, 87).

The strategic outcomes for liveable and sustainable communities identified at page 144 are:

- The growth and development of centres is contained to create functional places which optimise use of land and infrastructure services and minimise adverse impact on resources of identified economic, natural or cultural value;
- The pattern of settlement provides a network of compact, well connected and separate centres each with individual character and identity;
- Land supply is matched to need and there is a balance of infill and expansion;
- There is coordinated and equitable access to provision of regional level services;
- Each settlement provides an appropriate level of local development and infrastructure facilities to meet locally specific daily requirements in employment, education, health care, retail, and social and recreation activity for its resident population;
- Each settlement provide a healthy, pleasant and safe place in which to live, work and visit;
- There is diversity and choice in affordable and accessible housing;
- People and property are not exposed to unacceptable levels of risk;
- Transport, utility and human service infrastructure is planned and available to meet local and regional need;
- Energy and resource efficiency is incorporated into the design, construction and operation of all activities.

The proposed rezoning is unlikely to significantly impact on whether these outcomes are met at a regional level. Nevertheless, it would positively contribute towards this outcome by facilitating infill development for residential use that is in reasonably close proximity to schools, employment opportunities, health care, retail, public transport and social and recreation activity.

The lot is located within Ulverstone's urban residential area and is surrounded on all sides by the General Residential Zone. It can be accessed from an existing driveway off Tasma Parade. It is serviced with reticulated water, sewer, stormwater and electricity. At least 400m<sup>2</sup> of the lot provides suitable circumstances for residential use and development.

There are no unmanageable hazards present on the site that would place human life or property at unacceptable risk. On this basis, it is considered that the proposed rezoning would facilitate liveable and sustainable residential development that would be consistent with the strategic outcomes of the CCRLUS.

## LOCAL LAND USE STRATEGIES

### Central Coast Strategic Plan 2014-2024 (Reviewed 2019)

The most relevant aspects of the Strategic Plan are contained within Strategic Direction 1 - The Shape of the Place.

It provides as follows:

When planning for a vibrant and liveable place, it is important to focus on its shape – planning, precincts, open spaces, the physical environment and augmenting these to highlight the distinctiveness of Central Coast.

The key strategies and key actions found within Strategic Direction 1 includes improvements to the value and use of open space. It provides a list of open spaces for improvement. The subject site is not within this list and does not have the attributes of other sites within the list.

On this basis, there is no foreseeable use of the site that would further the key strategies and key actions of Strategic Direction 1.

Strategic Direction 1 of the Strategic Plan refers to a Central Coast Settlement Strategy as key related plan but at the time of preparing this submission, this plan was unavailable for viewing. It is considered that the Central Coast Settlement Strategy is likely to recommend appropriate urban consolidation and appropriately developed and located open space. It is considered that the proposed rezoning would support these objectives for the reasons previously explained.

### Central Coast Open Space & Recreation Plan 2012-2022

The Zone purpose of the Open Space Zone of the forthcoming Scheme is as follows:

#### 29.1 Zone Purpose

The purpose of the Open Space Zone is:

##### 29.1.1

To provide land for open space purposes including for passive recreation and natural or landscape amenity.

##### 29.1.2

To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

The Central Coast Open Space & Recreation Plan 2012-2022 (CCOSRP) was prepared in order to provide direction for the planning and management of Central Coast's open space network, including all recreational and sporting open spaces for the ten year period from 2012 to 2022. The CCOSRP details how the Council will continue to meet the community's needs and expectation for public open space in both quantity and quality.

The subject lot is not included within the supply of land for open space in the CCOSRP. Airforce Park is included as Local Open Space. Local Open Space nominally provide open space opportunities for local residents within 400m. Tobruk Park is included as District Open Space and is further categorised as Parklands. District Open Space would nominally provide open space opportunities for the district and residents within 800m. The subject lot falls well within the catchment area of both of these open space areas.

The CCOSRP did not identify any gaps in the provision of open space in the vicinity of the site and given the proximity of Airforce Park to the north and Tobruk park to the south-west, it is unlikely that the removal of this land from the Open Space Zone would have any significant impact on the strategy for the supply of open space for the municipality. It is noted that the Council had no objection to the sale of the site to BL & SC Howard and presumably Council considered these matters prior to giving this advice.



The CCOSRP does not appear to contain any recommended actions involving the lot nor an indication that Council place any strategic value on the subject site in the provision of open space for the community. The useable area of the lot is of insufficient size to provide for meaningful open space use. There are no improvements to the lot such as swings or seats and no grass cover.

Based on the above, the strategic merit in retaining the site for open space purposes is minimal.

#### **Amendment Co-Ordinated With Adjacent Municipal Areas**

The closest municipal boundary is Devonport City Council at least 7.5km to the east. The impacts of the rezoning are unlikely to have any impact outside the immediate area.

#### **Gas Pipelines Act 2000**

The infrastructure corridor containing the gas pipeline is located approximately 4km south of the site. The proposed rezoning would not have any impact on the safety requirements of the Gas Pipelines Act 2000.

#### **Conclusion**

There is minimal strategic advantage in retaining the land for open space uses and relatively positive urban consolidation benefits of residential infill and therefore it is considered that the General Residential Zone would realise the highest and best use of the land from a community perspective. Given the extent of dealings between Council, the Crown and BL & SC Howard in furtherance of a sale of 400m<sup>2</sup> this land into private hands, it is considered appropriate that the draft LPS is amended so that the site is located in the General Residential Zone.

If you have any questions please contact me on 6423 6875.

Yours sincerely

**PDA Surveyors**

per:



**Tom Reilly**

## SEARCH OF TORRENS TITLE

VOLUME 156432	FOLIO 1
EDITION 1	DATE OF ISSUE 03-Sep-2009

SEARCH DATE : 30-Jul-2019

SEARCH TIME : 04.03 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Plan 156432 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 on Plan 156432 Gtd. to The Crown

SCHEDULE 1

C924663 APPLICATION: THE CROWN

SCHEDULE 2

C924663 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: The Crown</p> <p>FOLIO REFERENCE: SEC. 27A APP<sup>N</sup> (C 924663) (P.156432)</p> <p>GRANTEE: Whole of Lot 1 758m<sup>2</sup> the Crown</p>		<p><b>PLAN OF TITLE</b></p> <p>LOCATION</p> <p><b>TOWN OF ULVERSTONE</b></p> <p>FIRST SURVEY PLAN No 332/35 L.O.</p> <p>COMPILED BY OFFICE OF THE SURVEYOR-GENERAL</p> <p>SCALE 1:400 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER</p> <p><b>P156432</b></p> <p>APPROVED <del>EFFECTIVE FROM</del> 24 AUG 2009</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 104 (4244) (4243)</p>	<p>LAST UPI No 6302855</p>	<p>LAST PLAN 332/35 No &amp; P4818 L.O.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		

COMPILED PLAN

NOT EXAMINED

Lot 1  
758m<sup>2</sup>

Lot 2  
(P4818 L.O.)

TASMA PARADE

HOBBS PARADE

PUBLIC RESERVE  
(B5/35 L.O.)

(D104952)

(P1196 L.O.)

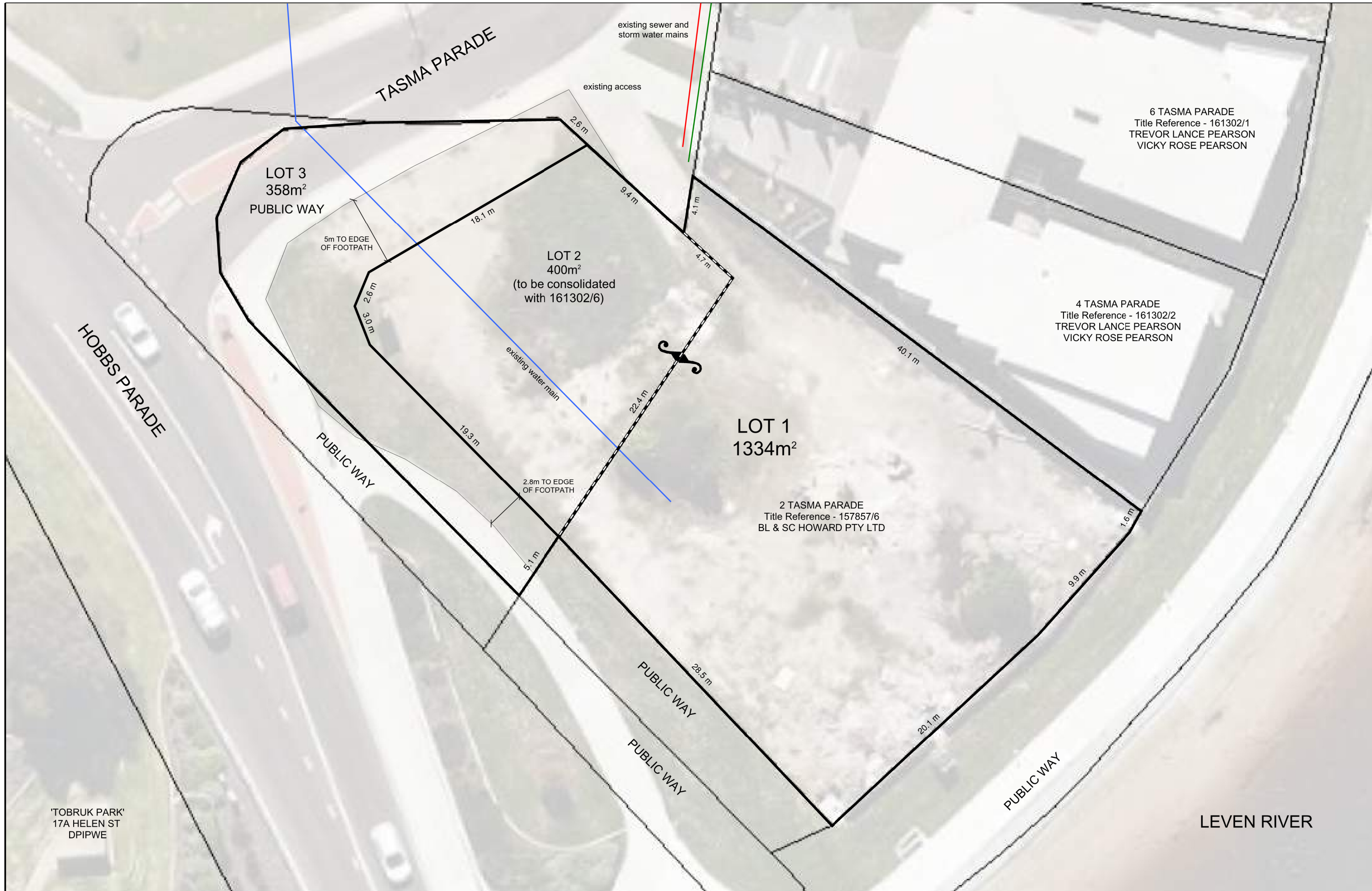
(D15923)


(STR126941)  
(B6/48 L.O.)

Compiled from 332/35 L.O. & P4818 L.O.

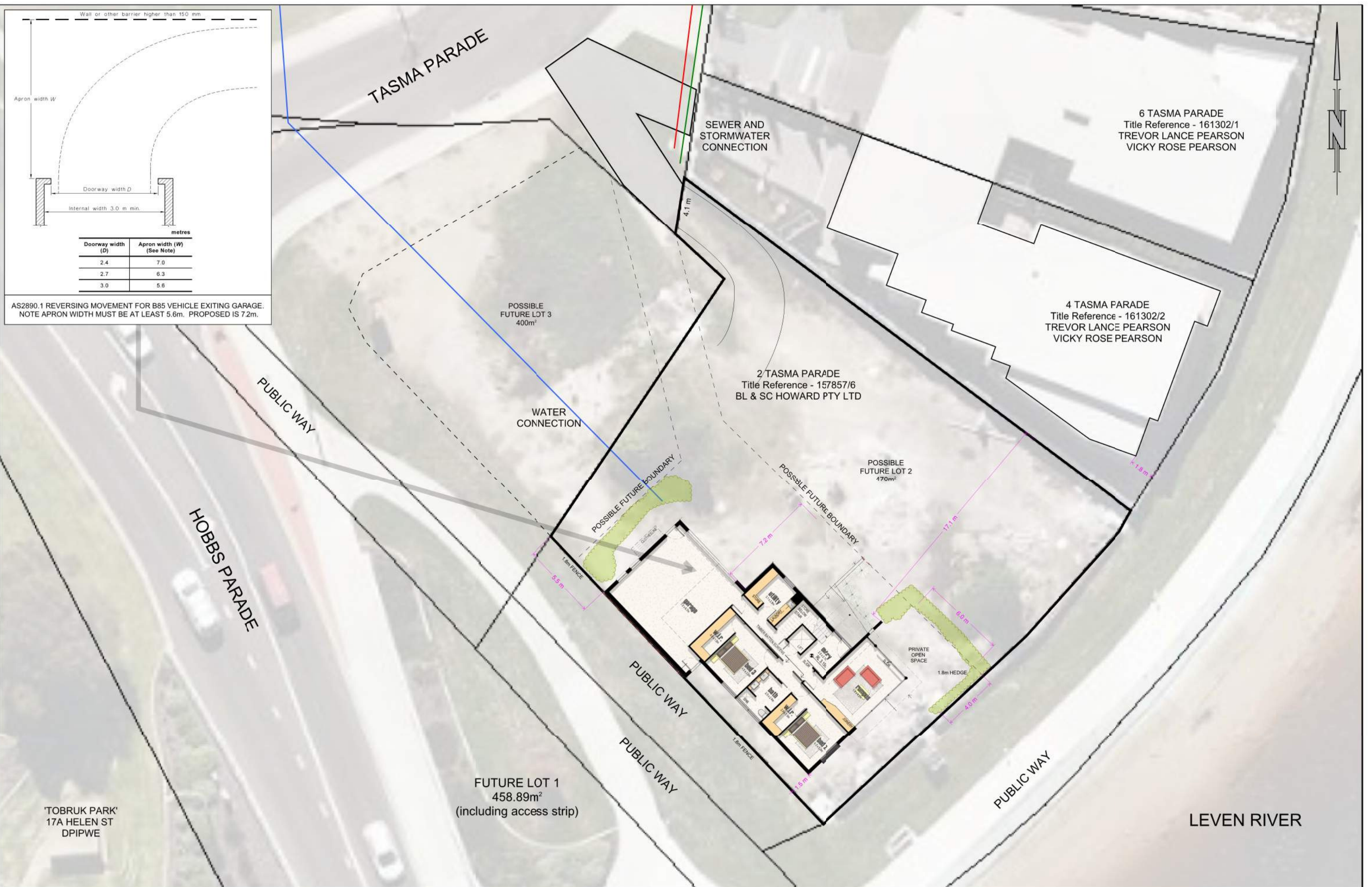
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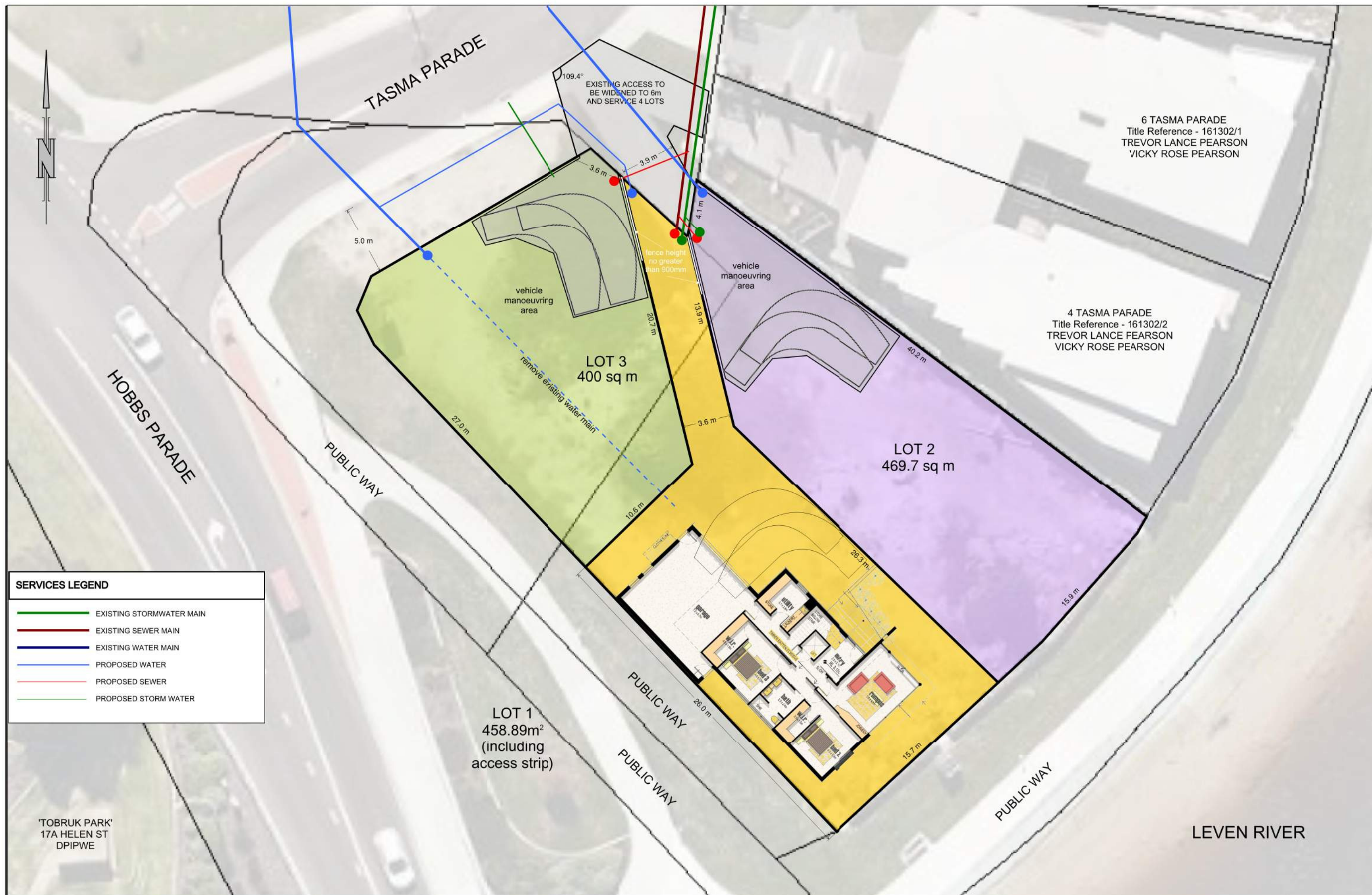
E					NOTES:  ALL MEASUREMENTS ARE SUBJECT TO FINAL SURVEY	SURVEYOR		GEOCIVIL		<div><div> <b>PDA Surveyors</b> Surveying, Engineering &amp; Planning</div><div>63 Don Road Devonport, Tasmania, 7310 www.pda.com.au Also at: Hobart, Launceston &amp; Burnie ABN 71 217 806 325 PHONE: +61 03 6423 6875 EMAIL: pda.dpt@pda.com.au</div></div>	SCALE	PAPER	
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						DRAWN		DATE			APPR		





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NOTES:	SURVEYOR	GEOCIVIL
ALL MEASUREMENTS ARE SUBJECT TO FINAL SURVEY	TR	CHECKED
	DATE	6 AUG 2019

PLAN OF POSSIBLE FUTURE SUBDIVISION (WITH DWELLING)
-----------------------------------------------------

	<b>PDA Surveyors</b> Surveying, Engineering & Planning	63 Don Road Devonport, Tasmania, 7310 www.pda.com.au Also at: Hobart, Launceston & Burnie ABN 71 217 806 325 PHONE: +61 03 6423 6875 EMAIL: pda.dpt@pda.com.au
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# Environmental Service & Design

ABN: 97 107 517 144



7 February 2017

Central Coast Council  
19 King Edward Street  
Ulverstone, Tasmania 7315

Dear Sir,

## **RE: COASTAL VULNERABILITY REVIEW IN RELATION TO CT 157857/4 – 8 TASMA PARADE, WEST ULVERSTONE**

Environmental Service and Design Pty Ltd (ES&D) were asked by Craftsman Homes (John Beswick) of 56 Alexandra Road, Ulverstone, Tasmania, 7315, to provide an opinion as to whether the findings provided in a previously submitted Coastal Vulnerability Report prepared by GHD Pty Ltd, "*Central Coast Council; Report for 1 Tasma Street, Ulverstone; Coastal Vulnerability Report; May 2008*" (GHD) pertaining to the former Waterfront Inn site (formerly 1 Tasma Parade, West Ulverstone) remains valid for assessment of similar risks in relation to 8 Tasma Parade, West Ulverstone (CT reference 157857/4), which was subdivided from the Waterfront Inn site subsequent to the report date. The land owners intend to submit a Development Application (DA) for construction of a residential dwelling on the site. Plans for the proposed development were also provided to ES&D for the purposes of the review.

The GHD report was reviewed and assessed with respect to current sea level and storm surge predictions and the likely implications for the property. ES&D cannot accept any responsibility for the interpretations of that report.

Results of recent modelling have been provided on the Land Information System Tasmania (the LIST) by the Department of Premier and Cabinet (DPAC) (derived from *M.J. Lacey, (2016) Coastal Inundation Mapping for Tasmania -Stage 4. Report to the Department of Premier and Cabinet by University of Tasmania*) and this information has been considered in the review (Lacey 2016).

The data provided in the GHD report for the subdivision of 1 Tasma Street aligns with current modelling predictions and therefore is applicable for use. The potential high water level (mAHD=metres Australian Height Datum) for a 1% AEP (annual exceedance probability) flood is 1.72m AHD, with a potential 1% AEP storm surge high water level of 2.667m AHD by 2100. It is noted that the approximate lifetime of the building is 50 years.

The old sea wall on the eastern side was of 2.3 mAHD and provided some resistance to erosion. GHD advised replacement of that wall "with a more suitable structure", and ES&D notes that this has since occurred (site visit, 7/2/17).

Drawings provided by Craftsman Homes show that the floor level of living areas of the development are at 3.7 mAHD, with the total freeboard of 1.15m (known datum 2.55 mAHD).

Lacey 2016 modelling shows that the site is not at risk from inundation from sea level rise (modelling extends to 2100) but is at risk from a 1% AEP storm tide event by the year 2100, considered beyond the life of the building.

The recent modelling also shows that the property is vulnerable to coastal inundation by 2050 (based on a 1% AEP storm event in 2050, rounded up to the nearest 100mm plus 300mm added for freeboard). This finding broadly agrees with GHD, which indicated a potential risk of inundation in the event of a 1% AEP fluvial flood coinciding with a 1% AEP storm surge for the life of the development - upon which the majority of West Ulverstone would be flooded. Based on the GHD report, recent DPAC modelling, and information provided by Craftsman Homes, the development is at a low risk of inundation from fluvial flooding and storm surge for the life of the development.

In respect to the site at 8 Tasma Parade, ES&D considers that the information reviewed is sufficient to determine that there is a suitably low risk of inundation for the life of the building, thus there are no design, structural methods, management regimes or other steps required to reduce the level of risk to life and property, other than what is proposed in the development.

Environmental Service & Design

G. Rasmussen

A handwritten signature in dark ink, appearing to read 'G. Rasmussen', with a long, sweeping horizontal line extending to the right.

Environmental Consultant

M & A Heikkinen  
PO Box 397  
ULVERSTONE 7315

22 July 2019

Ms S Ayton  
General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315

CENTRAL COAST COUNCIL

Division .....

Rec'd 01 AUG 2019

File No .....

Doc. Id .....

Dear Ms Ayton

**Tasmanian Planning Scheme Draft Central Coast Local  
Provisions Schedule regarding rezoning of land at  
10 Waverly Road, East Ulverstone  
(Your reference: LPS2019)**

I refer to your letter dated 14 June 2019 concerning the rezoning of our land at 10 Waverly Road, East Ulverstone from *Rural Living* to *Low Density Residential* and wish to advise that we support this proposed rezoning.

Thankyou.



Adrienne Heikkinen



Mark Heikkinen

5<sup>th</sup> August 2019

Brian Tindal  
10 knights Road  
West Ulverstone Tas 7315

CENTRAL COAST COUNCIL

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

To

The General Manager  
Central Coast Council  
PO Box 220  
Ulverstone Tas 7315

Dear Sir/ Madam

Re Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule

Further to the Central Coast LPS proposal to change the zoning from "RURAL LIVING" to "LOW DENSITY RESIDENTIAL" we wish to make the following comments.

We moved to 10 Knights road West Ulverstone in February 2017 after searching for many months in NSW for a new home for our retirement years without success.

We decided to fulfil our long term dream and move to Tasmania for our retirement and new way of life.

We came from a farming back-ground and our requirement for our retirement and our everlasting home was to have a minimum of 4000sq/meters (1Ac) block in a subdivision of similar sized lots and quality homes on small acreage with neighbours close enough for safety but far enough away for privacy.

As we were used to quiet country living we found our dream home at 10 Knights Road West Ulverstone.

We understand this area was originally developed as a new subdivision with minimum 4000sq/m lots. By changing the zoning from "Rural Living" to Low Density Residential it would totally change the ambience and character of the area.

I believe there are very few lots on the southern side of the Bass Highway encompassing Knights Road, Bladenlee Road, Grange Ct, and Brockmarsh Road that could comply with the proposed new zoning Development Standards for Subdivision without major changes to existing infrastructures.



By proceeding with this rezoning to "Low Density Residential" you will effectively change what we have purchased and I believe will lower the standard of our way of life and property and therefore we should consider compensation.

We DO NOT WANT to live in suburbia. The rezoning would most likely head us in that direction, with increased traffic, noise and a more stressful way of life.

We request the Commission and Minister together with Central Coast Council, who have the final say whether the rezoning gets passed or rejected, should consider exempting the southern side of the Bass Highway encompassing the roads as mention above in West Ulverstone and leave it as "Rural Living" or rezone it as "LIFESTYLE LIVING" leaving this unique area in West Ulverstone as is .

The Commission and Minister, together with Central Coast Council, should also be more flexible in their decision making, and consider all options available and consider our unique area as "LIFESTYLE LIVING".

In many States and Council areas in Australia, small lots of land are provided, for the purpose of "LIFESTYLE LIVING".

A visual inspection of the area should also be undertaken, prior to making the final decision, so that you can appreciate our existing way of lifestyle and why we do NOT want it changed.

Our other major concern also is the possible increase in Council Rates if this rezoning goes ahead. At a discussion at Central Coast Council Chambers Ulverstone it was stated rates would not increase due to this rezoning. If this a correct I would appreciate written confirmation to that effect.

Regards

A handwritten signature in black ink, appearing to read 'B Tindal', written over the printed name.

Brian Tindal

Stuart and Carol Steyn  
5 Maxwell St,  
West Ulverstone TAS 7315

11 July 2019

**RE: Planned rezoning of our property (your ref: LPS2019)**

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: **11 JUL 2019**

Application No: .....

Doc. Id .....

Dear Mary-Anne,

I am writing about the planned rezoning of our property from 'Rural Resource' to 'Low Density Living'. We purchased this property in late 2017 with the view to building a home for our young family. I grew up on a farm and wanted to give our children the grounding which growing up caring for, and interacting with animals provides. It's our belief that knowing how and where food is sourced gives children a deeper connection to the environment and how to be sustainable community members.

We purchased this property due to its zoning and its ability to have a small stock holding. I have reviewed the planning scheme and am saddened to find that 'Low Density Living' does not permit having livestock such as cows and sheep, even with permit. The rezoning deeply affects the value of this property to us personally and our reasons for purchasing it.

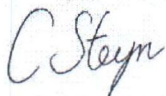
My husband grew up in town and wanted to be within walking distance to the town centre, so Maxwell St provided an ideal place to make our home. We have recently spent a considerable sum building a new home on our property which also houses my mother in law. Our family has started developing paddocks, is planning for orchards and my son understands he is getting some pet cows. Once again, I express my disappointment that so soon after the construction of our new home that we face the possibility that our dream of a small stock holding may not be possible. I also note that the planned rezoning places other limitations on our plans for the property and planned our way of life.

Our neighbours at 3 Maxwell St are also deeply saddened by this change, they have made considerable investment in stock fencing, stock yards and farm machinery to maintain a small hobby farm. They had also chosen Maxwell St as the perfect balance between being close to town and having a small hobby farm. I am sure they will also contact you.

I would like some information on how we oppose this change because I have been very upset about the prospect of losing our dream because of a planning scheme 'issue'.

I can be contacted on 0487 234 223 for queries regarding this matter.

Kind Regards,



Carol Steyn

BRETT & SUE FERGUSON, 3 Maxwell Street, West Ulverstone 7315

CENTRAL COAST COUNCIL

02/08/2019

Division .....

To PLANNING - Mary-ann Edwards Re: LPS2019

Rec'd

06 AUG 2019

File No .....

REZONING FROM 'RURAL RESOURCE' to 'LOW DENSITY LIVING'

Doc. Id .....

My husband and I are saddened to hear that our property we bought 3 years ago at 3 Maxwell St, Ulverstone is being considered to be rezoned as 'Low density living' -grazing prohibited-.

As farmers since the 80's, we enjoy having land around us to run cattle. We have fenced our hobby farm grazing area on our 1.055ha property to run a couple of cows & have purchased stockyards to facilitate them when required. Also applied to the MLA & received a NLIS tag no. for our cattle on our land and wish for this to continue.

We feel the rezoning of our property will de-value our investment. Our land would be deemed useless to us, as it has an easement, with water & sewerage pipes running through the grazing area. It would also not be able to be built on, due to an environmental issue at the treatment plant over the highway either.

The main reasons we purchased this rural land was to give our children & grandchildren the opportunity to interact with cows, chooks etc. & the farming aspect. Also it is close to town, we are able to walk into the CBD, enjoy cycling along the river to Ulverstone parks & beaches. We are not happy with this rezoning issue & hope our property can remain as it is.

You can contact us re: any queries about this matter on 0409234970 (Sue) & 0429330586 (Brett)

Thanking you

*B.E. Ferguson*  
B.E. FERGUSON

*S.J. Ferguson*  
S.J. FERGUSON



5 August 2019

Mr Peter Fischer  
Acting Executive Commissioner  
Tasmanian Planning Commission  
email: <tpc@planning.tas.gov.au>

Dear Sir,

### DRAFT LOCAL PLANNING PROVISIONS - REPRESENTATION

I am writing on behalf of our clients Tony and Julie Gee to make a submission in relation to the *Tasmanian Planning Scheme - Central Coast Council Draft Local Provision Schedule* (8 June 2019), otherwise known as the draft Central Coast LPS. This submission is in relation to the proposed zoning applied to our client's property at Preservation Bay.

Our client currently owns the sites identified as:

- CT 27345/1 - 170 Preservation Drive, Preservation Bay; and
- CT 199807/1



Figure 1: Site location (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)





Figure 2: Site detail (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

## ZONING

According to the Central Coast Draft LPS, these sites are to be contained within the 'Rural Zone', consistent with the Tasmanian Planning Scheme. However, it is considered that the proposed zoning of the site does not take into account the existing constraints on the site, which will be outlined in detail below.

The proposed rural zoning of the sites identified above is not considered to be the best use of the land due to a number of reasons, primarily;

- Constraints presented by the proximity of existing residential zoned land to the north;
- Land capability mapping indicates the site has between Class 4 and 6 land which would limit the agricultural potential of the site;
- The site is serviced by reticulated water and sewer infrastructure and is in close proximity to existing localities such as Sulphur Creek and may be more suitable low density infill development.

Therefore, it is considered that the site may be better suited for further infill development under either the Rural Living or Low Density Residential Zones. These limitations will be discussed in further detail below.



## LAND CAPABILITY & ADJOINING LAND USE

The land capability mapping available on the List indicates that the sites contain a mix of Class 4 and 6 land, as shown in figure 3.



Figure 3: Land capability mapping (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

An on-site investigation is currently being undertaken by Ag Logic, to provide a more detailed determination of the soil categories specific to the site.

Class 4 land is defined as follows:

*Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.<sup>1</sup>*

The southern corner of the site is currently heavily vegetated and contains class 6 land, as identified on the State Governments LISTMap software. Class 6 land is considered unsuitable for cropping and possesses a low pastoral suitability, and is defined as follows:

*Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.<sup>2</sup>*

The site is identified within an irrigation district, however the land is not identified as prime agricultural land and is serviced by existing reticulated water and sewer infrastructure. Therefore, it is not clear whether access to irrigation would be beneficial given that the current owners of the site do not have any plans to use the site for agricultural use that would benefit from access to an irrigation scheme.

<sup>1</sup> Grose C.J. (Ed) 1999, Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. 2<sup>nd</sup> Edition, DPIPWE, p 10.

<sup>2</sup> Grose C.J. (Ed) 1999, Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. 2<sup>nd</sup> Edition, DPIPWE, p 13.

In addition, any desire to undertake moderate to large scale cropping and cultivation on the site may be difficult to achieve partially due to the land classification. Proximity to the existing residential zoning would also restrict agricultural related operations such as cropping procedures due to potential impacts on the adjoining residential properties by way of spraying, machinery, dust and noise emissions. It is considered that the proposed zoning of our client's property should be re-evaluated and possibly considered under the revised Rural Living or Low Density Residential zones under the declared SPPs. This would allow for a more efficient utilisation of the site for additional lower density residential use and would act as a more reasonable and efficient buffer between potential Significant Agricultural land to the south.

With regard to land zoned Rural Living, the Council's Planning Report specifies the following on page 23:

*While some new areas proposed to be zoned Rural Living contain land classified as prime agricultural land, agricultural use of the land is either unreasonably confined or restrained by Residential use and development or not practicably useable for agriculture due to topographic or access constraints.<sup>3</sup>*

The property at Preservation bay is not identified as prime agricultural land and is considered to be potentially constrained due to the existing General Residential land to the south which would limit the extent of agricultural use of the land. Access to the site is also directly adjoining the residential zones which may further restrict heavy machinery, commercial vehicle movements and general agricultural activities. In addition to the above, a large extent of existing General Residential zoned land to the west of the site is also identified as Class 4 land, particularly the land in and around the Sulphur Creek locality. This is demonstrated in Figure 4 below.

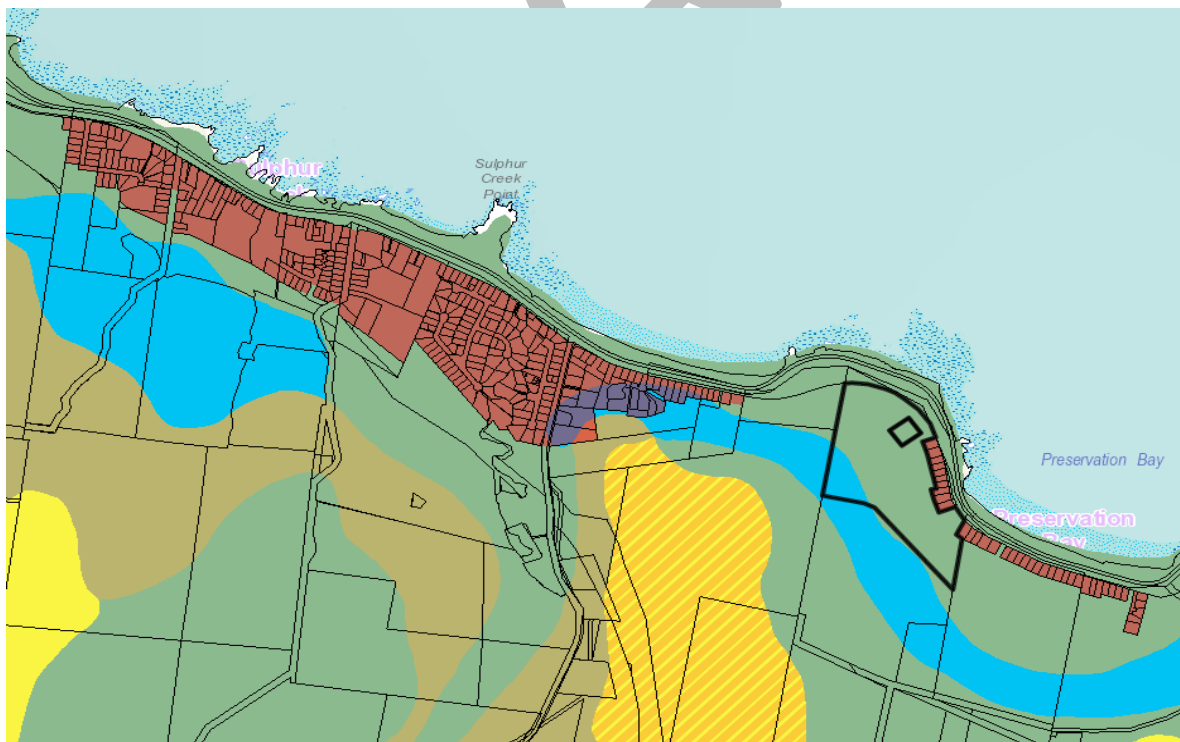


Figure 4: Extent of land capability (green areas - class 4 land) and distribution of existing General Residential zones (red areas) (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

<sup>3</sup> Planning Report - Central Coast Draft Local Provisions Schedule, February 2019, p 23

The predominate spatial placement of residential land is generally restricted to the coastline and further infill development of the site would maintain consistency with this approach. The capability mapping also demonstrates a significant supply of existing Class 2 - 3 land south of the coastline and settled areas around Sulphur Creek, suggesting that re-use of the site at Preservation Bay for residential development would be unlikely to result in any significant loss of agricultural land at a local or regional level.

## CODE OVERLAYS

Under the draft Central Coast LPS, the north-eastern section of the site between the two existing General Residential zones is identified as containing priority vegetation which would be subject to the forthcoming Natural Assets Code.

Depending on the extent of the natural assets within this area, it may require management and/or retention. This may further restrict the area of the site that would be suitable for agricultural use, that being the land classified as Class 4.

This area could be better protected under a conservation covenants or Part 5 agreements, which may be easier to accommodate were the site utilised for low density residential use.

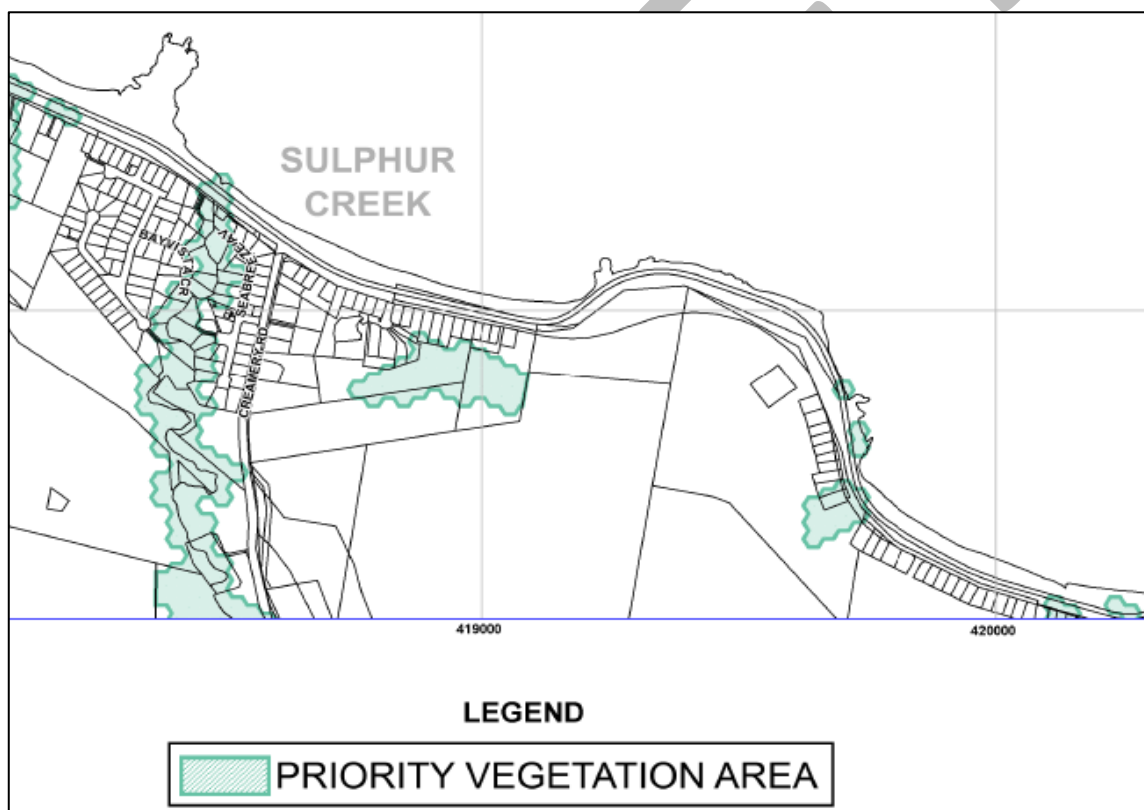


Figure 5: Natural Assets Code overlay (source: Tasmanian Planning Scheme - Draft Central Coast LPS - Natural Assets)

## INFRASTRUCTURE

Although the provision of infrastructure is not necessarily considered as part of the application of the LPS, the site is currently serviced by reticulated sewer and water infrastructure and the following figures demonstrate the extent of the serviced areas. The figures indicate that the infrastructure follows existing residential development along the coastline, providing services for potential new residential developments. It is also evident that a large portion of existing Rural

Resource land which directly adjoins existing residential areas is also serviced by reticulated infrastructure.

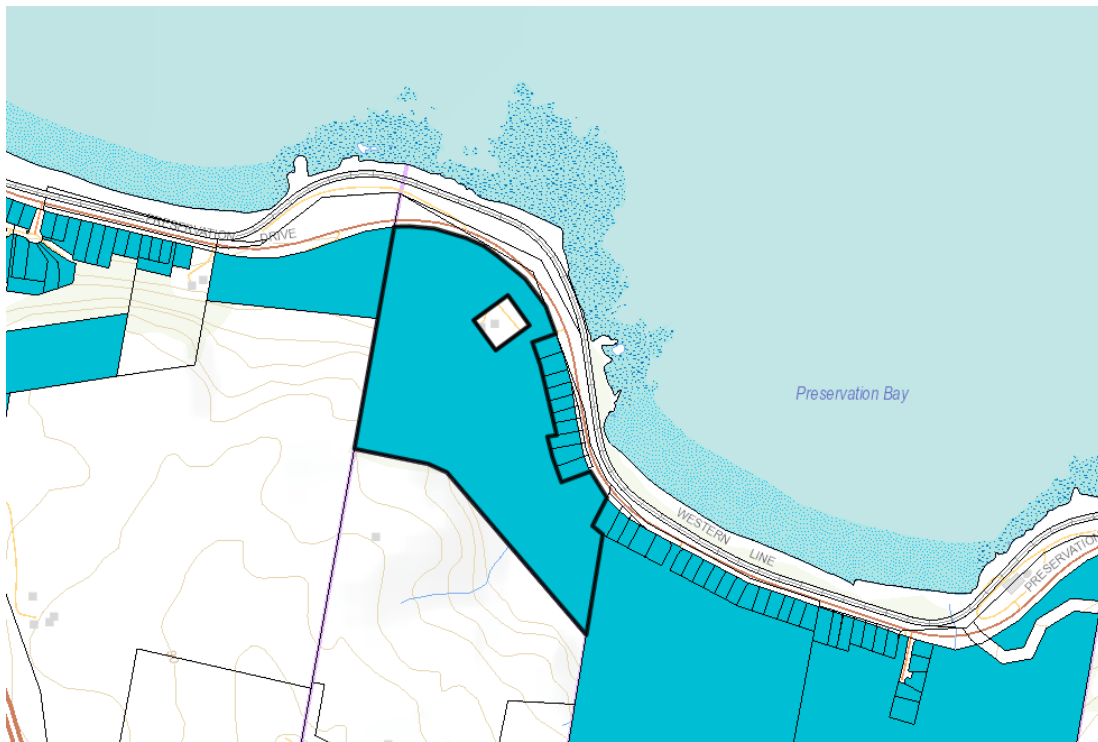


Figure 6: Water serviced land (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

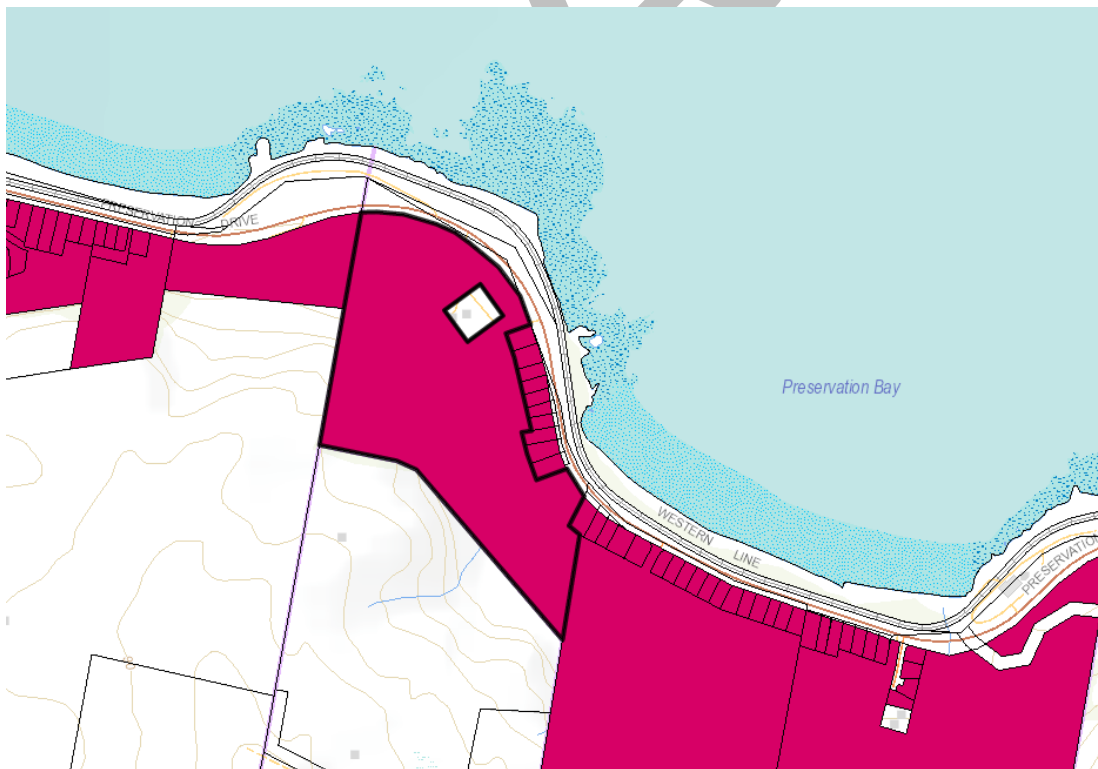


Figure 7: Sewer serviced land (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

## SUMMARY

It is our view that the site is not ideally suited for rural resource use and development and that the proposed zoning under the Draft Central Coast LPS would result in an inefficient use of the land, particularly given the following:

- Proximity to existing residential properties within the General Residential Zone;
- Land capability limits the extent of agricultural activities; and
- The site is serviced by reticulated water and sewer infrastructure and is in close proximity to existing localities such as Sulphur Creek and may be more suitable for low density infill development.

Although the site is within an irrigation district, the adjoining general residential area and land capability is likely to significantly restrict the feasibility of undertaking any moderate to large scale cropping activities that would benefit from access to the irrigation scheme. There are also a number of ways in which additional residential lots could be provided on the site whilst retaining a portion of the site for grazing purposes or to act as a buffer from existing Rural Resource land to the south, which is to be potentially rezoned to Agricultural under the Draft Central Coast LPS.

In addition, Council's planning report acknowledges that there is a shortage of residential land within proximity to existing settlements, stating that:

*The shortage of residential land has and will force residential development further from the urban area and its associated regional services and employment opportunities, which only increases carbon emissions from the increased number and length of car journeys.<sup>4</sup>*

On this basis, the availability of infrastructure on the site, proximity to existing general residential land and nearby access to existing localities such as Penguin and Sulphur Creek would certainly support further infill development on the site, either for Rural Living or Low Density Residential.

If you would like further information please do not hesitate to contact me on 6234 9281.

Yours sincerely



Phil Gartrell

**Planner**  
**IRENEINC PLANNING**

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<sup>4</sup> Planning Report - Central Coast Draft Local Provisions Schedule, February 2019, p 5



## Mary-Ann Edwards

**From:** Willaway Motel Apartments <willawaymotel@bigpond.com>  
**Sent:** Saturday, 6 July 2019 1:31 PM  
**To:** Mary-Ann Edwards  
**Subject:** LPS2019 Re-zoning 4 View Street Environmental Living to Landscape Conservation

**Importance:** High

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

To the Planning Officer,

Received: 6 JUL 2019

I received a letter on the 4<sup>th</sup> July 2019, (but letter dated 19<sup>th</sup> April 2019?).

Application No: .....+3302 55

Doc. Id .....331532

Reading the Draft Schedule of Zoning of 'Landscape Conservation' the land requirements are a minimum size of 50 ha. My property is 2 ha. The setbacks of the house and any future buildings would not comply with the 20 metre rear set back. This is not conducive with the lay of the land and would put them on the steep sections of the land in the way of road access.

The restrictions on 40% reflective colours of grey and brown etc. seems odd considering the whole block is surrounded by residential with all the colours, shapes and sizes that stand out on the skyline.

The Zoning was of 'general residential' before the changes 12 years ago and I believe it was changed because the last owner caused big problems with water run-off and then neglected for 20 years. I have now cleaned it all up and painted the house, the first time in 30 years.

I believe the correct zoning cross-over would be 'LOW DENSITY RESIDENTIAL ZONE' as this will be a better use including:

10.1 *Zone Purpose. The purpose of the Low Density Residential Zone is:*

10.1.1 *To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.*

10.1.2 *To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*

10.1.3 *To provide for Visitor Accommodation that is compatible with residential character.*

This LOW DENSITY RESIDENTIAL ZONING ensures that environmental and medium landslip issues and water run-off issues are addressed.

Looking forward to hearing from you.

**Kind Regards,**

**Tim Johnson**

**Phone (03) 6425 2018**

**Mobile 0417 504 633**

**Cc to Sandra Ayton**

**Cc to Kellie Keating**

Mrs Alfonsina De Santis  
C/- Mr Vince De Santis  
3 Games Place  
Penguin  
Tasmania 7316  
Mobile: 0418 367 439  
Email: [vdesantis.au@gmail.com](mailto:vdesantis.au@gmail.com)

8 August 2019

The General Manager  
Central Coast Council  
C/- [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Re: Draft Central Coast LPS – Representation regarding the zoning of the property at 80 Deviation Road, Penguin;  
Property ID: 6765725; Title reference Volume 121621 Folio 1 (**the Property**)

## 1. Introduction

The purpose of this representation is to have the zoning for the section of the Property which borders Deviation Road (estimated to be around 1.3ha of the total property area of 2.05ha), modified from its current Agriculture Zone classification, to the Low Density Residential Zone classification as shown below.

### Diagram 1 – Aerial Photo Map of the Property

The area shaded below in blue is the section for which the zoning modification is sought.



## 2. Background Information

Relevant background information regarding this representation is as follows:

- Property address: 80 Deviation Road, Penguin
- Registered owner: Mrs Alfonsina De Santis
- PID: 6765725
- Certificate of title: Volume 121621 Folio 1 (A copy of the plan of the Property is attached as **Appendix A.**)
- Approx. Property area: 2.085ha
- Proposed use: The proposed purpose of the land zoning modification is to enable future subdivision of the Property:
  - (i) in accordance with all relevant laws and planning requirements related to land subdivision,
  - (ii) conducted in a manner which retains a suitable buffer between neighbouring agriculture zoned land, and the nearby residential zoned land, so as to not compromise or have a material negative impact on the amenity and enjoyment of these properties,
  - (iii) into allotment sizes which are appropriate for the site and general locality, and
  - (iv) which makes more efficient use of the Property and the available services infrastructure which currently service the Property along the Deviation Road frontage.
- Property overlays:
  - Landslip: The section of the Property for which the zoning modification is proposed is not subject to any landslip hazard. (See Landslip planning map below in **section 3.4.**)
  - Fauna & Flora: The north-western corner of the Property where there is a small area forming part of the “threatened fauna widespread” Natural Asset overlay, does not form part of the land area for which the zoning modification is proposed and would therefore remain unaffected. (See Natural Assets map below in **section 3.4.**)

## 3. Planning Overview

### 3.1 Property description and surrounding area (including photos), and historical context

The Property is located on the edge of the Penguin township and immediately to the east is an established residential area. It is well elevated and located more than a kilometre inland from the coastline.

The Property is comprised of a mix of flat areas, some gently sloping parts and a section running along the western boundary which is quite steep. The major feature of the Property is a large brick and tile house (built by the current owner and her late husband in the late 1970's) together with various sheds and other outbuildings. The rest of the Property consists of grass covered paddocks.

A collection of recent Property photos is attached in **Appendix B.**



The Property is not actively used for any agricultural purpose. From time to time a neighbour occasionally agists his sheep in the paddock areas (thereby avoiding the cost of periodic mowing) at nil rent in order to keep the grass down and maintain the Property in a neat and tidy condition and a low fire risk.

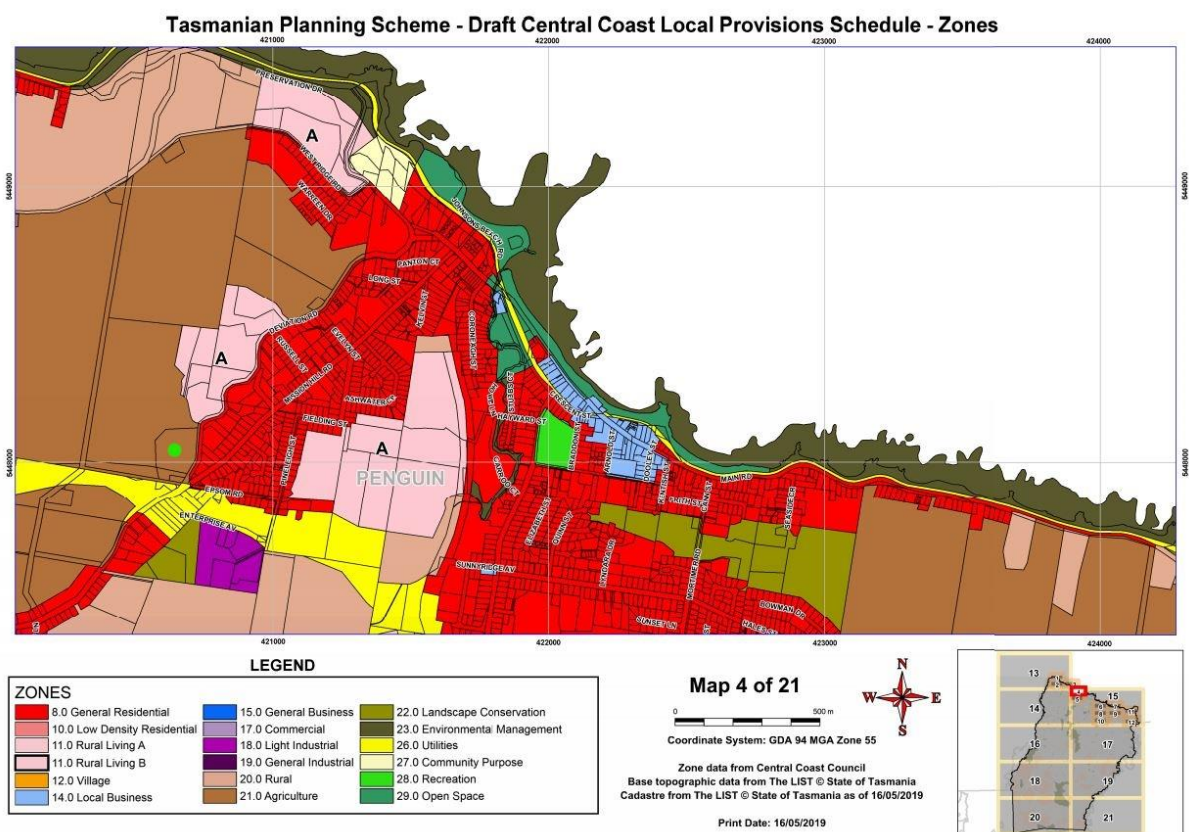
The proposed zoning modification of part of the Property to the Low Density Residential zone will enable the subdivision of that part of the Property that has limited practical agricultural use due to the fact that the house along with its established gardens and other infrastructure, is located in the middle eastern section of the Property.

The current owner and her late husband previously owned surrounding farmland to the west, north and east of the Property which was progressively subdivided and sold many years ago. The land to the east has since become part of an established residential precinct.

While most of the land to the west and north of the Property continues to be used for agricultural purposes, some of the land to the north has also been subdivided into larger blocks by subsequent owners, and houses have been built. These allotments which are described in the attached Zone data map below (Refer to **Diagrams 3.1A** and **3.1B**) as *Rural Living A*, do not have the same ready access to all services as does the Property, as they are separated from Deviation Road by a steep gully through which the Deviation Creek flows. (Refer to **Diagram 3.1C** below.)

#### Diagram 3.1A – Zoning map

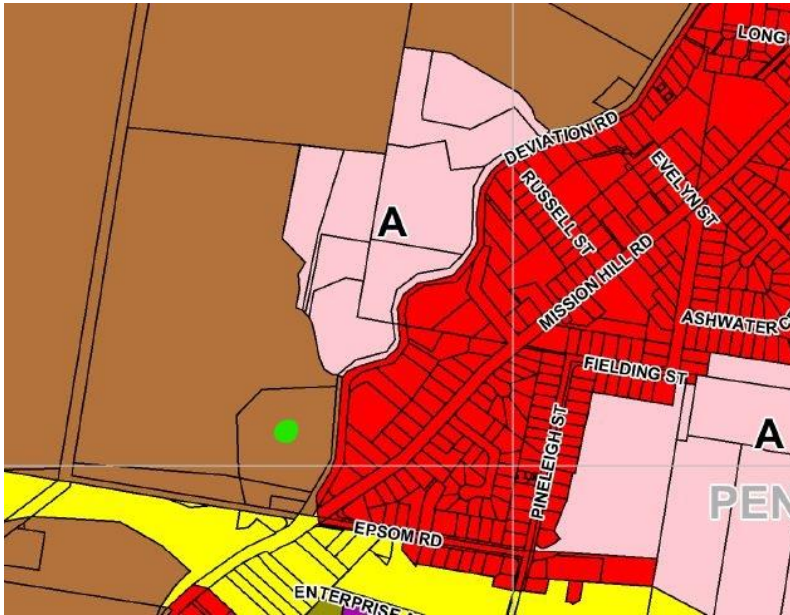
(The Property is marked with a green dot.)





**Diagram 3.1B – Zoning map (enlarged version)**

(The Property is marked with a green dot.)



**Diagram 3.1C – Map showing the route of Deviation Creek**



Under a previous version of the local planning scheme before the State Planning Scheme was brought into existence, the Property was zoned as “Rural Residential” which allowed for the use and development of dwellings that were not primarily associated with agriculture. It is understood that because of the primarily residential function of such land, rural residential development required access to most of the normal services and infrastructure provided in an urban environment. The Property did meet, and continues to meet this expectation and criteria.

However when the State Planning Scheme was enacted and new zoning classifications were applied to properties which fell within zoning categories which were abolished, for some unknown reason, the Property was allocated the Agriculture zone classification which, with all due respect, is for the reasons contained in this representation, an inappropriate zone for the Property. One can only speculate that it was possibly the convenience of using a road such as Deviation Road as an arbitrary dividing line, which caused the Property to be placed into the Agriculture zone similar to the house located on a small allotment at 30 Deviation Road which suffered a similar fate.

When the Property was originally subdivided from the rest of their farm, it was never the intention or expectation of the owner and her late husband that such a modest sized allotment, which was on its own unsuited and not economically viable for an agricultural use<sup>1</sup>, would have been reclassified in such a manner that there would be no further prospect of ongoing subdivisional development notwithstanding its location and access to all services expected of an urban residential site<sup>2</sup>.

Under the current Agriculture zone classification, the grassed areas of the Property, especially those parts located immediately adjacent to Deviation Road<sup>3</sup>, are effectively “sterilised” as they are unlikely to be used for anything other than hobby farming or livestock agistment at best. This is hardly an example of enabling land to be applied to its highest and best use.

### **3.2 Established character of surrounding area**

The Property is located on the edge of the Penguin township and immediately to the east is an established residential housing precinct. While many of the nearby houses are on what would be described as typical older suburban sized blocks, there are also dwellings located on larger sized parcels to the north and south of the Property.

The Property has nearby ready access to on and off ramps onto the Bass Highway which is located to the immediate south and provides fast and efficient access to the larger neighbouring townships of Ulverstone, Burnie and Devonport.

The main retail/commercial area for the Penguin township is only a short 3 – 4 minute drive away or readily accessed by foot (approx. 15 minutes).

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<sup>1</sup> When it was originally subdivided, the Property was slightly larger as it also included the small “battle axe” shaped parcel of land of approx. 2,600 square metres running along the southern boundary of the Property as shown in **Diagram 3B**. That parcel of land was compulsorily acquired from the owners in the 1990’s for the construction of the Bass Highway which now runs nearby to the south of the Property.

<sup>2</sup> As an aside, in the late 1990’s when the Property was still zoned under the now defunct Rural Residential zone, the owner and her late husband had commissioned surveyors to prepare a proposal plan to subdivide a section of the Property on the northern side of the existing dwelling, into a large separate allotment which would then be transferred to one of their children to build a separate residential dwelling. The Property was surveyed and a proposal plan was prepared by the surveyors in the expectation that Council approval for the subdivision would be received however for various family reasons, the proposal plan was not lodged and the subdivision did not proceed.

<sup>3</sup> These areas are well suited to further residential dwelling developments on larger style allotments similar to the area which has been internally fenced around the existing brick dwelling.

### 3.3 Availability of services

#### *Access*

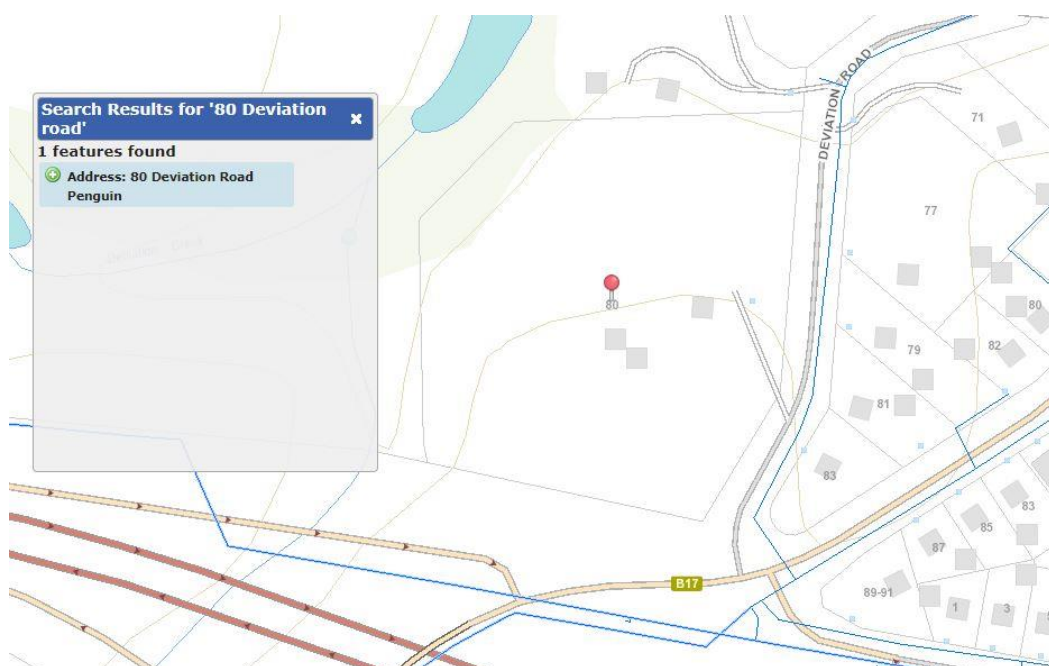
Access to the Property is off Deviation Road located to the immediate east which follows the entire eastern boundary of the Property. Deviation Road is a sealed road but has no cement guttering in front of the Property. Entry to and exiting from the Property is typically from, and to the southern section of Deviation Road and from there, either from or onto Mission Hill Road (to the Penguin retail/commercial precinct) or the Bass Highway (to other townships).

Access along the section of Deviation Road to the immediate north of the Property is far less common and the occupants of any future dwellings that might be erected on the Property are most likely to follow a similar pattern of use to that of the current owner and her late husband.

#### *Water*

The Property is located within TasWater's water serviced area and the home dwelling situated on the Property is connected to the TasWater service off Deviation Road and any other new blocks created by subdivision would also be able to access a similar connection.

The List map below shows those properties (which includes the Property), which are serviced by the TasWater water main.

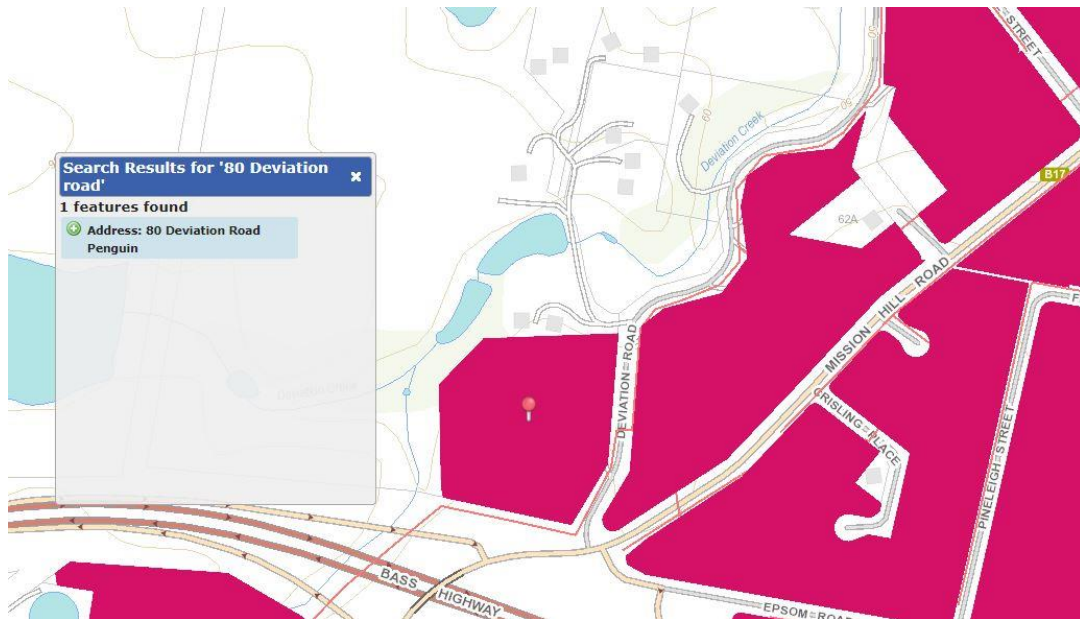


#### *Sewerage*

The Property is located within TasWater's sewer serviced area. Again, the home dwelling situated on the Property is connected to the TasWater service off Deviation Road and any other new blocks created by subdivision would also be able to access a similar connection.



The red areas on The List map below shows those areas (which includes the Property), which are serviced by the sewerage system.



### *Stormwater*

The List maps do not show any storm water drainage pipes running along Deviation Road in the vicinity of the Property however a site inspection revealed that there is a storm water drain located along the side of Deviation Road (in front of the house) before crossing over to the other side of Deviation Road where another storm water drain appears approx. 25m to the north.

### *Stormwater drain in front of the Property*



## NBN

The home dwelling situated on the Property has a land line telephone connection and according to the NBN website, 80 Deviation is able to be connected to the NBN network. Any other new blocks created by subdivision would also be able to access a similar connection.

## TasNetworks

The home dwelling situated on the Property is connected to the electricity network off Deviation Road and any other new blocks created by subdivision would also be able to access a similar connection.

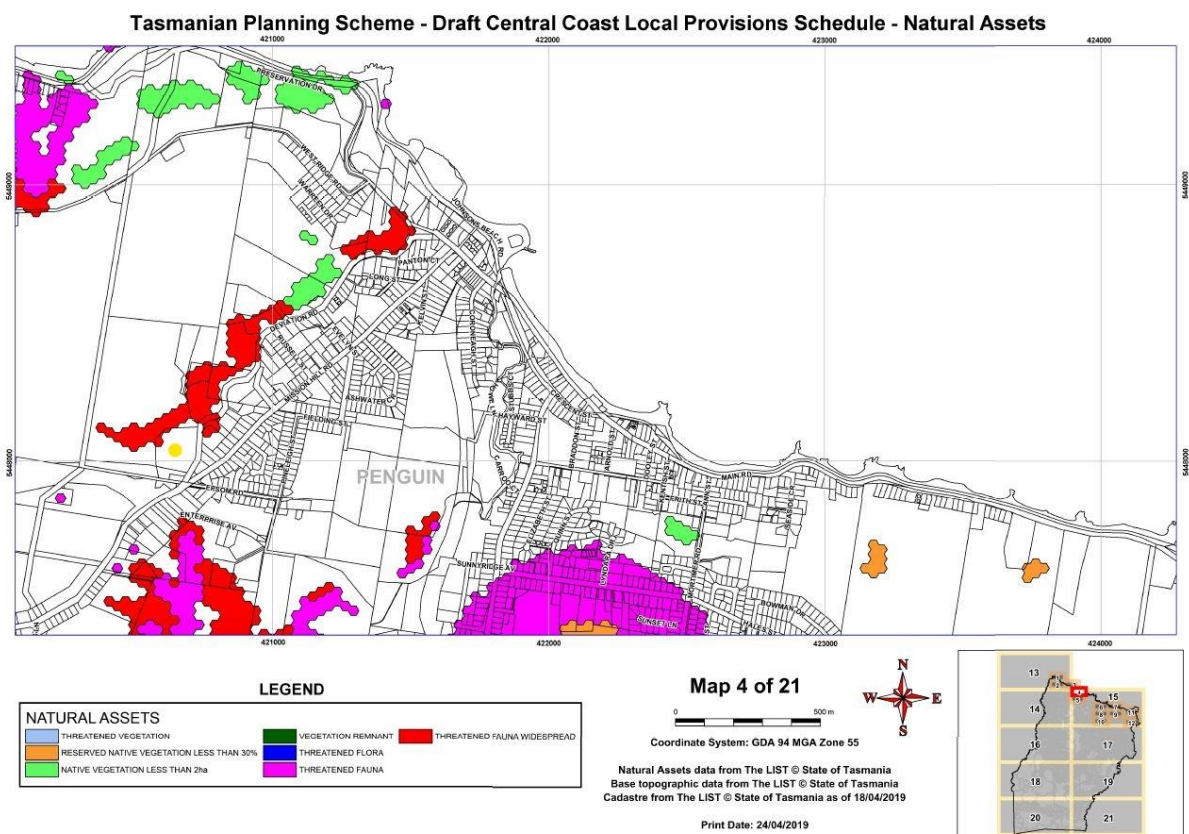
### 3.4 Hazards and environmental factors

#### Fauna & Flora

The north-western corner of the Property where there is a small area forming part of the “threatened fauna widespread” Natural Asset overlay, does not form part of the land area for which the zoning modification is proposed and would therefore remain unaffected.

#### Diagram 3.4A Natural Assets map

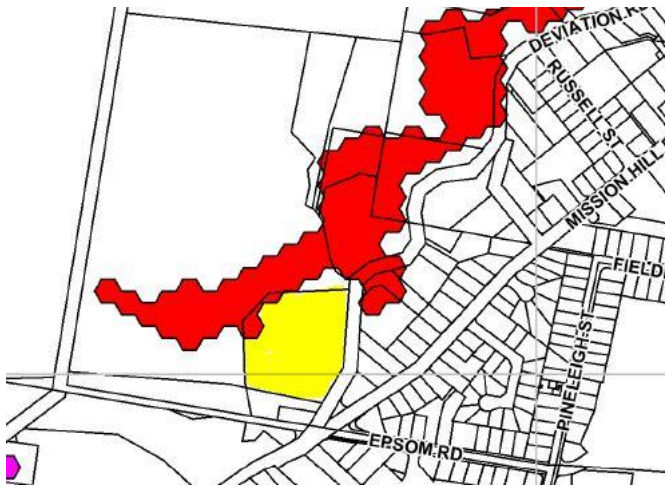
(The Property is marked with a yellow dot.)





**Diagram 3.4B Natural Assets map (enlarged version)**

(The Property is shaded in yellow.)

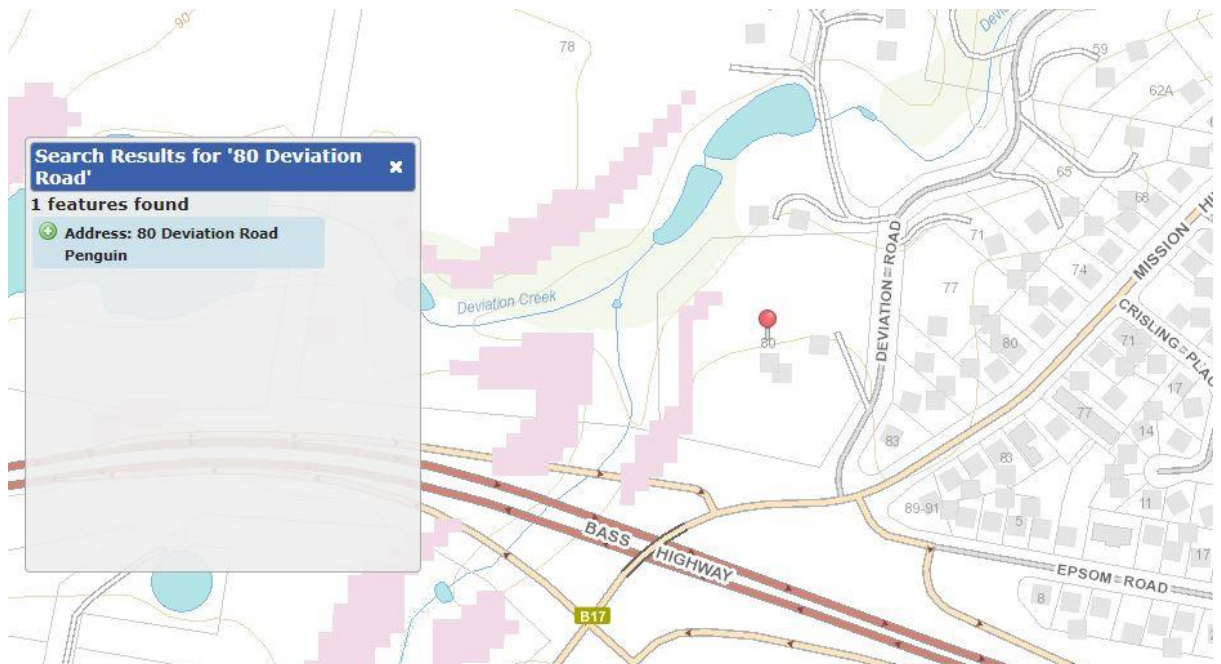


### *Landslip*

The section of the Property for which the rezoning is proposed is not subject to any landslip hazard. The Landslip Planning map below does however reveal some affected areas on the steeper parts of the Property outside of the area of the proposed zoning modification.

**Diagram 3.4C Landslip Planning Map**

(Affected areas are shaded purple.)



### *Bushfire*

No formal bushfire assessment has been commissioned for the Property however as can be seen from the various land and aerial photos of the Property and neighbouring land, the Property would not have an exposure to bush fire risks of a type which would prevent future subdivision and development of the Property for residential use<sup>4</sup>.

### *Heritage*

The Property has not been identified as having any heritage value at a local, State or national level. The site has been cleared and used for many years and is unlikely to be of any significant Aboriginal heritage value.

## **4. Rezoning**

### **4.1 Suitability of the Property for use aligned with Low Density Residential Zone**

The proposed zoning modification to part of the Property aims to retain the Agriculture zone classification for that part of the land which abuts neighbouring Agriculture zoned land to create a natural buffer while repurposing the section of land which fronts Deviation Road (and which lies to the immediate north and south of the fenced dwelling) to Low Density Residential zoning as shown below. The area of the proposed zoning modification is estimated to be around 1.3ha of the total property (which is 2.085ha.).

#### **Diagram 4.1A – Aerial Photo Map of the Property**

The area shaded below in blue is the section for which the zoning modification is sought.



---

<sup>4</sup> Approx. 5 years ago the neighbour located to the north at 78 Deviation Road made an application to undertake an extension of the existing home dwelling on their property. As the proposed extension encroached upon the building setback, a development application was required and a notice of the application was sent to the owner of 80 Deviation Road. The application submitted to Council included a bushfire risk assessment which would presumably still be available to Council to inspect if desired.



**Diagram 4.1B – Aerial Photo Map of the Property (enlarged version)**



The Zone Purpose Statements for Low Density Residential zone are:

- 10.1.1 *To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.*
- 10.1.2 *To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*
- 10.1.3 *To provide for Visitor Accommodation that is compatible with residential character.*

The Property contains some constraints on residential development along the western side of the Property where there are very steep slopes however it is proposed that those areas remain within the Agriculture zone. This would among other things provide a natural buffer between any future dwellings that may be erected on the Property and any farming activity on the neighbouring land.

Appropriate setbacks and other desirable conditions could be determined in any future subdivision design and approval process, as well as the relevant use and development standards should the proposed zoning modification be approved.

As already outlined, there are no infrastructure constraints which would deter further development of the Property within a Low Density Residential zone.

The proposed zoning modification provides for the sustainable use of the site whilst increasing the stock of larger style parcels of land that can be developed for residential purposes in Penguin and thereby better using the readily available services and infrastructure which passes along the Deviation Road side of the Property. Otherwise, the

Property will remain underutilised. It is estimated that such blocks would be in reasonable demand.

### **3.2 Minimising land use conflict**

Unlike nearby land which is used for cropping activities, the soils and soil substructure on the Property (especially along the Deviation Road side) are such that they are unlikely to be classified as prime agricultural land.

The subdivision of the Property from the rest of the adjacent farming land many years ago, into (i) a relatively small sized non-economic parcel of land from a farming viability perspective, and (ii) the later establishment of a large home dwelling, surrounding gardens and other infrastructure bisecting the Property, has meant that the Property has in effect already been converted from an agricultural use.

At best under the current zone, the Property could possibly serve as a hobby style farm but again, this would not make the best use of the available infrastructure which passes along Deviation Road. The steep topography and gully along the western boundary of the Property means that there are no compelling or obvious reasons why the owner of the adjacent land to the west would want to acquire the Property simply to add to their stock of farming land. In any event, to do so would mean that they would be required to also purchase a substantial residential dwelling as part of the bargain.

### **3.3 State Policies**

For the various reasons which have already been outlined, the proposed rezoning would meet the requirements of relevant State Policies including the following:

- *State Policy on the Protection of Agricultural Land 2009*: The land has practically already been converted from agricultural use;
- *State Policy on Water Quality Management 1997*: The area nominated for the proposed zoning modification is able to be fully serviced (water, stormwater and sewerage) with any additional concentrated water runoff able to be managed and disposed of appropriately;
- *Tasmanian Coastal Policy 1996*: The Property is more than 1 kilometre from the high water mark and is therefore not subject to this policy; and
- *The National Environmental Protection Measures (NEPM)*: None of the NEPM's which relate to matters such as ambient air quality, air toxins, assessment of site contamination, diesel vehicle emissions, movement of controlled waste, national pollutant inventory and used packaging) are relevant to the proposed zoning modification.

### **3.4 Cradle Coast Regional Land Use Policy**

The proposed zoning modification is consistent with the objectives of the *Cradle Coast Regional Land Use Strategy 2010-2030* for among things the following reasons:

- It would improve the use of currently underutilised land within the Penguin town boundary by enabling subdivision of the Property into larger style building blocks and in doing make better use of the existing services and infrastructure which pass by the Property within an established residential precinct of the township.

- The Property is located within metres of major transport infrastructure (i.e. the Bass Highway) thereby providing fast and efficient access to nearby larger population centres where greater numbers of people are employed.
- The site is fully serviced.
- Retention of part of the Property under the Agriculture zone would provide a natural buffer zone from existing agricultural activities carried out to the west of the Property and in doing so, preserve amenity and avoid any potential conflict between land owners.
- Future subdivision of the Property into larger parcels of land under the Low Density Residential zoning requirements would ensure that future owners will have the flexibility to orientate their dwellings to take advantage of a north facing design and in doing so enabling solar access with greater energy efficiency thereby reducing the need for heating and cooling.
- Larger style parcels would also provide ample scope for appropriate building setbacks to ensure the amenity and enjoyment of all land owners is maintained.

### **3.5 Further evidence to substantiate representations and statements**

The representations, statements and materials provided with, or referred to in this document have been made or given in good faith, and to the best of the owner's knowledge are true and correct. However, if the Central Coast Council and/or the Tasmanian Planning Commission are prima facie supportive of the proposed zoning modification for part of the Property from Agriculture to Low Density Residential, but wish to have the accuracy of any such representations, statements and materials verified or confirmed (eg. by relevant expert reports), the owner is prepared to commission and produce any such reports or other data as may be required to support this representation.

### **3.6 Conclusion**

The Property was originally part of a larger parcel of farming land but was subdivided by the current owner and her late husband in the knowledge and expectation that it could be primarily used for a residential purpose. The act of undertaking a subdivision into a sub-economic sized parcel from a farming perspective, and then later building a house which bisects the Property, had the practical effect of converting the land from a primarily agricultural use to a residential use (or possibly a hobby farm at best).

It is most unlikely that the Property would be classified as prime agricultural land (the soil and substratum is fairly "ordinary") and the reclassification of part of the Property (estimated to be around 1.3ha) to Low Density Residential will hardly have an impact on the availability of land for agricultural purposes especially when it is no longer very well suited for such a use.

In fact to the contrary, reclassification to Low Density Residential zoning which will enable subdivision into larger style building blocks in keeping with the general feel and amenity of the area and would ensure a better and more efficient utilisation of the town services and other infrastructure which already pass by the Property along Deviation Road. This would allow the Property to be used for a much higher and better use than for which it is currently used or likely to be used.

The proposed zoning modification would not offend, or be contrary to the objectives of State Policies related to land use or the Cradle Coast Regional Land Use Policy.

The creation of such a small Low Density Residential zone area may be unusual but so are the circumstances for doing so. Unlike most other properties running along the western side of Deviation Road, the Property is situated to the east of Deviation Creek and adjacent to the



services running along Deviation Road so it would be fair to say that it sits much more comfortably within the residential precinct than it does the agricultural section.

We believe that it was grossly unfair and not in keeping with relevant land use policies that the Property was recategorized to the Agriculture zone in the first instance just because it fell “on the wrong side” of Deviation Road.

It is for these reasons together supported by the statements and other evidence put forward in this representation, that we respectfully seek the support of the Central Coast Council and subsequently the Tasmanian Planning Commission for the proposed zoning modification.

### **3.7 Contact details**

Any queries or questions should be directed to the owner’s son, Vince De Santis whose contact details are below:

- Mobile: 0418 367 439
- Email: [vdesantis.au@gmail.com](mailto:vdesantis.au@gmail.com)

## Appendix A

### Property Plan

# the LIST.

# FOLIO PLAN

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

[illegible]

## Appendix B

Photos (taken on 8.8.19) and the approx. location from which each was taken

Photo 1 – taken from south-east corner (see yellow dot in the aerial photo)



Photo 2 – taken from north-east corner (see yellow dot in the aerial photo)



Photo 3 – taken from north-west corner (see yellow dot in the aerial photo)





**Photo 4 – taken from south-west corner (see yellow dot in the aerial photo)**



**Photo 5 – taken from southern boundary near edge of proposed Low Density Housing zone (see yellow dot in the aerial photo)**



**Photos 6 and 7 – Existing home dwelling taken from driveway and front lawn**



Craig & Wendy Morris  
4 Blackburn Drive  
Turners Beach  
3/8/2019

Sandra Ayton  
General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315

Dear Sandra

We write regarding the zone changes brought on with the new planning scheme that will effect our properties at Turners Beach.

We understand there is an opportunity for landowners to submit a request to change the zoning of their properties. We thank you for this opportunity and would like your consideration to alter the proposed zoning changes as outlined below.

Our property located at 1 Blackburn Drive, Turners Beach, TAS - 7315

Title reference 110201/1 Property ID 1675819 We understand this is to be changed to 'Rural'. The property is too small to carry out an agricultural activity and is very close proximity to other residences in Turners Beach making Residential the most compatible zoning. We believe this property should be rezoned to General Residential. This property was zoned as 'Public Purposes' at the time we purchased it and at some time the zoning was changed to Rural which we feel is inappropriate given its surroundings and small size.

Our property located at 4 Blackburn Drive, Turners Beach, TAS - 7315

Title reference 119760/1 Property ID 7521140 Will have undue restrictions if the new zoning is to be Rural as suggested. This parcel is too small to carry out a viable agricultural activity and is located on the North of the Bass Highway where available land for town expansion is very limited. The proximity to other residences in Turners Beach and the excellent road access make this a suitable parcel for subdivision. We believe this property should be rezoned to Residential. Alternatively we consider that Rural Living A would be more suitable than Rural for this parcel as our second preference but our first preference would be to see it zoned General Residential.

We thank you for this opportunity and hope you might look on this request favourably.

Yours Sincerely

Craig and Wendy Morris



Tracey Clark

DOCID: 331206

**From:** Ross Kelly <rky1@hotmail.com>  
**Sent:** Friday, 9 August 2019 10:01 AM  
**To:** switch  
**Subject:** Attn: General Manager – Draft Central Coast LPS  
  
**Importance:** High

Hello Sandra

Your reference LPS2019 proposing that our land will be "Rural Living B" for 281 Penguin Road, West Ulverstone Tas 7315, should be changed to be "Rural Living A", for this property has since being subdivided and is outside of any indication of Landslip Hazard, rear of property now 279 Penguin Road and its easement "Rural Living B" would apply, not 281 Penguin Road, thanking you in advance.

Regards  
R M & G A Kelly  
(Ross Kelly M: 0409 734 747)

## Mary-Ann Edwards

---

**From:** Ros Hill <rosandrobhill@hotmail.com>  
**Sent:** Friday, 2 August 2019 8:54 PM  
**To:** switch  
**Subject:** TPS Representation - 76 Reynolds Road & 83 Allegra Drive Heybridge  
**Attachments:** TPS Rural Zoning Review Application Aug19.docx

To the General Manager Central Coast Council

Please find an attachment representing a TPS representation for the review of Rural Zoning for our two properties 76 Reynolds Road and 83 Allegra Drive Heybridge. The Council's representation on our behalf to the TPC would be greatly appreciated. Please note that we will be travelling from 3<sup>rd</sup> August until 9<sup>th</sup> September in USA and Canada. We will be contactable via email during this time.

Kind regards  
Ros and Rob Hill

Mobile 0428 871 391

Sent from Mail for Windows 10

2<sup>nd</sup> August 2019

The General Manager

Central Coast Council

P O Box 220

Ulverstone TAS 7315

Email: [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Sandra

Re: Tasmanian Planning Scheme Zoning of our residential property at 76 Reynolds Road, Heybridge and our recently subdivided block at 83 Allegra Drive, Heybridge.

We recently attended a community consultation meeting kindly organised by the Council where the Tasmanian Planning Scheme draft Central Coast Local Provisions Schedule was discussed. It is our understanding that both our properties are zoned Rural. The reason we attended the meeting and are requesting a review of our LPS draft zoning across both our properties is because we respectfully request a review for consideration of Rural A zoning for the following reasons with regard to each property:

Both properties are land locked by the Rural A zoned Subdivisions of Allegra Drive and Linton's Avenue, and small, established rural residential lots, and Black Rock Retreat Holiday Residence.

**76 Reynolds Road, Heybridge (our residence approx. 4.160 hectares)**

The draft Rural Zoning of our 76 Reynolds Road Heybridge Property is of concern due to the longer term plan we have for downsizing on this property to prepare for our old age. We are currently in our late 60's. With future assistance from our family we hope to live on this property until we pass. We had planned to build a separate residence to initially be used in the short term by a mix of family (professional children returning to Central Coast looking to permanently settle) and tourism accommodation (similar to our neighbour Black Rock Retreat). In the longer term this would become our downsizing solution. We do not and could not ever envisage downsizing to a granny flat size as we would always require a spare bedroom for our five grandchildren (for whom we currently provide child care during business hours). We are bitterly disappointed that the new statewide zoning limits the future use of our property and our ability to live in smaller but suitable accommodation on this property in our old age. 76 Reynolds Road is not suitable for primary industry purposes (of any sort) and is surrounded by small lot residential, whilst at the rear is totally land locked by two rural living subdivisions (Allegra Drive and Linton's Avenue) and Crown Land (Environmental Significance Zoning).

**83 Allegra Drive, Heybridge (recently subdivided 4.040 hectare block)**

We recently subdivided off almost half of our 76 Reynolds Road property that was not accessible from Reynolds Road. The subdivided single block was bordered by both Allegra Drive and Linton's Avenue Rural A subdivisions and Lings Creek. This portion of our land was totally inaccessible from

Reynold's Road and only accessible via Heybridge Road after successful access negotiations with our Allegra Drive neighbours. This subdivision and approval to build a single residence (CT 174599/1) was achieved last year (6<sup>th</sup> August 2018), after an expensive preparation (required infrastructure to meet approval requirements) and statewide planning approval processes. After the July Tasmanian Planning Scheme hearing we hold zero hope of ever being able to achieve two 2 hectare lots, which would mean one each for our adult professional children to settle on with their families. We would like to acknowledge the support received from the Central Coast Council and the Council's Planning Unit during the approval and hearing process which was terrific.

We respectfully request that the Central Coast Council supports a review of our 76 Reynolds Road and 83 Allegra Drive properties which are surrounded by small residential lots and holiday accommodation (Black Rock Retreat) so that our ability to fully utilise the land and live out our old age here supported by close family could be achieved in the longer term.

Again we express our sincere appreciation for the support we have received from the Central Coast Council and in particular Maryanne Edwards in the Planning Office who has been nothing short of terrific to work with.

Kind regards

Ros and Rob Hill

Property Owners 76 Reynolds Road and 83 Allegra Drive Heybridge

Mobile – 0428871391, email [rosandrobhill@hotmail.com](mailto:rosandrobhill@hotmail.com)

CENTRAL COAST COUNCIL

Division .....

Rec'd - 2/8/19 2019

File No .....

Doc. Id .....

11 Robertsons Rd.  
West Ulverstone  
2/8/19

General Manager  
Central Coast Council

Re: Reclassification of land.

After receiving a letter from the Council and visiting the Council for further information I am very concerned about proposed changes to the classification of my land and the impact of those changes. e.g.

No development on my land although my home has been there since 1955 and both blocks either side of mine have long been developed with homes and other buildings etc.

There is current Rural Resource land abutting mine. The impact on this land will not change. Restrictions that could arise from changes to the Rural living zoning could impact or deny any development at all.

Also I am concerned for the potential of not being able to subdivide in the future if minimum lot sizes change.

Yours sincerely  
E. J. Haygarth  
(ELIZABETH HAYGARTH)



**Mary-Ann Edwards**

---

**From:** tremcken@bigpond.com.au  
**Sent:** Tuesday, 6 August 2019 1:08 PM  
**To:** switch  
**Cc:** switch  
**Subject:** Re Zoning ref LPS2019

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

**Received:** 06 AUG 2019

**Application No:** ..... LPS

**Doc. Id** ..... 330837

I  
General Manager  
Central Coast Council

I wish to notify you that I accept the planned Re - Zone allocation of, "Rural Living B " on my property located at Castra Road Ulverstone.

Yours Sincerely,  
Trevor McKenna  
170 Main Street  
Ulverstone

# **Tasmanian Planning Scheme**

## **Modification of zoning of a site**

CENTRAL COAST COUNCIL

Division .....

Rec'd **06 AUG 2019**

File No .....

Doc. Id .....

To the General Manager

Central Coast Council

06/08/2019

This representation to the Draft Central Coast Planning Scheme is for the rezoning of Lots 1-5 in William St, Forth (Property ID D.49011), from Rural Resources (current) to Rural Living.

History: The five lots each have separate titles issued by the Titles Office and comprise three lots of just over 4000m<sup>2</sup>, one lot of 1.2 ha and one lot of 6100m<sup>2</sup>, as outlined in the attached plans.

Three lots have direct access off William St and the other two lots have access from Short St.

B.R. & M.A. Parsons

PO Box 12, Ulverstone

**Reasoning:**

The application is for the rezoning of the subdivision from Rural to Rural Living to conform with the zoning of surrounding neighbouring properties in the Forth Village envelope.

The five blocks are too small for agricultural production potential and cannot be practically adhered to neighbouring agricultural land..

It is proposed to build a dwelling on Lot 4 in William St and an application is being lodged with the Central Coast Council.

Lots 3, 4 and 5 all have direct access off William St, which is a sealed street and is serviced by Taswater with water connections, along with power and phone cables.

There is a sewerage line which runs along George St, however, it has been demonstrated that the blocks have enough size for on-site septic systems and stormwater management.

**Precedence:**

Under the current and new Planning Scheme overlay, all neighbouring land on the northern side of William St will be zoned **Rural Living** under the proposed Planning Scheme. Some of this land is currently used for grazing and under the Rural Living zoning it is expected it will be developed for housing in the near future.

The neighbouring land in George St is also zoned **Rural Living** as well as the southern neighbouring blocks of land on Forth Rd, which were recently subdivided and zoned **Rural Living**. The Central Coast Council also has advised Crown Lands that it has no objection to the sale of the unmade Short St to service the subdivision. This land is also proposed to be zoned **Rural Living** under the new Planning Scheme.

***Impacts:***

The Agricultural Land Impact Study Assessment (attached) demonstrates there will be no meaningful potential impact to agriculture production to the 20 acre property adjoining the subdivision to the East. There is also a 20-metre wide buffer zone between the two properties, which comprises the unmade width of Dalrymple St.

***Needs:***

There is a demonstrated need and demand for more small acreage blocks which can be used by families for lifestyle living and growing their own food on site.





200 m



Scale = 1 : 6804.000

22-Jul-2019



**Central Coast Council**  
19 King Edward St  
Ullarston  
TAS 7315  
Telephone: 03 6429 8800  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au

**Important**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geodetic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**

**This map is not a precise survey document**

**Disclaimer**

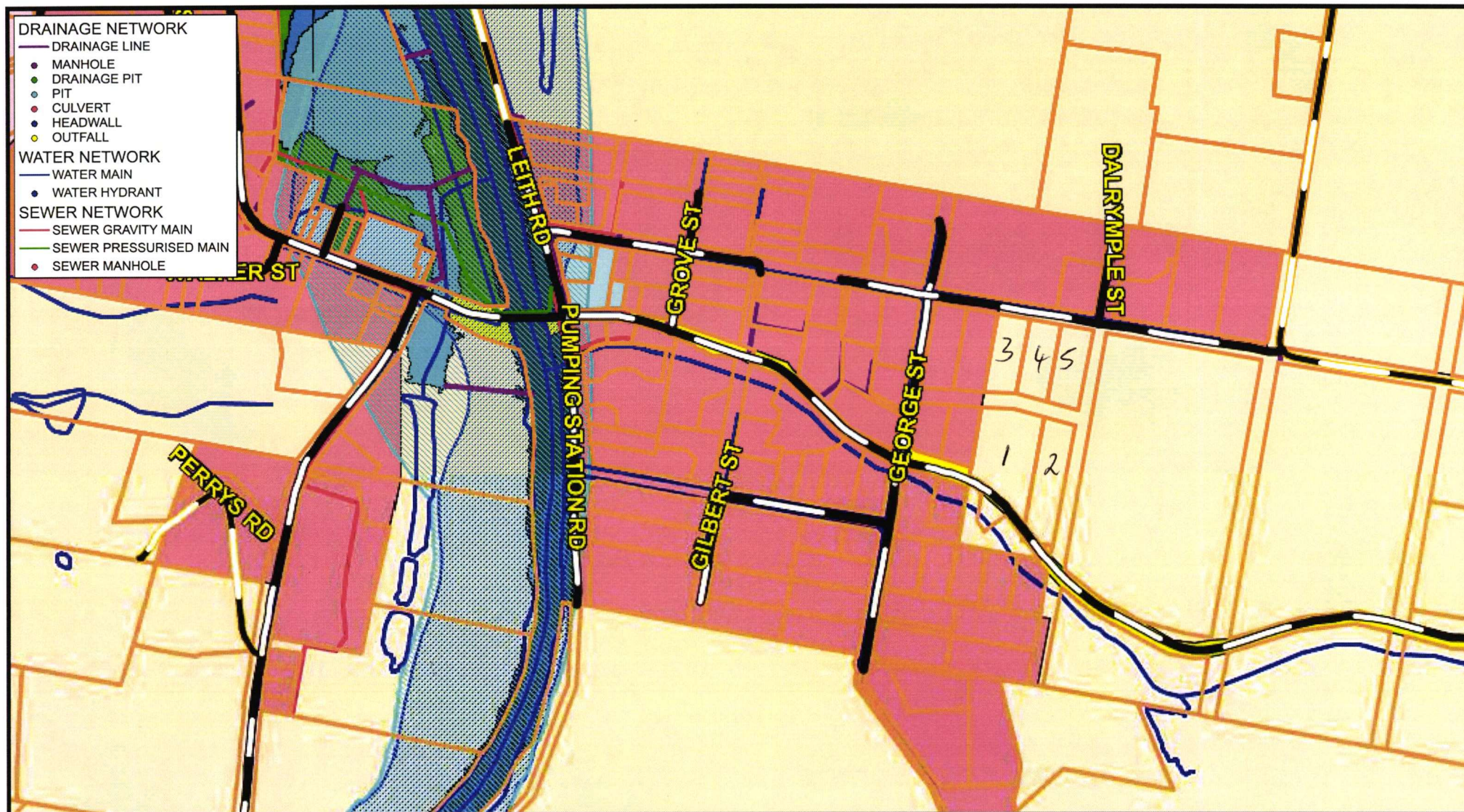
This map is not a precise survey document

All care is taken in the preparation of this plan, however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2017

© Central Coast Council 2017.







# SURVEY NOTES

## ANNEXURE SHEET

### SHEET 2 OF 4 SHEETS

OWNER: B.R. & M.L. PARSONS  
FOLIO REFERENCE: CT 49011-4, CT 49011-5, CONV.15/8497

Registered Number

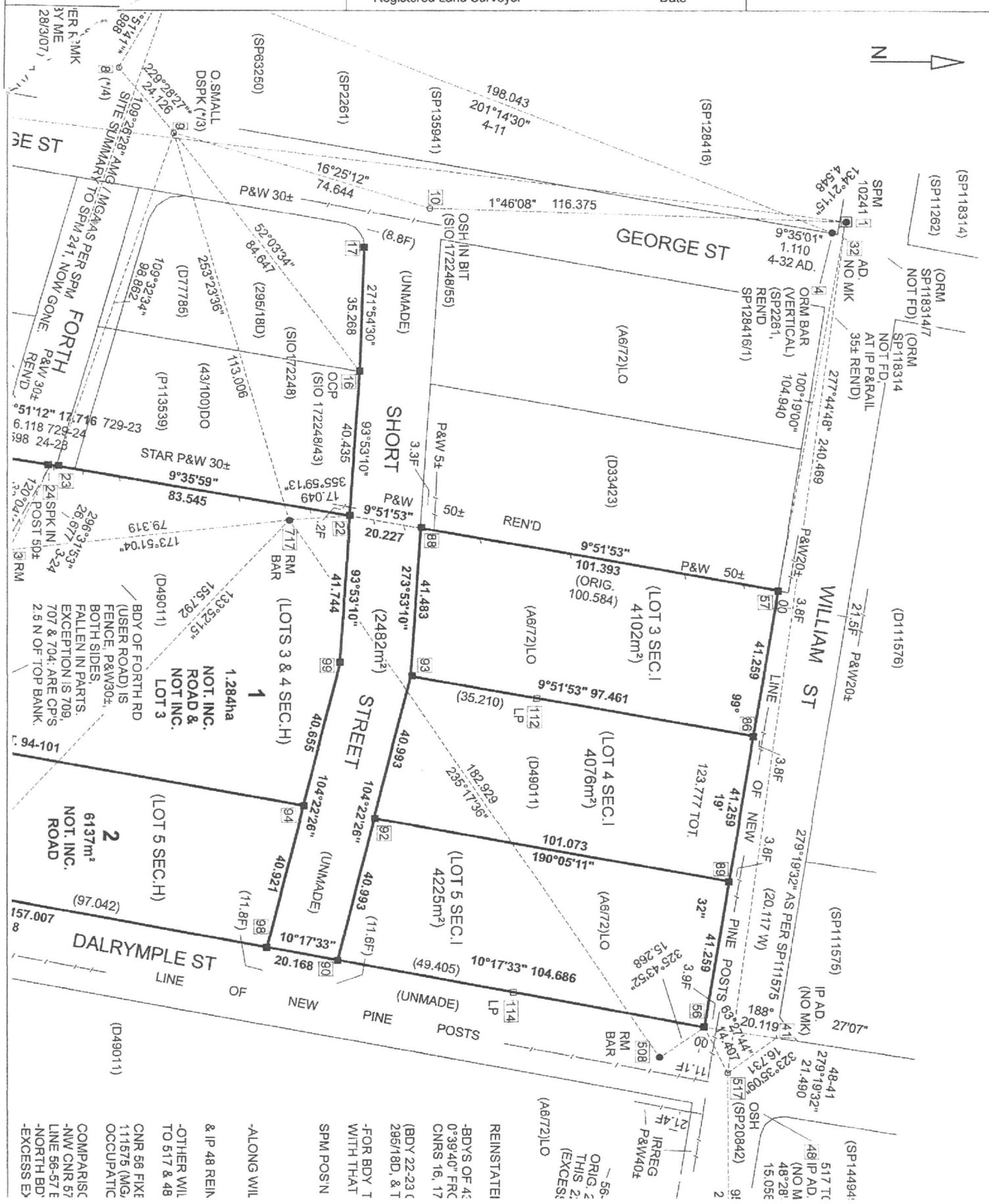
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED  
PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO  
THE DETAILS ON THIS SHEET

CROSS REFERENCE PLAN NUMBERS  
USED AS PART OF THIS SURVEY

Registered Land Surveyor

Date

LENGTHS IN METRES



OWNER: B.R. & M.L. PARSONS		<b>PLAN OF SURVEY</b>		Registered Number	
FOLIO REFERENCE: 49011-4		BY SURVEYOR: MICHAEL WARD of LAND & SEA SURVEYS, EUGENANA			
GRANTEE: SECTION I, WHOLE OF LOT 3 0a-3r-36p, WHOLE OF LOT 4 0a-3r-36p & WHOLE OF LOT 5 1a-0r-3p, GTD TO JAMES MONAGHAN DOOLEY.		LOCATION: <b>TOWN OF FORTH SECTION I</b>		APPROVED EFFECTIVE FROM .....	
		SCALE 1: 1000		LENGTHS IN METRES	
				Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 104		LAST UPI No.		LAST PLAN No. A6/72 LO, D49011	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



As part of the PAL Policy land has been classified with classes 1, 2, 3 being recognised as prime agricultural land.

While some new areas proposed to be zoned Rural Living contain land classified as prime agricultural land, agricultural use of the land is either unreasonably confined or restrained by Residential use and development or not practicably useable for agriculture due to topographic or access constraints.

Several salient principles of the policy are:

*"5. Residential use of agricultural land is consistent with this Policy where it is required as a part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land;*

*7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

*8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development. "*

Within the municipal area several areas have been designated irrigation districts.

New areas proposed to be zoned Rural Living are considered to:

- . not unreasonably convert agricultural land or restrain agricultural use in the vicinity;
- . not have local or regional significance for agriculture;
- . be unlikely to benefit from or be accessible to irrigation schemes.

State Rural mapping

The State Government have conducted a mapping exercise to identify land as potentially suitable for the Agriculture or Rural zones. This mapping also identifies land that is potentially constrained.

New areas proposed for the Rural Living Zone are either identified as constrained in the State government mapping; or local analysis has identified them:

- . as constrained for agricultural use by topography, access or the existence of dwellings; or
- . Suitable for the Rural Living Zone in accordance with the Rural Living Strategy 2016.

Council Rural Living Strategy October 2016

The Council intends to implement its *Rural Living Strategy (Oct 2016)* through the planning scheme. It intended no further rezoning of land to Rural Living would be approved by Council unless a proposal meets the following criteria. The exceptions to this relate to a small number of areas which are effectively now functioning as rural living areas by virtue of the lot pattern, lot size and existing dwellings.

\* [ The criteria as outlined in the strategy for considering new areas to be zoned Rural Living are:

*"The area is not to be located within an area which will benefit from irrigation, a private timber reserve or in a mining lease. . ✓*

*No damage to threatened flora or fauna on the site will occur. If threatened flora or fauna are present then appropriate management regimes must be enacted. . ✓*

*Not be located on prime land – classes 1 to 3, unless the PAL policy is amended. . ✓*

*Be located approximately within 10 kilometres from a settlement that will service the area with social and community infrastructure (e.g. shops, health and community services and schools). . ✓*

*Not be in a high profile landscape area such as ridgelines and coastal headlands. The land capability of soils, road access, water, drainage, and sewage and stormwater disposal is adequate for the proposed development. . ✓*

*Be void of unacceptable risk from natural hazards such as landslide, flooding, bushfire, sea level rise and storm surge. . ✓*

*Not be located within an area that will create conflict with an existing or potential resource development or use, such as agriculture. . ✓*

*Not be in an area containing construction or mineral resources or will impact on existing mining operations. . ✓*

*Not to adversely impact on a vulnerable environmental area such as a marshland or river bank. ✓*

*Has adequate existing service infrastructure or appropriate infrastructure will be provided at the proponents cost. . ✓*

*Not adversely impact on cultural or built heritage. . ✓*

*The area is not required for future urban development." ✓*

\* [ New areas proposed to be zoned Rural Living are considered too broadly meet these criteria, or specific site constraints, or are effectively now functioning as rural living areas by virtue of the lot pattern, lot size and existing dwellings.

#### Existing IPS Provisions

The zone statements in the SPP and the IPS are similar in that they both provide for residential development in a rural setting where services are limited and both allow for other types of compatible development.

The SPP minimum lot size standard of 1ha, 2ha, 5ha and 10ha for the zone are significantly larger than the 4,000m<sup>2</sup> that currently applies in Rural Living areas at Ulverstone, West Ulverstone and Leith. The current Rural Living areas at East Ulverstone, West Ulverstone and Leith are proposed to be zoned Low Density Residential, this change detailed in the Low Density Residential Zone discussion.





# Property ID D.49011

*Lots 1-5, William Street, Forth*

## Land Capability Report

*Iain Bruce BAgSci(HONS), GradCert RurSc(AgCons)*

**Senior Consultant Agronomist**

**TP Jones Agronomy Services**

Mobile 0428 588 589

Email [iain.bruce@tpjones.com.au](mailto:iain.bruce@tpjones.com.au)

This report has been prepared after a property inspection of the property at the request of the owner. While the information contained here-in has been provided in good faith, TP Jones & Co makes no representations or warranties of any kind, express or implied about the completeness, accuracy, reliability or suitability with respect to this report.

A handwritten signature in black ink, appearing to read 'Iain Bruce'.

*Iain Bruce*

5/8/2019

P (03) 6343 1666

F (03) 6344 2706

E [sales@tpjones.com.au](mailto:sales@tpjones.com.au)

321 Hobart Road, Youngtown,  
Tasmania 7249

P.O. Box 444, Kings Meadows,  
Tasmania 7249

TP Jones is a member of Combined Rural Traders,  
Australia's largest Independent Buying Group





The land in question, situated between William Street and Forth Road in Forth, is currently operated as a very small dryland grazing operation. The land in question consists of approximately 3.3Ha of class 4 land:

<https://maps.thelist.tas.gov.au/listmap/app/list/map>

<https://dpiwwe.tas.gov.au/agriculture/land-management-and-soils/land-and-soil-resource-assessment/land-capability/field-mapped-land-capability-maps-and-reports>

The characteristics of class 4 land quoted from the above source:4

*CLASS 4*

*Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.*

*Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.*

The soils on this property are red ferrosol. Currently the land is used for livestock grazing, of sheep. This use appears to be simply an exercise in vegetation reduction by the current owners rather than committed agricultural production due to the very limited number of desirable pasture species present in the pasture sward. This is a good indication of many years of underutilisation of appropriate grazing techniques or the addition of any fertiliser to maintain the soil for pasture production.

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321 Hobart Road, Youngtown,  
Tasmania 7249

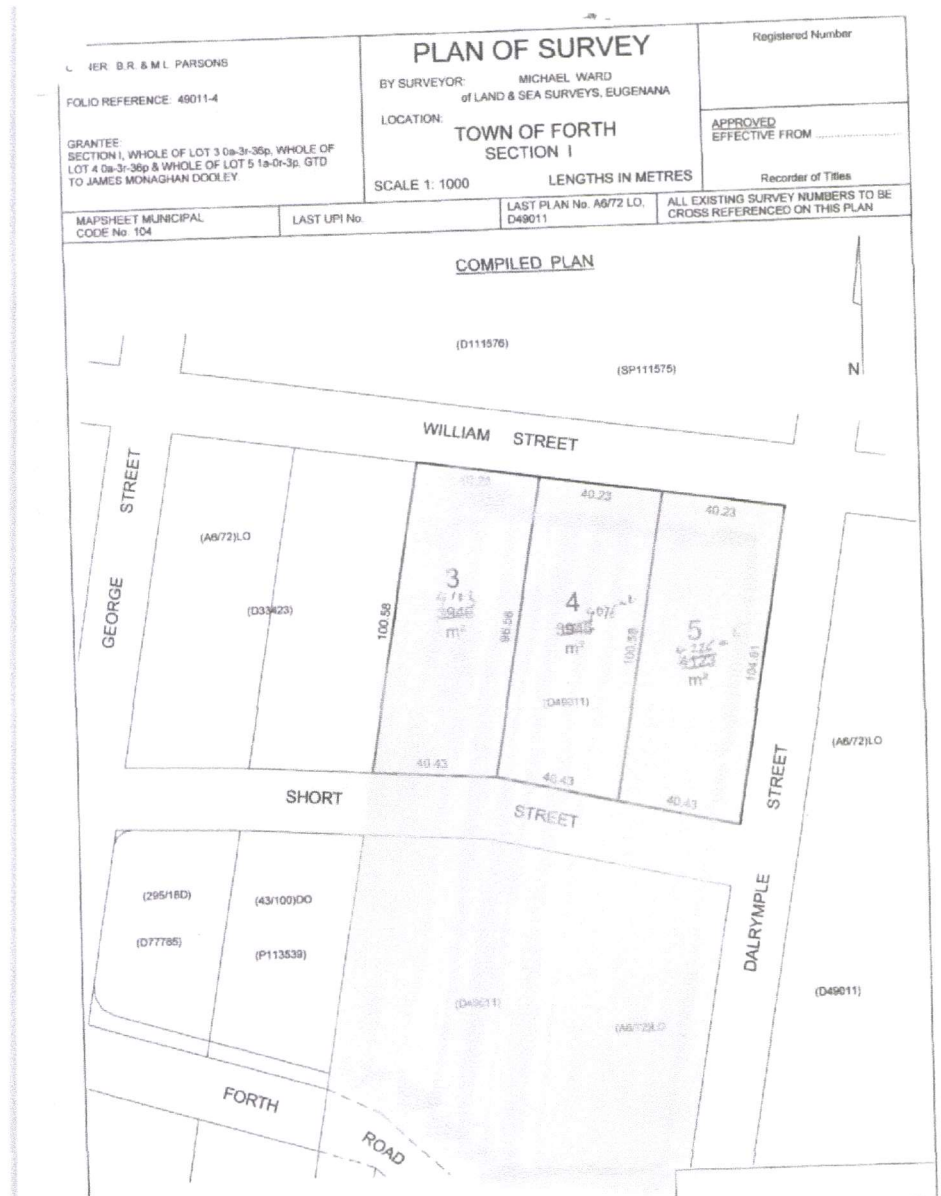
P.O. Box 444, Kings Meadows,  
Tasmania 7249

TP Jones is a member of Combined Rural Traders,  
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The land area in question is highlighted in the diagram below:



P (03) 6343 1666  
 F (03) 6344 2706  
 E sales@tpjones.com.au

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 Tasmania 7249

P.O. Box 444, Kings Meadows,  
 Tasmania 7249

TP Jones is a member of Combined Rural Traders,  
 Australia's largest Independent Buying Group





The land viewed from the west (above) and south (below).



P (03) 6343 1666  
F (03) 6344 2706  
E [sales@tpjones.com.au](mailto:sales@tpjones.com.au)

321 Hobart Road, Youngtown,  
Tasmania 7249

P.O. Box 444, Kings Meadows,  
Tasmania 7249

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The land at D49011 is situated within an area of significant residential development and, in agricultural terms, is a small land area. The nearby residential developments do create some potential constraints when it comes to intensive agricultural production, but these are not impossible to overcome. The more serious constraint to agricultural production from the land is its small size and relative characteristics of inefficiency when it comes to financially sustainable production.

Given the land management characteristics outlined above, the land can be considered not practically capable of supporting an agricultural use. It can also be considered not suitable for inclusion with other land for agricultural use given its physical separation by roadways and being on the outside corner of an existing pivot irrigator next door.

Any proposed new building site on this land would not be impacted by any drainage lines or water courses. A residence would be unlikely to have any significant impact on the outlook of neighbouring dwellings given there are a significant number of residences within relatively close proximity. The areas of rural/residential property nearby to the property have little potential for any significant impact on the dwelling's residential amenity.

**The existing use on the adjacent land:**

The current use of the site is for intensive cropping. Activities that are undertaken to maintain the land for this use will not be significantly affected by the presence of the proposed development.

Activities that may be considered to have potential to be of issue are the product inputs, agricultural chemicals and granular fertilisers. Both inputs are applied by registered agricultural operators/contractors. The products used for this do not have any specific buffer zone restriction distances to the neighbouring land and that the off-target drift restrictions are the same for the neighbouring land regardless of the presence of a development on that land.

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The Tasmanian code of practice for ground spraying can be found at this link:

<http://dpiwwe.tas.gov.au/Documents/Code-of-Practice-for-Ground-Spraying.pdf>

It states all of the regulations that all spray operators must adhere to. The relevant points to this situation are:

Point 10: (addresses drift) *The operator must not allow drift to move off the target such that is adversely affects people, their land, water or stock.*

This statement means that spraying activities on the adjacent land must take into account the proposed site and not allow drift onto it in its current state to the same extent as they would if the proposed development went ahead. This is because the product labels state (as shown above) that drift is treated the same for livestock as it is for susceptible plants and any other non-targets.

Point 21: *The operator should give notice to all neighbours within 100m of spraying activities.*

This is regardless of the location of their residence and therefore shows that the whereabouts of a house on this title does not affect the operator's responsibilities on the neighbouring land.

**Potential future use on the adjacent land:**

The adjacent land is well suited to intensive cropping and is unlikely to be used for another purpose in the future.

The proposed residential development can therefore be considered to have no meaningful potential impact on the agricultural production ability of the cropping land to the east. The land area D49011 itself has no significant agricultural production potential (despite being class 4 land) as a result of its small size and physical separation from a practical means of including it within nearby agricultural operations. Therefore, there is no practical agricultural reason against rezoning the area to Rural Living.

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CENTRAL COAST COUNCIL

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

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

Dear Sandra

DRAFT CENTRAL COAST LPS – 21 BLUE WREN LANE, WEST ULVERSTONE

In reference to the Council's letter dated 19 July 2019 advising that our property at 21 Blue Wren Lane West Ulverstone is to be zoned Rural Living B in the Central Coast LPS, we wish to request that consideration is given to it instead being zoned Rural Living A.

- . Our property adjoins those on Allens Road which are to be zoned Rural Living A.
- . While there is a section of Landslip Hazard on the western boundary (approximately 500m<sup>2</sup>), it is Low Risk and of very minor impact.
- . A zoning of Rural Living A will potentially allow the property to be subdivided into three, 1.3ha lots in the future which is in keeping with the size of the lots on Allens Road and the general feel of the area.

Please do not hesitate to contact us if any further information is required.

Regards

The image shows a handwritten signature in dark ink, which appears to read 'Stephen & Karen Aldridge'. The signature is written in a cursive, flowing style.

Stephen & Karen Aldridge  
0400 601 639

The General Manager  
Central Coast Council  
P O Box 220  
ULVERSTONE TAS 7315  
admin@centralcoast.tas.gov.au

Dear Madam

**Tasmanian Planning Scheme – Draft Central Coast Local Provisions Schedule (LPS)**

We wish to make a representation regarding the LPS.

We own two neighbouring properties at 110 Ironcliffe Road and 19 Lester Road described in certificates of title 102762/1 and 102762/2 respectively. Our home at 110 Ironcliffe Road is the sole residential development. The total land area is 9.46 hectares which is currently zoned General Residential, an outcome of the Central Coast Planning Scheme 2005, sealed on 20 June 2008. Prior to this the properties had been assigned Rural Residential and low density residential zoning respectively, and rural prior to the 1980s when contained in one title.

Our submission is that for the reasons outlined below that the land should be zoned Rural Living A.

*Dominant pattern of land use:*

The dominant pattern of land use south of the Bass Highway on the western side of Ironcliffe Road is low density residential use. Zone Map 5 (attachment 1) clearly demonstrates the overall precinct values, low density residential use bordering larger rural and agricultural allotments to the west adjacent to Penguin's education and recreation infrastructure on the eastern side of Ironcliffe Road. Council has recently completed substantial investment in Dial Park to modernise recreation infrastructure which has in turn freed up the redundant Penguin Oval for residential development.

Open space and lifestyle amenity is the signature for our local area.

In this context the current General Residential zoning of our properties is out of character with the surrounding area and not appropriate. Zone Map 5 clearly shows the mix of zoning for residential use of our neighbours.

To the north four general residential properties at 6, 8, 12 and 16 Lester Road are a remnant of the state road corridor and the extension of the Bass Highway in the 1990s, with a further three neighbouring rural living properties. To the west there are two larger rural allotments which are heavily wooded and create compatibility issues for the current general residential zoning due to bushfire risk. To the south there are four neighbouring properties all zoned Rural Living A. Taking a wider perspective we estimate there is a total of 57 Rural Living allotments over a total area of approximately 85 hectares to the south of our properties on the western side of Ironcliffe Road down to the Hardys Road junction.

### *Bushfire Risk*

The medium term outlook for climate for Tasmania and the North West coast is warmer and wetter. Over time this will generate additional fuel and increase, in a general sense, bush fire risk when dry conditions prevail. Please refer to attachment 2 for insight to the current vegetation pattern. To the west and south west there is an uninterrupted pattern of natural vegetation, mainly hardwood trees and low scrub. We estimate the average canopy height in excess of 25 metres.

A higher density general residential development near the western boundary of our property would be limited by set-back provisions to manage bush fire risk. Further Council has advised that new public open space is not required for the locality and together these two issues will result in inefficient land use and potential conflict with the residential zone requirements.

In contrast, development in the Rural Living A zone would accommodate the set-back, maximise land use, maintain the current character and amenity, and minimise risk to the built environment over time.

### *Traffic and parking Ironcliffe Road*

Our investigations regarding road access and impacts for a large general residential development on our land reveal the following:

- Sight distances for a new road junction on Ironcliffe Road are less than desirable,
- The junction would be close to the existing school pedestrian crossing, and
- The majority of peak demand on street parking (school drop-off and pick-up) on the western side of Ironcliffe Road adjacent to the Penguin School (92 metres of 115 metres or 80 %), would be lost and detrimentally impact high demand periods.

### *Infrastructure*

Refer correspondence from TasWater (attachment 3), our land is not in a service area for sewer. Our preliminary research suggests that there are technical and economic feasibility challenges with connecting the entire estate to reticulated sewerage services.

Taswater has two water mains that pass through the properties – a major regional distribution line on the northern boundary and local distribution line crossing from the southwest corner (see attachment 3, infrastructure plan). The location of these would severely impact a general residential lot layout, but would not compromise a Rural Living lot layout.

There would be challenges regarding development of road and services infrastructure associated with a higher density general residential development on the steeper area of the land. We have some concerns with downstream capacity and impacts for such a development.

Rural Living lot sizes are more than adequate to accommodate suitable onsite waste disposal without burdening TasWater and Council infrastructure.



### *Rural Living Zone*

The appropriate zoning for our properties to maintain the amenity, aesthetic appeal and character of the locality is Rural Living A. The land is not suitable for Rural Resource or Agriculture activities.

We are confident that residential development on our properties within the rural living zone will meet use, development and subdivision standards, and result in the creation of a high quality, aesthetically pleasing development that will make a positive contribution to the visual amenity of the Ironcliffe Road area and the Penguin township.

We request the current zoning be amended to Rural Living A.



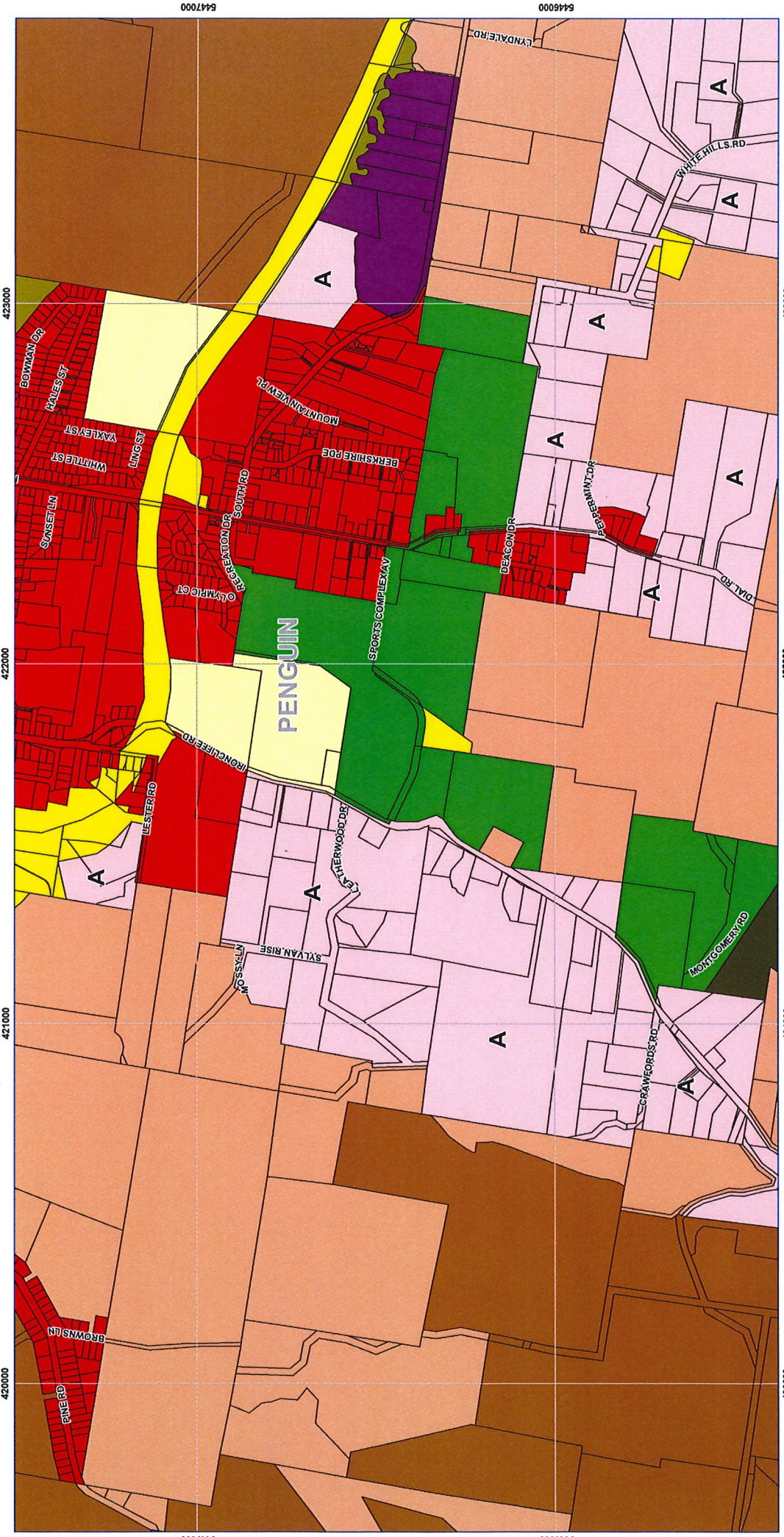
Steven and Judy Jarman

### Attachments:

1. Tasmanian Planning Scheme – Draft Central Coast Local Provisions Schedule Zones Map 5 of 21
2. Images of area - vegetation
3. Correspondence TasWater including infrastructure plan



Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



**Map 5 of 21**

Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council

Base topographic data from The LIST © State of Tasmania

Cadastral from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019

**LEGEND**

<b>ZONES</b>	15.0 General Business	22.0 Landscape Conservation
8.0 General Residential	17.0 Commercial	23.0 Environmental Management
10.0 Low Density Residential	18.0 Light Industrial	26.0 Utilities
11.0 Rural Living A	19.0 General Industrial	27.0 Community Purpose
11.0 Rural Living B	20.0 Rural	28.0 Recreation
12.0 Village	21.0 Agriculture	29.0 Open Space
14.0 Local Business		













## Attachment 3

Mon, Jul 22, 3:24  
PM (23 hours ago)

**David Boyle**

to me

Hi Steve,

We have no issues with your potential rezoning from general residential to rural living. These 2 titles are not in our serviced land layer for sewerage as shown by the attached map. This rezoning will have no detrimental to our existing infrastructure.

So under Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56S(2) TasWater would makes the following submission(s):

1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Hope this helps

Regards

David Boyle

Senior Assessment Officer

D (03) 6345 6323  
F 1300 862 066  
A GPO Box 1393, Hobart TAS 7001  
36-42 Charles Street, Launceston, TAS 7250  
E [david.boyle@taswater.com.au](mailto:david.boyle@taswater.com.au)  
W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).





## TasWater Infrastructure

- Water Reticulation Main
- R Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- P Sewer Pressure Reticulation Main
- R - Sewer Rising Main
- Sewer Gravity Reticulation Main
- Recycled Water Distribution Main

## Private Infrastructure

- P — Water Mains - Private
- P — Stormwater Gravity Main - Private
- P — Sewer Gravity Mains - Private
- P — Recycled Water Mains - Private

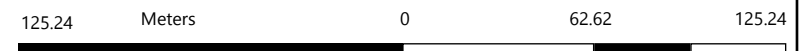
## Abandoned Infrastructure

- Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

## NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 2,465





CENTRAL COAST COUNCIL

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

A submission to the Central Coast Council to support re-zoning of Land at Howth

The General Manager Central Coast Council

Response to the Local Provisions Schedule (LPS)

This is a submission to ask the Central Coast Council to support the change of proposed zoning of land owned by Benjamin Hiscutt title reference (159445/1) This parcel of land is mainly comprised of remnant bush, an area covered by conserved water and approximately a quarter of the Southeast of the property is sloping red krasnozem soils of varying quality with substantial stone content. These areas will be identified on a supplied aerial photograph. The timbered area has a gravel base soil and falls steeply to a natural water course.

The proposal for the land to be zoned Agricultural is inconsistent with the zoning of the titles to the North and West. These titles are proposed to be Rural Living A and this title should be a natural extension of that zoning. At the very least it should be zoned Rural as the percentage of land that could be classed 1,2,3 or 4 is miniscule. The title to the South, owned by Mr Ben Hiscutt also, is benefit of a connection to the Blythe Dial Water Scheme. The title to the East, owned by Mr Ben Hiscutt, soon to be transferred to his Son Thomas, is fifty percent class 1,2,3 or 4 land with the remainder bush and steep red krasnozem soil type.

At two public meetings the council officers suggested that land that could be proven to not meet the criteria for Agricultural use and adjacent to other recognised zonings would be supported in their report to the Planning Commission. The title has a registered right of way at the North West corner connecting it to Dennison Close which further ties it to Rural Living A amenity. This gives the title a relatively fast commute to the City of Burnie. Titles to the Northwest of this title are small acreage and have residences in situ.

The agricultural value of this title is compromised by a native browsing population that cannot be controlled by shooting. This is due to proximity of existing residences. It is impossible to vermin proof the boundaries due to the terrain and the falling debris from gum trees. The ability to make any agricultural enterprise from this title would be in a niche market. This would require infrastructure and a subservient residence for security of product and property. Further subdivision would not detract from similar uses.

Careful perusal of the proposed Rural Living Zone A, will show, that by including this title into the mix it would square this area out.

Evidence Supplied

List Aerial Photograph

Right of way to Dennison Close, Ling's Creek, Remnant Bush, Dam and Remainer Red Krasnozem Soil.

Ben Hiscutt

4/8/2019

Batchelor of Regional Resource Management







## Mary-Ann Edwards

---

**From:** Stephen & Jenni Daw <sjdaw11@gmail.com>  
**Sent:** Wednesday, 7 August 2019 6:18 PM  
**To:** switch  
**Subject:** ATT: General Manager - Draft Central Coast LPS

Stephen & Jenni Daw  
639 Wilmot Road  
FORTH TAS 7310

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 08 AUG 2019  
Application No: ..... LPS  
Doc. Id ..... 331055

07.08.2019

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

RE: Submission on the Environmental Management Zone

Dear General Manager,

We are Stephen & Jenni Daw and live on Wilmot Road, Forth within the Environmental Management Zone proposed to be transferred to the State Planning Scheme – State Planning Provisions

We believe that the current Environmental Management Zone under local government was zoned incorrectly and by transferring to State authority would cause undue impact on us for a number of reasons...

- There is no significant ecological, scientific, cultural or scenic value to our property.
- It will apply restrictions to any future development to the residential home currently on the property.
- It will devalue any future resale of the property.
- It will restrict clearing of vegetation for fire safety to the existing residential dwelling.

Before the local government re-zoning, the property was zoned as Rural. We believe that the Rural Living A zone should apply to the property as it has a residential dwelling with standalone services and, in the past had registered livestock with the view to obtaining again. Also, on the property we have left natural a green belt that acts as a wildlife corridor and for privacy from the road.

We are willing to meet with you to discuss these issues and can be contacted at the above address or email [sjdaw11@gmail.com](mailto:sjdaw11@gmail.com)

Kind Regards

Stephen & Jenni Daw



David & Mandy Crawford  
266A West Gawler Road.  
Ulverstone, 7315.  
david.crawford266@gmail.com  
0428656564

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 24 JUL 2019

Application No: LPS2019

Doc. ID:

The General Manager  
Central Coast Council

We are making this representation in regard to the changing status of a property that we own at 43 Medici Drive.

The property is to be changed to the new rural living B Zone. This property is the only one out of approximately 40 rural living properties in this area to be moved to the B zoning and not the A zoning. We assume that this decision has been made due to the area of land on this property that is shown in the landslip hazard overlay, 3 hectares of the 9.5 hectare block is designated as an old deep seated landslip, of unknown stability. There have been 5 dwellings already built on this landslip area, one on my property and 4 on neighbouring properties, the oldest dwelling is 25 years old and the newest just recently completed. We have a plan in process to subdivide this property, and Matthew Street form Geoton is in the process of developing a comprehensive geotechnical investigation and landslide risk assessment of the property to identify the best building sites available. By changing the minimum lot size to 2 hectares, this will severely restrict the ability to develop this land to the best of its potential and will eliminate the use of some of the best sites.

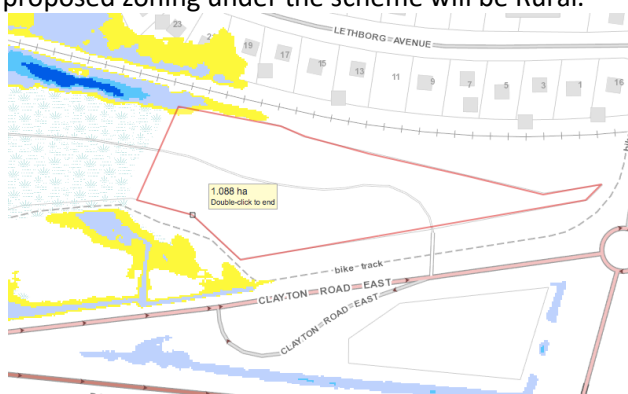
Yours Sincerely  
David & Mandy Crawford

General Manager  
Central Coast Council  
PO Box 220  
Ulverstone Tas  
7315  
admin@centralcoast.tas.gov.au

To the General Manager,

Re: Draft Central Coast Local Provisions Schedule

We would like to see the easterly section of parcel CT 115441/3, Clayton Road East, Turners Beach rezoned from the current zoning of Rural Resource to Rural Living A. We note that the proposed zoning under the scheme will be Rural.



The land in question is suitable for re-zoning for the following reasons:

- The land is more than 1 hectare
- The land is free of environmental hazards
- The land size does not make the land suitable for serious agricultural activities
- The land zoning would be compatible with surrounding residential and rural zonings (sitting between the two)
- The land is compatible with the Rural Living zone purpose
  - 11.1.1-4
- The railway line creates a buffer between the General Residential zoning the proposed Rural Living A zoning
- Road access is already in place
- The land is suited to residential or visitor accommodation

We asked that this section of the above parcel be considered for re-zoning. While we as a group would like a larger section of the parcel re-zoned to Rural Living A, we acknowledge the environmental constraints in place.

Yours sincerely  
Paul Sprago  
Karen Porter  
Craig Morris  
Helen Wilson

## CENTRAL COAST COUNCIL

The General Manager,  
Central Coast Council,  
PO Box 220,  
Ulverstone, Tas. 7315

Division .....  
Rec'd **26 JUN 2019**  
File No .....  
Doc. Id .....

Dear Sandra,

I am writing in relation to correspondence received date 18<sup>th</sup> June 2019 reference LPS2019, property address, 804 Forth Road, Forth.

I hereby make representation to request a review of the zoning for the above property which by correspondence has been rezoned from "Rural Resource" to "Agriculture".

It is our opinion that the land comprised at the above mentioned address could not be deemed as "Agriculture" and is more suited to "Rural" zoning.

In brief, but supported with evidence listed below, the property is of low value land make up with significant areas of swamp and low grade grassland along with small bush area and Tee Tree stands also contained within wet and swamp areas. The land is also subject to run off from neighbouring residential blocks of storm and waste water. It has also been subject to flooding in recent years.

A small portion of the land is elevated and accommodates a house and shed. The remaining land is used for beef cattle rearing but only limited numbers given the quality of the land.

Please see attached evidence to support our representation and request for "Rural" zoning for this property.

1. Land Capability Assessment Report dated August, 2004 produced by Agricultural Consultants – Davey & Maynard. The report is self explanatory and whilst there has been subdivision since this report was produced, the portion of land (highlighted) which is now 804 Forth Road, Forth is classified Class 5 and 7. Not deemed to be Prime Agricultural Land. This land is, in the main, as it was when inspected by Davey & Maynard.
2. Plan of survey of the property with pictorial location legend and directional arrows.
3. Photo's
  - A – South West view toward current residence on Forth Road.
  - B – South View. Note inferior quality grassland.
  - C – North, East view elevated land and residence which fronts Forth Road.
  - D – North view down West Boundary. Note Swamp, Tee Tree.
  - E – Area below neighbouring private residence. Run off from these private residences.
  - F – North view below owners (our ) residence.
  - G – North West view from neighbouring Cemetery on Forth Road.
  - H – North West view internal of property.

I believe that our request for a review of the zoning is strongly founded as supported by the attached evidence. I would appreciate your acknowledgement of our representation and

what we hope will eventuate in a positive response to our request.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'SE', with a horizontal line extending to the right.

Steven Evans

On behalf of:-

Diane and Steven Evans

26<sup>th</sup> June, 2019

COPY



davey & maynard

Lonsa Pty Ltd  
ABN 59 009 537 839

agricultural consulting

23 August, 2004

DM & SR Evans & Wesleyan Church  
C/- Steve Evans  
804 Forth Road  
Forth TAS 7315

Dear Steve

**Re: Land Capability Assessment**

This letter reports on a land capability assessment of property located at and near 804 Forth Road, Forth (See Map). The aim was to assess the land capability of the property as a prelude to an application by Michell Hodgetts & Associates to Central Coast Council for certain sub-division and boundary adjustments.

This report assesses the land capability of the property and comments on whether any such development is likely to conflict with the State Policy on the Protection of Agricultural Land (2000). This Policy acts to protect prime agricultural land from development. Agricultural land includes any land used for plantation forestry. Prime agricultural land is classified as Class 1, 2 or 3.

This assessment was made by the author, who possesses a BAgSc and has over 30 years experience in the agricultural industry in Tasmania. He is accredited by the Department of Primary Industry Water and Environment to undertake land capability studies and has been engaged by property owners and Councils to undertake capability assessments within the Devonport, Kentish, Central Coast, Burnie, Deloraine and Circular Head Municipalities. Most of these studies involved the assessment of land for house building purposes to avoid conflict with the State Policy on the Protection of Agricultural Land. He has also been engaged by DPIWE and engineering consulting firms to use capability assessments to predict suitability for various water development proposals in the Meander, Northern Midlands, Southern Tasmania and Waterhouse areas. Additional studies have been commissioned by the Central Coast and Northern Midlands Councils to determine the minimum rural sub-divisional area to be consistent with the PAL Policy.

The capability of the land, which is the subject of this report, was assessed using principles published by Grose (1999)<sup>1</sup>. The subject land was traversed on foot with slopes measured with an inclinometer and soil pits dug to examine soil type and quality. The location of key observation sites were recorded on a hand held Garmin GPS unit and transposed onto a raster image. This image was supplied by DPIWE. The accompanying map details were produced using MapInfo V7.5 software.

According to DPIWE's land capability map (Forth mapsheet 1:100,000 scale, 1997), the property contains two classes of land. Class 4 occupies the lions share of the property, with some Class 4+5 located in the north-western corner (See Map). These classifications, as is the case in all DPIWE maps in intensive farming areas, are based on the presumption that irrigation is available.

The DPIWE map is limited in its usefulness because at a scale of 1:100,000 the smallest parcel of land that can be distinguished from another is 64 hectares in size. A more appropriate scale for land capability assessments in the above situation is 1:10,000. In this case, the smallest parcel of land is reduced to 0.64 hectares.

---

<sup>1</sup> Grose CJ (Ed) 1999, Land Capability Handbook. Guidelines for the Classification of Land in Tasmania. Second Edition, Department of Primary Industries, Water & Environment, Tasmania.



At 1:10,000 three separate classes can be identified. Class 4 occupies the around two-thirds of the property and corresponds to brown and dark brown silty loams on the flats (See Map). Contrary to DPIWE's map, the property contains a significant area of Class 5 land. Part is characterised by heavy black clay loams on the flats amongst ancient beach shingle that is present to the surface. Some of these soils are suspected as being too saline for successful crop production. Another part corresponds to deep grey sandy soils located on the upper terrace along Forth Road, including the "used" section of the Wesleyan Church Cemetery. The sections of these soils that have been cropped previously have shown a strong susceptibility to wind erosion. From a soil conservation aspect, they are best sown to a permanent pasture. A small area of Class 7 land is also present, which corresponds to a permanent swampy area.

**Table 1: Approximate Area of Capability Classes**

(After Davey & Maynard, August 2004)

Class	Area (Hectares)
4	10.91
5	4.39
7	0.47
Total	15.77

**Figure 1: Class 5 and Class 7 (swamp) land**



**Figure 2: Broccoli on Class 4 flats**



**Figure 3: Varying Depths of Underlying Shingle on Class 4**



The Class 4 land is artificially drained and is located just above sea level. Varying depths of underlying shingle is a feature. The area is extensively cropped is all months except the wet winter. Class 5 land is unsuitable for cropping on any sustainable basis.

Of the Principles contained in the State Policy on the Protection of Agricultural Land (2000) -

- Principles 1, 2 and 3 relate to prime agricultural land and therefore do not apply in this case.
- Principles 4 and 7 are irrelevant.
- Principle 5 states “....The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.” This means that the Central Coast Council’s planning scheme will determine if development will be permitted.
- Principle 6 states “Adjoining non-agricultural use and development should not unreasonably fetter agricultural use.” This means that development cannot unreasonably interfere with any neighbouring agricultural activity. There is no potential for this to occur in this case.

**Conclusions:**

- No prime agricultural land exists on the property.
- The DPIWE Forth mapsheet 1:100,000 scale does not accurately describe the land classification of the property.
- Land on the property is best categorised as Classes 4, 5 and 7.
- The proposed subdivision of the property will not conflict with Principles 1,2,3,4, 6 or 7 of the State Policy on the Protection of Agricultural Land (2000).
- Principle 5 states that any proposal to develop the property will be finally determined by the Central Coast Planning Scheme.

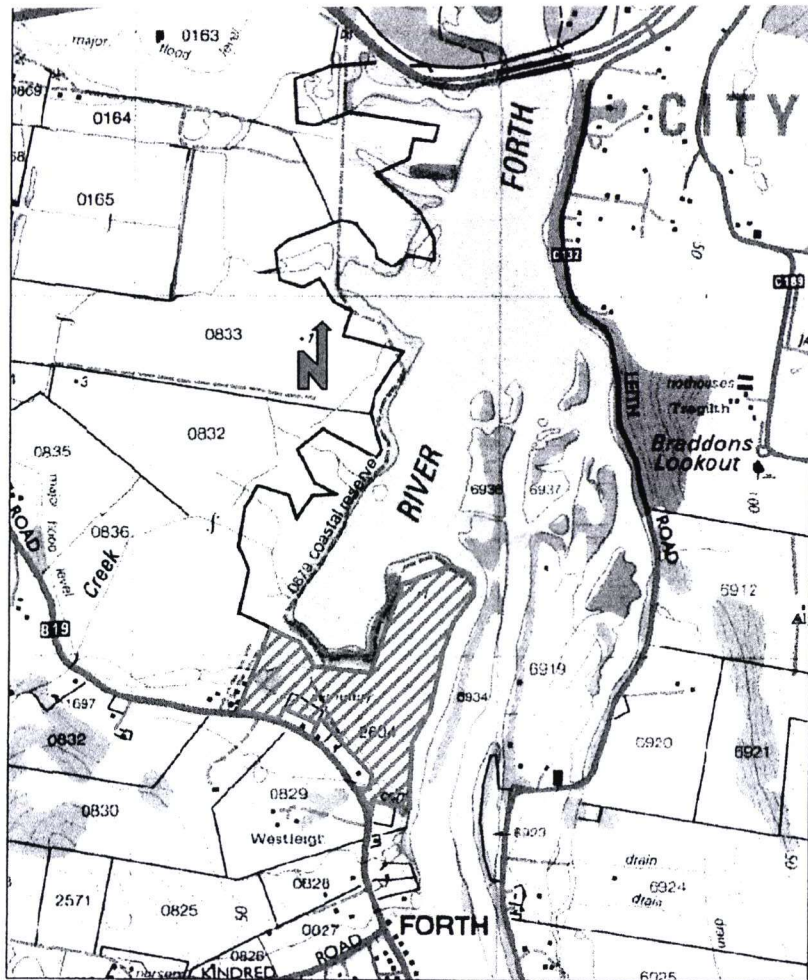
Yours sincerely  
DAVEY & MAYNARD

Per:

John Maynard BAg Sc CPAg MAAAC  
Agricultural Consultant

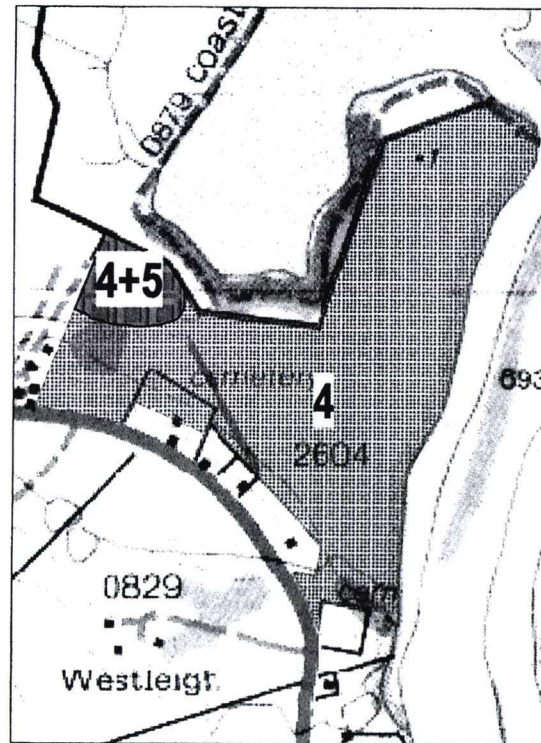
**DM & SR Evans  
&  
Wesleyan Church**

**804 Main Road  
Forth**

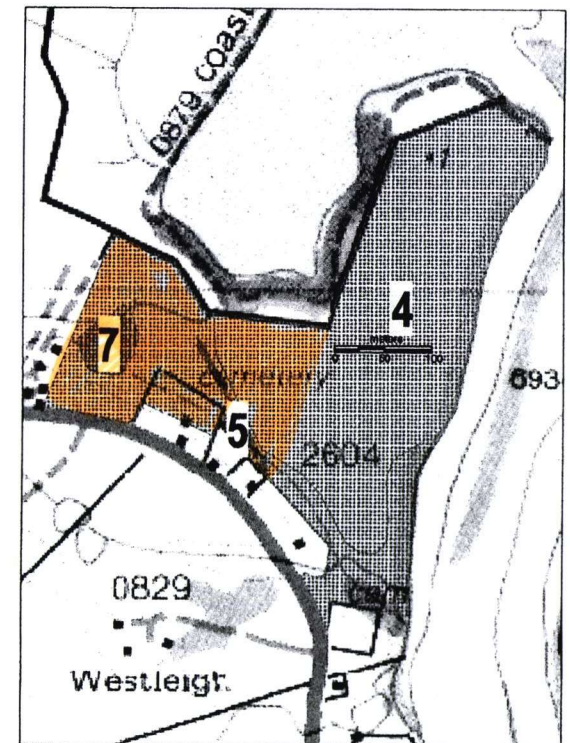


Property Location

DPIWE Land Capability  
Forth Report, 1997  
(1:100,000 Scale)



Davey & Maynard Land Capability  
August 2004  
(1:25,000 Scale)









A



A



B



B



C



C







F



E



F



f.



G



G.



H



H



Andrew & Sherena Smith

164 Hardys Road

Penguin TAS 7316

30/06/2019

Attn: General Manager – Draft Central Coast LPS

Ref: LPS2019

Dear Sir/Madam

We received notification of our property being re-zoned as Agricultural under the new Draft Central Coast LPS.

Zoning as Agricultural should not apply to our property as it simply does not have sufficient water for irrigation and cropping purposes. The only accessible water is provided via a small spring fed dam which supplies drinking water for a limited number of cattle.

Our property is a small land parcel, used as a hobby farm, without access to the water scheme, neighboured by residential properties.

We would appreciate these factors being considered in enabling our properties listing to be changed to Rural under the new planning scheme.

Yours Faithfully

Andrew and Sherena Smith



## Mary-Ann Edwards

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**From:** George Fanous <fanousg@hotmail.com>  
**Sent:** Friday, 5 July 2019 2:54 PM  
**To:** Mary-Ann Edwards  
**Subject:** Re: Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule (Central Coast LPS) Your Reference LPS 2019

Good afternoon Mary-Ann,

Thank you for your email.

Property's Details are as follows:

Address: Von Bibras Road, Ulverstone TAS 7315

Property ID: 6984338

Title Reference : 241644/1

Thank you kindly.

Regards

George Fanous - B.Fin.Admin,FNTAA,FTI,CTA  
Managing Director

George Fanous and Associates Pty. Limited  
Public Accountants, Auditors,  
Registered Tax Agents & Chartered Tax Advisers

Tel. (02) 4627 1277

Fax. (02) 4627 1477

P O Box 331, Campbelltown NSW 2560

21B Iolanthe St, Campbelltown NSW

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On 5 Jul 2019, at 2:18 pm, Mary-Ann Edwards <[Mary-Ann.Edwards@centralcoast.tas.gov.au](mailto:Mary-Ann.Edwards@centralcoast.tas.gov.au)> wrote:

Good afternoon George

Thank you for your representation to the Central Coast LPS.

To clarify, could you please tell me the address or Property identification Number (PID) or Title reference to your land?

You don't mention an address ect in your email.

Regards

Mary-Ann Edwards  
Land Use Planning Group Leader

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received 05 JUL 2019

Application no. LPS2019

Doc. Id 327748

## Mary-Ann Edwards

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**From:** George Fanous <fanousg@hotmail.com>  
**Sent:** Friday, 5 July 2019 10:20 AM  
**To:** switch  
**Subject:** Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule (Central Coast LPS) Your Reference LPS 2019

The General Manager

Mrs Sandra Ayton

Central Coast Council

-----

Dear Mrs Ayton,

I refer to the draft Central Coast LPS and I strongly object against it

The land owned by my company is a residential block of land in a residential area. It is certainly Not Rural nor Agriculture. It does not have any of the characteristics to be classified as Rural or Agriculture. It's less than 1 hectare in total area and it's surrounded by residential lots and it's among residential area and should remain as a Residential Zone.

I look forward to your favourable reply and thanking you.

Kind regards

George Fanous - B.Fin.Admin,FNTAA,FTI,CTA  
Managing Director

George Fanous and Associates Pty. Limited  
Public Accountants, Auditors,  
Registered Tax Agents & Chartered Tax Advisers

Tel. (02) 4627 1277

Fax. (02) 4627 1477

P O Box 331, Campbelltown NSW 2560  
21B Iolanthe St, Campbelltown NSW

The General Manager  
CCC  
PO Box 220  
Ulverstone, Tas 7315

Dear Sir/Madam

I refer to a document I received on 18/6/19 from the CCC regarding changes to the SPPs.

I am a ratepayer and have properties at 19 Esplanade, Turners Beach and 180 Harveys Road, North Motton.

This letter refers to the property, in three titles, at 180 Harveys Road, North Motton.

There are two titles to the south of Harveys Road which will be zoned Rural. The intention seems to be to zone the title to the north of Harveys Road as "Agriculture".

I believe this block should, like the other two, be zoned Rural and not Agriculture for the following reasons.

- It is right on the periphery of land zoned agriculture and is squeezed between land zoned both Agriculture and Rural.
- The block zoned Agriculture to the north has some agricultural land but the section adjoining my block is both steep, rocky and forested. It could not be used for agricultural purposes.
- My block is about 50% forested with the remaining 50% predominantly cleared. It is not, nor has it been for decades, used for agricultural purposes.
- The block is mostly very steep, too steep to use machinery on.
- It is also very rocky. The land to the east is steep and rocky and the land to the west is steep, gravelly and rocky.
- There is no way it could be joined to the block to the north as there is a steep and rocky forested area in between.
- The property is not watered which makes it completely unsuitable for agricultural pursuits. The only water available would be that collected from a rooftop. There are no buildings on the property.

It is for these reasons that I believe the title at 180 Harveys Road to the north of the road should be zoned rural and not agriculture.

Yours sincerely

Paul OHalloran

14th June 2019  
Daniel Hosemans  
12 Philip St  
Vermont Vic 3133  
dhosemans@optusnet.com.au

Central Coast Council  
19 King Edward St  
Ulverstone 7315

RE: Change of Land Zoning

Dear Sir/Madam

I recently purchased a property at 1991 Loongana Rd, Loongana. The total size of my property is 77.6 Hectares. The land is currently zoned Rural Resource which covers properties exceeding 40 Hectares in Rural Areas. In 2005 the previous owner agreed to a restrictive covenant, under the Nature Conservation Act 2002, which covered approx 40.3 Hectares, leaving 37.8 Hectares unrestricted.

Loongana Rd runs through the middle of the property (east-west), and a council road reserve (north-south) divides the northern section in half, effectively creating 3 properties divided by council roads. Each of these 3 areas has a conservation component, and an unrestricted component, creating a total of seven zones, 4 unrestricted, and 3 restricted.

Rural Resource Zoning was intended to preserve larger areas of land for current or future resource development, and limit subdivisions which could affect the future productivity of the land. The rear half of the property is steep stony ground rising between 70 and 100m in elevation from the road, making it only useful for growing trees, nothing else. The lower area nearer the river has some good soil, but less than 10Ha, insufficient for any large scale agriculture.

I am currently considering increasing the covenant area, should this application be successful, to cover the two north eastern unrestricted zones, as these are very steep, and difficult to access. This will also create a solid green band of approx 500m wide, linking the Winterbrook Falls Forest reserve, with the Leven Canyon Regional Reserve, so it will permanently be a wildlife passage between these two forests.

This will reduce the usable (resource available) land from 37.8 Hectares to 30.9 Hectares, over two separate zones (13.6Ha & 17.3Ha), well below the threshold for a Rural Resource Classification, which is supposed to be over 40Ha and undivided. Planning regulations seem to be deficient in recognising the reduction in usable land where restrictive covenants have been adopted, and that some properties, like mine, may have a total area over 40 Ha, but a usable area of well below 40Ha.



regards  
Daniel Hosemans

**BOUNDARY DESCRIPTIONS**

1. BOUNDARY FOLLOWS NORTHERN  
SIDE OF TRACK

2. BOUNDARY FOLLOWS SOUTHERN  
SIDE OF TRACK

**STATE FOREST  
CPR2239**  
GGK07

**LEGEND**

Conservation Covenant Area

Folio Boundaries FR239626-1

**Area 1**  
±4.730ha

**Area 2**  
±10.05ha

**Area 3**  
±26.34ha

**Leven River**

**SCALE**  
0m 125m 250m 500m 800m

**LOCALITY PLAN**

**STATE FOREST  
CPR2239**  
GGK07

**LEGEND**

Conservation Covenant Area

Folio Boundaries FR239626-1

**BOUNDARY DESCRIPTIONS**

1. BOUNDARY FOLLOWS NORTHERN  
SIDE OF TRACK

2. BOUNDARY FOLLOWS SOUTHERN  
SIDE OF TRACK

**STATE FOREST  
CPR2239**  
GGK07

**LEGEND**

Conservation Covenant Area

Folio Boundaries FR239626-1

**Area 1**  
±4.730ha

**Area 2**  
±10.05ha

**Area 3**  
±26.34ha

**Leven River**

**SCALE**  
0m 125m 250m 500m 800m

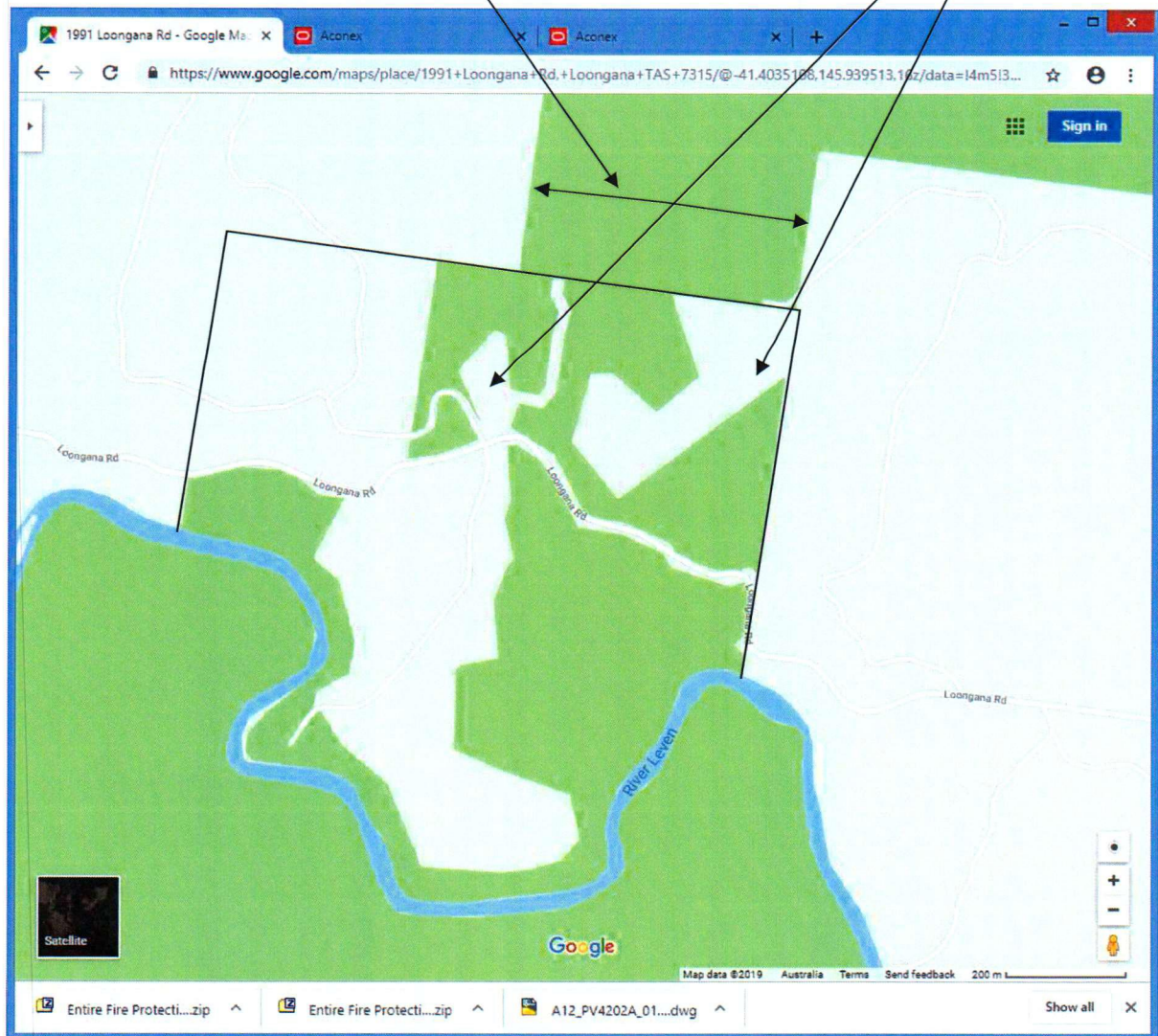
**LOCALITY PLAN**

**STATE FOREST  
CPR2239**  
GGK07



500m wide unbroken reserve, linking the Winterbrook Falls Forest Reserve, with the Leven Canyon Regional Reserve

areas proposed to add to covenant (7Ha)



10th July 2019  
Daniel Hosemans  
12 Philip St  
Vermont Vic 3133  
dhosemans@optusnet.com.au

Sandra Ayton  
Central Coast Council  
19 King Edward St  
Ulverstone 7315

RE: Additional Information for LPS2019 - (1991 Loongana Rd, Loongana)  
Change of Land Zoning from Rural Resource to Rural Living

Dear Madam,

Further to my previous correspondence regarding a request to change my zoning from Rural Resource to Rural living, given that the proposed zoning under the new planning scheme, without intervention, will be Rural, being similar to the previous allocation of Rural Resource. I request you consider the following.

Under the Rural Classification, the minimum lot size is 40Ha. I understand that this provision is to ensure that large undivided productive properties be preserved for future generations and endeavours. As I mentioned previously, my property contains a large Conservation Covenant, and road reserves, that divide my 77.6Ha property into 7 different areas. A total of 40.12Ha is the Conservation Covenant area, leaving 37.48Ha available for any productive use. Area 4, on the attached plan, is almost 6Ha, is steep, has no access, and the covenant will not allowing clearing to provide access. As this land is of no practical use either, I propose to have this added to the covenant area. It will create a wide green belt, linking the Winterbrook Falls Forest reserve, with the Leven Canyon Regional Reserve, so it will permanently be a wildlife passage between these two forests. This reduces the usable land to aprox 30Ha, divided almost exactly in half by Loongana Rd, which is well below the threshold of a single lot of 40Ha for Rural Classification.

The State Government recognises that Conservation Covenants are no longer a productive part of the existing property, and do not charge land tax on the covenant areas. Local Councils recognise that Conservation Covenants are no longer a productive part of the existing property, and do not charge council rates on the covenant areas.

Surely the Planning Authority did not intend that land that is not available for any possible productive use, now or in the future, be included in the minimum 40Ha.

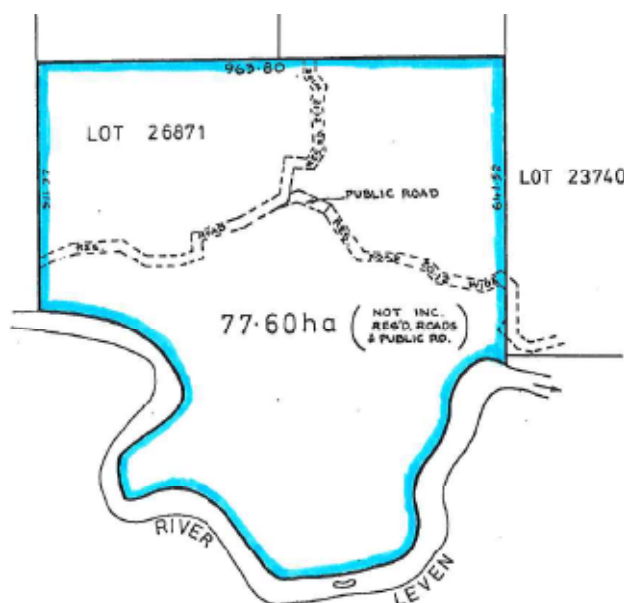
I respectfully submit, that any land covered by a Conservation Covenant, should not be taken into account, when determining land area for planning classification, and the divided configuration of my property is more suited to Rural Living rather than Rural. There are already many residential properties along Loongana Road.

My neighbour, on my northern boundary, (lot 2024), has an access issue, in that council never constructed a road on the council road reserve, which adjoins her property. This road reserve runs north-south through my property, starting at Loongana Rd, and is 300m long, crosses a creek, and is currently natural forest. As a result, she uses a road on my property for access, and refuses to sign an indemnity waiver I offered her, to temporarily resolve this problem. I have legal advice to seal off her access at my boundary, to avoid any possible legal liability. She lives off grid, and this would leave her stranded.

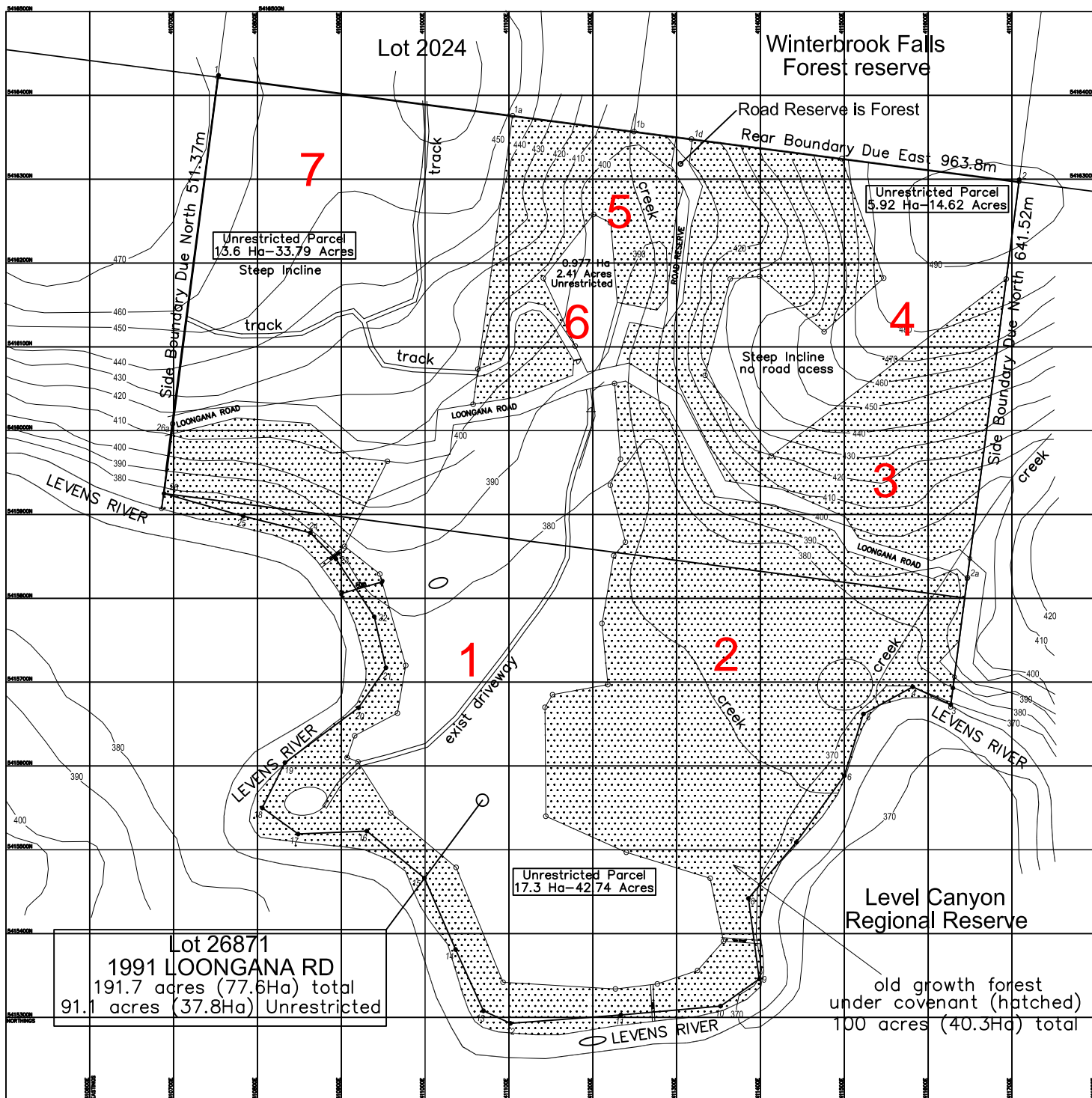
Should council see fit to grant a rezoning to Rural living, I would apply for a subdivision of aprox 10Ha, adjacent my pensioner neighbours property, also creating a right of way, as access for both her, and the new property created. I would otherwise not consider a right of way, through the middle of the land, without a subdivision to support it. Without one, my neighbour will be unable to sell her property, as I will not allow any future owners access along my roads.

Here's hoping that you find this proposal agreeable, and we can have a good outcome for my neighbour, council, myself, the environment and a newly created rateable property for the shire.

regards  
Daniel Hosemans

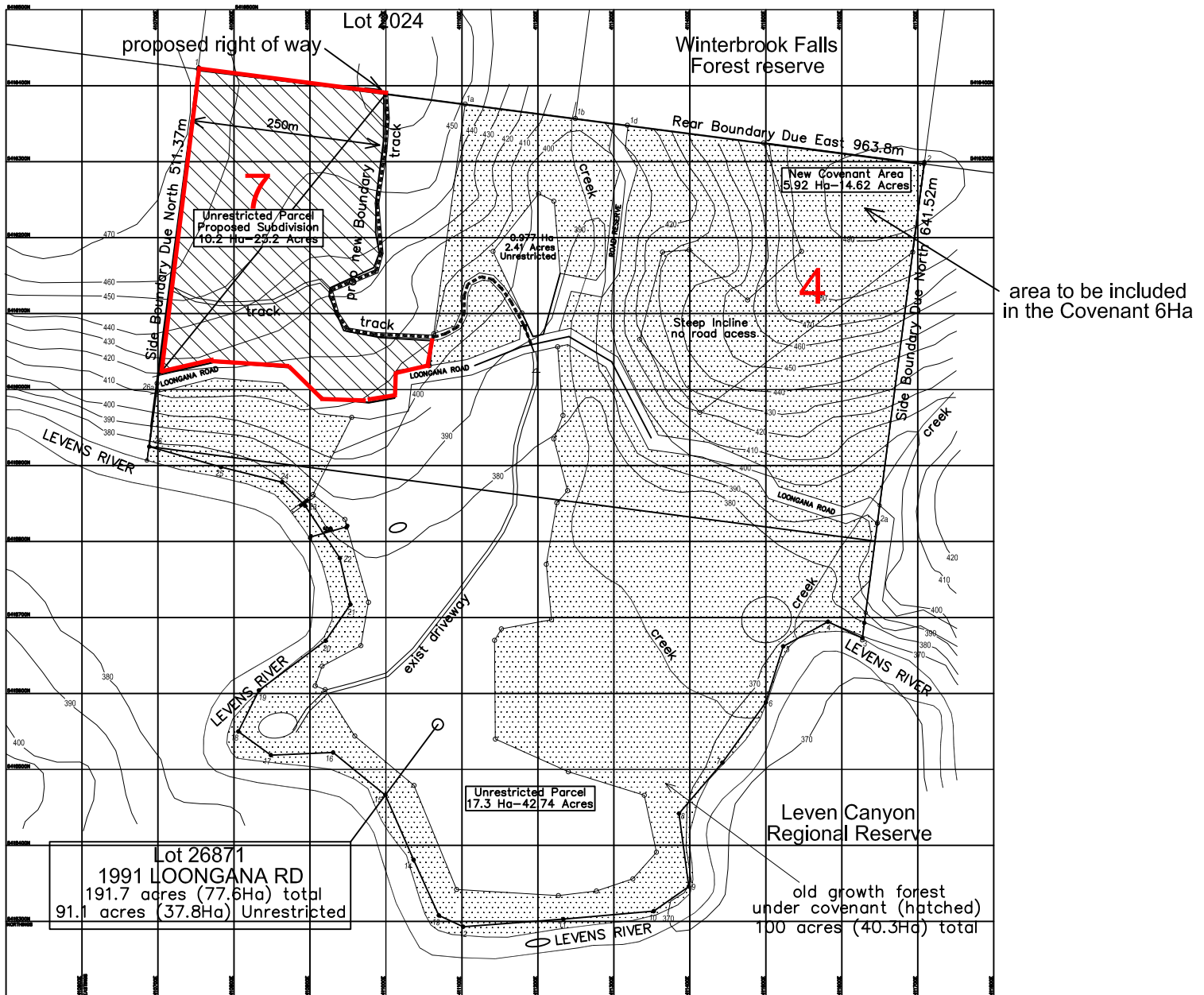






1991 LOONGANA RD - EXISTING BOUNDARIES PLAN

Area 7 is the proposed subdivision.  
Dotted line is proposed right of way.



Area 4 is inaccessible, and will be added  
to the conservation covenant.

CENTRAL COAST COUNCIL

09/07/2019

Division .....

Rec'd 12 JUL 2019

File No .....

Doc. Id .....

Ben Fielding

3 Best Street,

Upper Burnie, TAS 7320

Ref: LPS2019

Attn: General Manager, Sandra Ayton

Dear Sandra,

I have recently purchased a 27 acre block from CD & GI Fielding on Barkers Road in South Riana (title reference 101234/2, property ID 7814621). The block was purchased for lifestyle and future retirement plans with a view to build a residence down the track and retire in the country where I was raised. The block consists of approximately 10 acres pasture and 17 acres bush.

The 10 acres of pasture is dry land and does not have a water supply. This part of the land is used only by an adjoining farmer who has his own water supply for two of his own water troughs for a few cattle.

The 17 acres of bush backs onto further bush land which is owned by the State. From a conversation with Mary-Ann Edwards it is my understanding from the mapping that the bushland that my block adjoins will remain zoned as Rural Resource and not be changed to Agriculture.

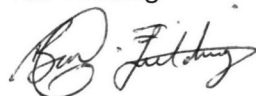
With relation to the irrigation scheme, I have sought advice and the pipeline has all gone north of my block. Due to the small acreage of cleared land even if the scheme had of run to the south I have been made aware that the water and scheme would have been no advantage to me.

I am seeking serious consideration for the block to remain zoned as Rural Resource and not be changed to Agriculture, as one day I would like the opportunity to apply to build a residence. I have signed papers at the Lawyers only a few weeks ago for the purchase on Barkers Road and one of the driving forces for purchasing was my intention to apply to build in the future.

Considering more than half of the land is untouched bush consisting of steep undulating terrain and adjoins bush land that will remain zoned as Rural Resource I would like the block zoning to remain Rural Resource.

Yours Sincerely

Ben Fielding



CENTRAL COAST COUNCIL

Division .....

Rec'd 15 JUL 2019

File No .....

Doc. Id .....

Larry & Anita Parker

463 Ironcliffe Road

Penguin Tas 7316

11/07/2019

Attn: General Manager- Draft Central Coast LPS

REF: LPS2019

Dear/Madam

We received notification of our property being re-zoned as agricultural under the new draft central coast LPS.

Zoning as agricultural should not apply to our property. Our property was annexed off farm land as it was too steep for the safe operation of tractors and other machinery. Our property is small 7.6 HA with no access to the Blythe water scheme and neighboured by other small properties.

We have also tried twice for bore water with no water on both attempts. As our property is far too steep with no water for cropping we would appreciate these factors being considered in changing our property from agricultural to a more appropriate zoning.

Yours Faithfully

Larry & Anita Parker

Handwritten signatures of Larry and Anita Parker. The signature for Larry is written above the signature for Anita.



Peter & Judy Brown

511 Ironcliffe Road

Penguin TAS 7316

06/07/2019

Attn: General Manager – Draft Central Coast LPS

Ref: LPS2019

Dear Sir/Madam

We received notification of our property being re-zoned as Agricultural under the new Draft Central Coast LPS.

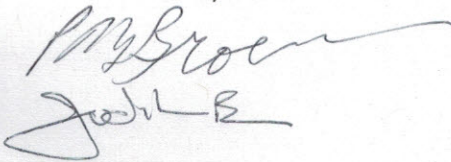
Zoning as Agricultural should not apply to our property as it simply does not have sufficient water for irrigation and cropping purposes. The water course as shown on associated mapping is dry for approx 9 months of the year and is reliant on overflow from one dam further up the water course.

Our property is a small land parcel of 9.5330ha, used as a bush block without access to the water scheme. The land itself is sited above an old Iron Stone quarry and as such is not suitable for cropping, and is neighboured by other smaller properties.

We would appreciate these factors being considered in enabling our properties listing to be changed to a more appropriate zoning under the new planning scheme.

Yours Faithfully

Peter and Judy Brown.

The block contains two handwritten signatures in black ink. The top signature is a cursive 'P. Brown' and the bottom signature is a cursive 'J. Brown'.

**Mary-Ann Edwards**

---

**From:** tasbodds tasbodds <tasbodds@bigpond.net.au>  
**Sent:** Sunday, 14 July 2019 5:12 PM  
**To:** switch  
**Cc:** Garry Carpenter  
**Subject:** Tasmanian Planning Scheme Draft Central Coast Local Provisions Schelude

To Whom It May Concern

We the undersigned wish to strongly oppose the

LPS2019 Scheme for the following properties;

Property ID 7122772

Property ID 1923683

1. Having this new classification placed upon both our titles will quite significantly reduce the value of our current assets
2. The Blythe Irrigation Scheme is currently totally used and no more allocation available, thus, placing pressure on any commercial interest being viable here.

Property Owners

David Boddan

Cindy Boddan

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 15 JUL 2019

Application No: LPS .....

Doc. Id: 328563 .....

## Mary-Ann Edwards

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**From:** tasbodds tasbodds <tasbodds@bigpond.net.au>  
**Sent:** Tuesday, 6 August 2019 10:16 PM  
**To:** switch  
**Cc:** cesigji1322@gmail.com  
**Subject:** Tasmanian Planning Draft Central Coast Provisions Schelude Submission

To Whom It May Concern

Property ID 7122772 - 32 Deviation Road Penguin 7316 (Prime Residence)  
Property ID 1923683 - 28 Warren Drive Penguin 7316 (Block of Land)

We wish to expand on our submission regarding the reclassification of our properties.

We have attended meetings, and reviewed what information was provided, as well as pursuing factual reference and believe we now have a better understanding on the LPS 2019 and wish to request that our properties be zoned Rural and not Agriculture, and our reasons are as below;

Prime Residence;

1. A small percentage of this property is grazing land and the remaining is comprised of a shallow depth ground to a gravel seam, to which has impacted on any structures building procedures we have carried out over the years to meet required codes. Scrub lands with a natural water causeway, making up an even larger portion.
2. Driveway and topography of the land doesn't even allow us to utilise the towns sewerage thus on septic.
3. Surrounded on our Eastern and Southern borders by residential and Rural Living A.
4. No availability to the Blythe water scheme, due to this being full taken up, therefore, not commercially/financially viable for any agricultural ventures, nor to support itself should it be added to the only western bordering property.

Block of Land

1. Borders residential on northern and eastern borders, which have full services eg, kerbside collection, footpaths, power and water
2. Cannot access the Blythe Water Scheme, due to reason stated above.
3. A section is grazing land and the remaining land is of shallow depth in the ground to a gravel seam, with scrub land and a natural water causeway, both properties have similar topography as they join each other north/south.
4. For our points above thus rendering this small holding, to only be of a lifestyle and not of an agricultural venture, even if added to a small holding to our west, to which it will never benefit it as agriculture status as per LPS 2019

Request that you review our submission and thanking you for your consideration in this important matter

David Boddan  
Cindy Boddan  
Property Owners  
06/08/2019

### CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 06 AUG 2019

Application No: .....LPS.....

Doc. Id .....330960.....



CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

393 Wilmot Road  
FORTH TAS 7310

Received: - 8 JUL 2019

8 July 2019

Application No: LPS2019

Doc. Id .....

Ms S Ayton  
General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315

Dear Ms Ayton

Re: Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule

Your letter dated 18 June notified us of the proposed re-zoning of our property at 393 Wilmot Road, Forth (Ref No LPS2019). This re-zoning indicates we will be moved from Rural Resource to Agriculture.

Another letter dated 25 June notified us there had been a rezoning error indicating our land is currently zoned Environmental Management and will remain Environmental Management.

On seeking clarification I met with your Land Use Planning Group Leader, Mary-Ann Edwards as to the meaning of Environmental Management. It came to light that this zoning is not appropriate for our property.

The house, our residence, is well in excess of 100 years old, the one and a quarter acre block is Private Property with Riparian Rights.

I would like to propose that 393 Wilmot Road, Forth be zoned Agriculture in line with surrounding properties.

Yours sincerely



PETER NEEDHAM  
On behalf of PR & E Needham  
Property Owners



## Mary-Ann Edwards

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**From:** Colin Vercoe <colinvercoe@netspace.net.au>  
**Sent:** Sunday, 21 July 2019 10:47 AM  
**To:** switch  
**Subject:** Planning Scheme changes

Sandra Ayton  
General Manager  
Central Coast Council

Ref: LPS2019

Dear Sandra



We are writing in response to your letter dated 3 July 2019 referring to the TPS Draft Provisions Schedule of the Central Coast Council.

Currently our property at 319 Raymond Road, Gunns Plains is zoned Environmental Management.

We find the new definition of EM is too restrictive for domestic and agricultural activities - and request that the zoning of our property be changed to **Rural**.

**Our property already has in place a covenant on the Viminalis forest (approx 20ha), as this is recognised for its ecological uniqueness and is adequately protected under the CAR reserve system.**

The remaining areas not covered by the covenant (approx 10ha) where the dwelling and farm buildings are sited, are on cleared paddocks which are productive and have further potential for rural pursuits in the future.

Under the new definition of Environmental Management we feel this could limit and negatively impact on the future potential of our property, and therefore request your consideration in changing our property zoning to Rural.

Having spoken with your Land Use Planning Group Leader, Mary-Ann Edwards on this matter, we believe the Council to be supportive of this change.

We would be grateful if you could acknowledge receipt of this letter and and look forward to your positive response regarding the zoning. Please contact us at any time if you require further information.

Yours sincerely  
Colin and Julie Vercoe.

5 August 2019

The General Manager

Central Coast Council

PO Box 220

Ulverstone TAS 7315

[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

CENTRAL COAST COUNCIL

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

Dear Sandra

**RE Tasmania Planning Scheme - Draft Central Coast Local Provisions Schedule (LPS) Zones**

Further to your letter dated 3 July 2019 (Reference LPS2019), I would like to make a representation for a property I own at 20 Lees Road, Gawler.

The property is title reference 104223/1 and PID 7787387 and comprises a beef grazing property of 27.95 hectares.

I would like to make representation for my property to be Zoned Rural instead of the current proposed zoning for it to be rezoned to Agriculture Zone.

My reasons are that this is more applicable in regards to the proposed planning scheme guidelines as outlined in the Draft Central Coast Local Provisions Schedule.

I do not consider my land has the qualities to be zoned Agriculture.

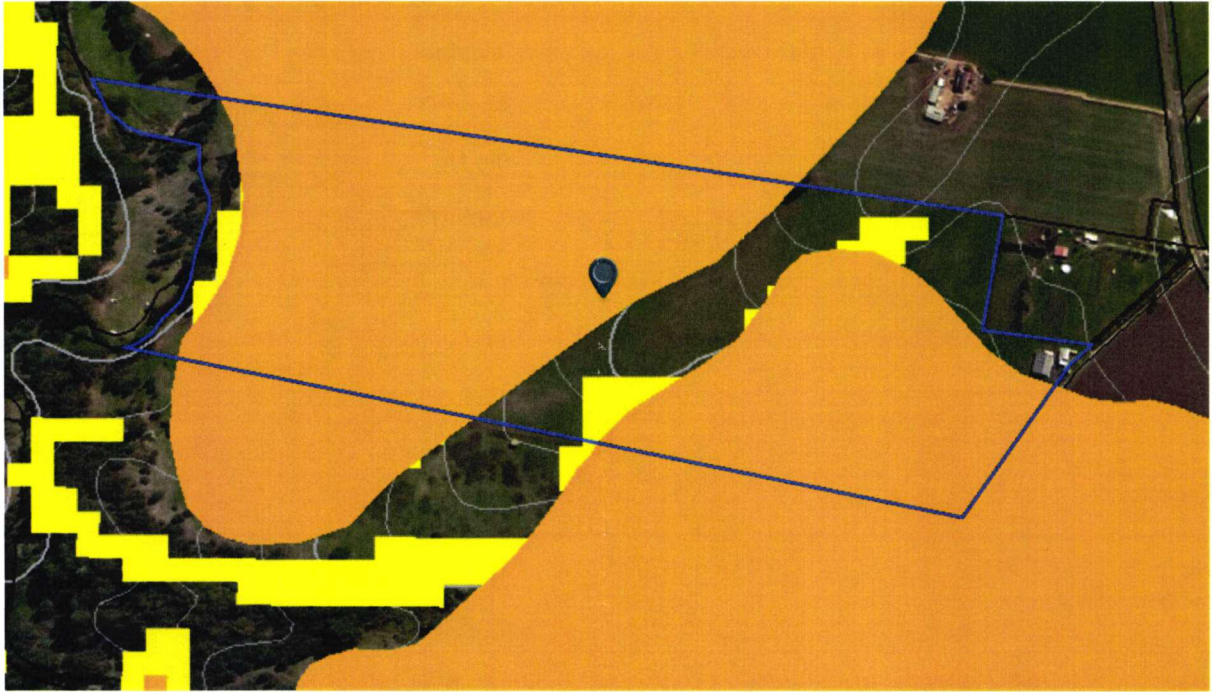
My land is similar to land immediately adjoining to south and west which I notice are proposed to be zoned Rural.

My property is a steep sloping lot that has a fall off of 130 metres from the northern section of the property to Gawler River on the western boundary. ie 180 Metres falling down steeply to 50 metres at the Gawler River.

Access to the western section of the property is via either 4 wheel drive tractor, or quad bike or by foot in winter months and 4 wheel drive ute in summer months.

More than 50% of the property is within Land Classification classes 4 & 5 under the Land Capability guideline maps.

The majority of the property is within the landslip area as enclosed below:



I consider these factors would make my property more applicable to be zoned Rural instead of the current proposed Agriculture Zone.

Hopefully these factors can be taken into account in the review period of this Central Coast LPS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Johnston'.

David Johnston

Jamie and Natalie Clarke  
1610 Pine Road  
South Riana Tas 7316

5 August 2019

The General Manger  
Sandra Ayton  
Central Coast Council  
19 King Street  
**ULVERSTONE TAS 7315**

**Attention: General Manager – Draft Central Coast LPS**

REF: LPS2019

Dear Ms Ayton,

RE: Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule – Representation

Please accept this as our representation in relation to our property at 1608 Pine Road, South Riana. We are joint owners of this property and have been for some 18 years.

The property at 1608 Pine Road is a small parcel of land of just over 1 ha. It had a home on it some 20 years ago that was destroyed in a fire prior to our ownership. It is proposed that this parcel of land be rezoned to “Agriculture”.

We hereby request that this be reconsidered and have the parcel remain as “Rural”.

The parcel was purchased with the intention of building a new home for one of our daughters (currently they are of high school age). The property is currently used for cattle grazing. It has access from Pine Road and a bore pump remains on the property otherwise it remains vacant.

The parcel is too small to sustain an agriculture business and does not have access to the Blythe irrigation service. It is currently being utilised in our farming activities at 1610 Pine Road but we would like it to remain a separate title, zoned as rural so that it can be used for a home. It is also being utilised as an investment tool and a change in the zone would devalue the asset because it cannot sustain an agriculture business due to the small size and a change would eliminate the possibility of building a home on the property. This would make the parcel unsellable.

We have maintained the property, kept the title separate and paid the associated council rates with the belief that we could build a home at some time. The current zoning of “Rural” also leaves options open for use of the property in the future for other options that require a rural location for operation purposes (ie domestic animal breeding, boarding and training etc).

The actual land has not changed and the quality of the soil remains the same therefore, a change in zone seems to be unreasonable.



Your consideration to this request is greatly appreciated. If you would like to discuss this any further, we can be contacted at the above address or by phoning 0407 224 466 or 0407 812 860.

Regards,

*J L Clarke*

*N J Clarke*

Jamie and Natalie Clarke

Jamie and Natalie Clarke  
1610 Pine Road  
South Riana Tas 7316

5 August 2019

The General Manger  
Sandra Ayton  
Central Coast Council  
19 King Street  
**ULVERSTONE TAS 7315**

**Attention: General Manager – Draft Central Coast LPS**

REF: LPS2019

Dear Ms Ayton,

RE: Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule – Representation

Please accept this as our representation in relation to our property at 1610 Pine Road, South Riana. We are joint owners of this property and have been for some 18 years. We reside on the property in a home that be built some 15 years ago. The property is almost 17 ha with the home, shed, dams, creeks and fencing. It is used for rural living purposes including, a small herd of cattle and sheep. It does not have access to the Blythe Irrigation Scheme and is currently within the rural zone.

It is proposed that this property be changed to agriculture. We disagree with this change. The land and soil quality have not changed since the approval to build the house and could not sustain an independent agriculture enterprise. Over the years we have attempted agriculture enterprises such as cropping however, due to the small size of the property it is not an ongoing sustainable option, financially or environmentally. The Zone of Rural does however, leave options open for sustainable enterprises (in addition to agriculture use) that requires a rural location.

We hereby request that this proposal be reconsidered and have the parcel remain as “Rural”. A parcel of land near to our property is proposed to remain as rural that is of a good quality of soil that is now a forestry plantation. That was previously a dairy farm and has better agriculture enterprise qualities.

Your consideration to this request is greatly appreciated. If you would like to discuss this any further, we can be contacted at the above address or by phoning 0407 224 466 or 0407 821 860.

Regards,

*J L Clarke*

*N J Clarke*

Jamie and Natalie Clarke

D R Chalmers and R Greiner  
121 Cullens Road, South Preston TAS 7315

3 August 2019

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

Dear Sir/Madam,

**Representation Re: Proposed Zoning under new state-wide Tasmanian Planning Scheme**

This representation concerns **our property at 121 Cullens Road, South Preston**, comprising titles **PID 1630514** and **PID 6990586**, as shown in Attachment 1.

Our property is proposed to be zoned "Agriculture". The representation advocates that the property be zoned "Rural".

We wish to advise that the property is not suitable for zoning "Agriculture" as it does not meet the Zone Application Guidelines AZ1, AZ2 and AZ3. Our land has significant limitations in soil productivity due to steep topography in many places, high altitude (the house is at 530m above sea level), regional and soil characteristics (extensive areas of very rocky soils where even tractor access is difficult), lack of availability of water resources (the springs only support stock water dams), while flatter and lower-lying areas in the north-eastern parts of the property are prone to water logging and inaccessible for much of the year.

The limited agricultural potential is demonstrated in approximately one third of the property (along the western and southern boundaries) being covered by native vegetation including mountain forest and high-country tussock-grass pastures. The limited agriculture potential is also evident from the surrounding land uses: We are 95% surrounded by conservation and plantation forests.

The property can be classified as a marginal grazing property, only suitable for sheep and beef cattle grazing. We leased one paddock to an experienced farmer for the production of potatoes last season to explore the land's agricultural potential. The crop proved unprofitable. With only approx. 55 ha of usable grazing land, and the need to produce hay and silage for handfeeding of animals during winter (we get snow!), the property is not able of carrying more than 40 cows and followers. This modest scale of production means that the property cannot generate a family income from agriculture. Consequently, we have plans to establish an agri-forestry enterprise (niche timbers) on some of the currently unproductive land for long-term income. We are also hoping to diversify into a farm-based tourism enterprise to supplement the family income in the short to medium term.

Using Zoning Application Guidelines RZ2 and RZ3 (a) and (b), we suggest our property should be considered for inclusion under the "Rural" Zone (Zone 20) in the proposed State-wide Tasmanian Planning Scheme—indeed it is currently zoned "rural". Zone 20 would appear the most suitable as

the land has only limited potential for agricultural use due to topography and geology, factors limiting soil productivity, and due to limited water availability.

In summary, applying Guideline AZ6(e), the Agriculture Zone is not appropriate for the property:

- As can be ascertained from ListMAP (Appendix 1), our property is 95% surrounded by native (conservation) or production forest. The land is very steep in places and retains over 30% native vegetation cover.
- Primary agricultural land use is limited to sheep or cattle grazing and the scale of animal production on the land is not capable of generating a living for a family.
- The only way to make our small property a profitable property in the short to medium term would be to diversify into on-farm tourism. Establishing an agroforestry operation may produce income in decades from now.

The critical impediments to Agricultural land use include:

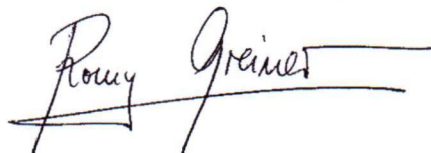
- extensive bushland areas on steep areas unsuitable for agriculture or grazing,
- extensive rocky areas unsuitable for agriculture
- extensive boggy areas unsuitable for agriculture
- insufficient water resources to support agricultural development
- short growing season due to high altitude

We therefore ask that both titles of our property be included in Zone 20 "Rural Zone".

Yours sincerely,



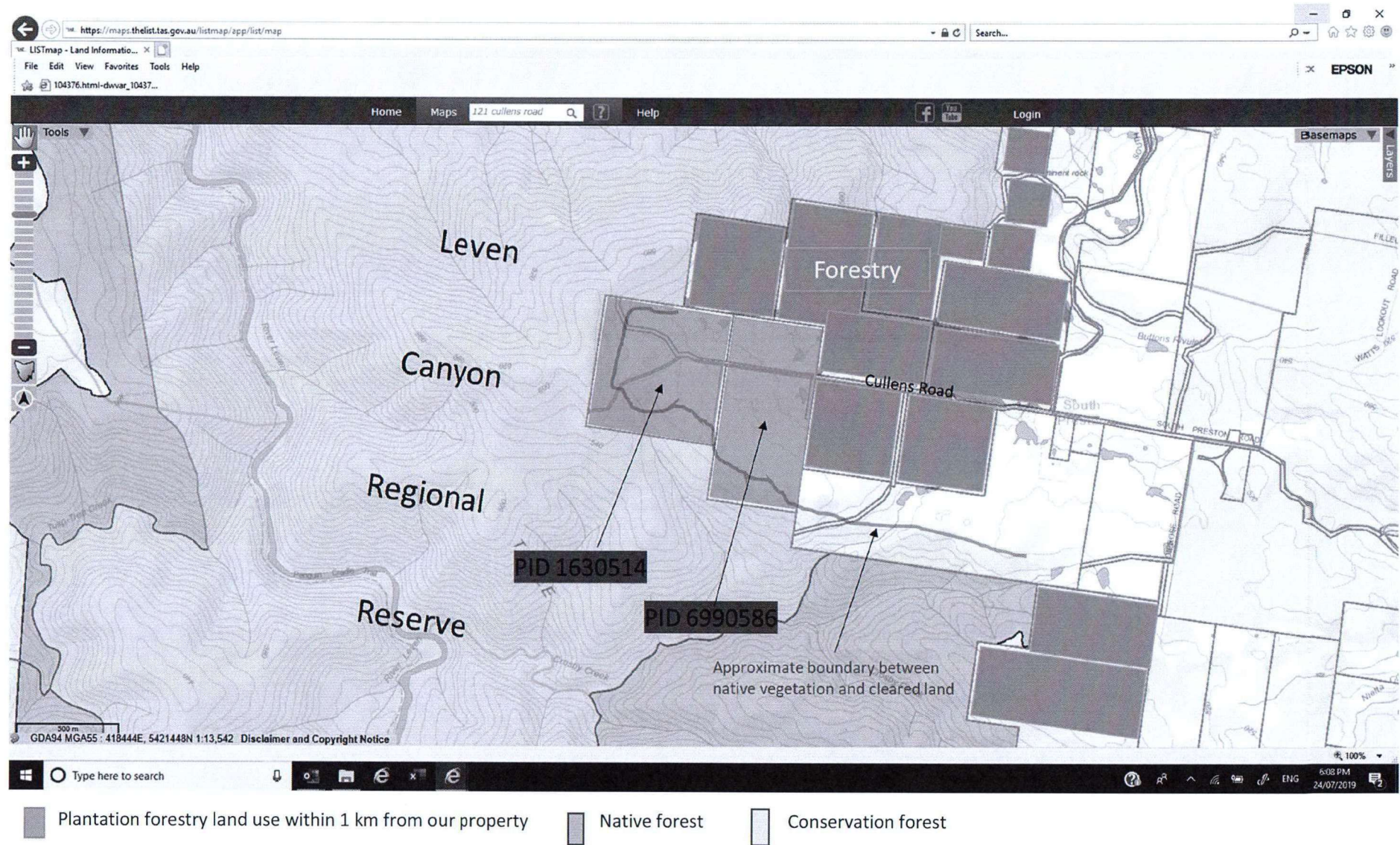
Duncan Chalmers



Romy Greiner



Attachment 1: Location map of property 121 Cullens Road, South Preston, showing titles, surrounding properties and land use, elevation and topography





20 July 2019

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

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 23 JUL 2019

Application No: .....

Doc. Id .....

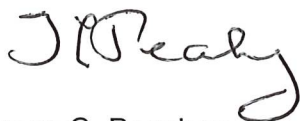
I am the registered proprietor of the parcel of land reference Volume 229072 Folio 1 at Copper King Rd, Cuprona. This land is currently zoned "Vacant Residential"; under the Draft Central Coast Local Provisions Schedule it is shown as "Agricultural". I request that the Council change this zoning to "Rural".

At least in living memory, the land has never been used for agriculture. The land is entirely covered with native vegetation as can be seen in the attached satellite image (Attachment 1). All except a small portion is quite steep and impossible to use for cropping or even grazing. The only sustainable agriculture I can envisage is clearing the current vegetation followed by tree plantations.

This land adjoins other land proposed in the DCCLPS as "Rural" so changing the proposed zoning will not create an isolated zone.

Also attached is a more detailed report from Michael Tempest and Astrid Ketelaar, natural resource management consultants at AK Consultants, supporting my contention that "Agriculture" is not a suitable classification for the land in question.

This is a beautiful wooded property, a home for much Australian wildlife. I wish to preserve this.



Thomas C. Peachey  
41 Valley Crescent, Glenroy Victoria 3046  
Tel: 0449969238  
email: tcp.free@gmail.com

CENTRAL COAST COUNCIL

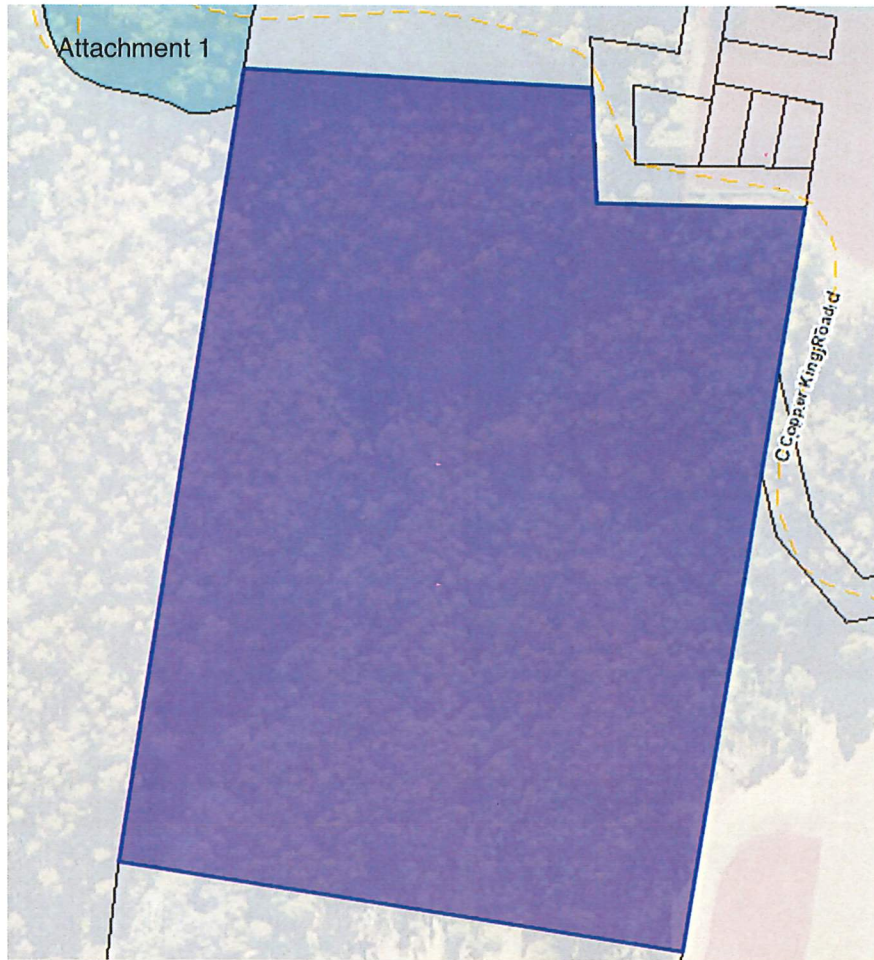
DEVELOPMENT & REGULATORY SERVICES

Received: 23 JUL 2019

Application No: .....

Doc. Id .....

Attachment 1



Mr Tom Peachey  
41 Valley Rd  
Glenroy, VIC 3046

19<sup>th</sup> July 2019

Dear Tom,



**Proposed New Zoning of CT 229072/1 at Copper King Rd, Cuprona**  
**under the Draft Central Coast Local Provision Schedule.**

We have considered your land at Copper King Rd (CT 229072/1) against the *Application of Zones Guidelines* published by the State Government to assist Councils with delineating Planning Zones as part of their Local Provision Schedule (LPS) of the Tasmanian Planning Scheme. Under the Draft LPS for Central Coast Council your land is proposed to be zone 'Agriculture'. However, based on the characteristics of the land and its limited agricultural potential we are of the opinion that in this instance this proposed Zone is not suitable for the land; a more appropriate zone under the new Planning Scheme would be 'Rural'. We have detailed our reasoning below.

Currently, under the Central Coast Interim Planning Scheme the title is zoned 'Rural Resource'. One of the key changes between the Interim Planning Scheme and the New Planning Scheme is that the 'Rural Resource' Zone is being split into two new zones. The 'Agriculture' zone and the 'Rural' Zone. The purpose statements for each zone are:

**Agriculture Zone:**

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
  - a) Conflict with or interference from non-agricultural uses;
  - b) Non-agricultural use or development that precludes the return of the land to agricultural use; and
  - c) Use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

**Rural Zone:**

- To provide for a range of use or development in a rural location:
  - a) Where agricultural use is limited or marginal due to topographical, environmental or site or regional characteristics;
  - b) That requires a rural location for operational reasons;
  - c) Is compatible with agricultural use if occurring on agricultural land;
  - d) Minimises adverse impacts on surrounding uses.



- To minimise conversion of agricultural land for non-agricultural uses.
- To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

To assist Councils with segregating the two new zones the Department of Justice completed the *Agricultural Land Mapping Project* (ALMP). This project essentially undertook a constraints analysis of the Tasmanian agricultural estate.

The constraints analysis that was utilised in the ALMP was not designed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land, as it was perceived to not be feasible to develop a model at the state-wide scale that could incorporate all factors of each individual title that need to be considered. Instead it was based on a generic set of rules which provide Councils with a spatial layer to utilise, to identify areas for further investigation that could be potentially constrained.

The core output of the ALMP is the *Land Potentially Suitable for Agriculture* GIS Layer. This tool provides a constraints class for all titles that were deemed suitable to be included in the Agriculture Zone based on the assessment parameters developed in the ALMP. The constraints classes are listed in table 1.

**Table 1. Constraints Classes of Land Potentially Suitable for Agriculture Layer (from ALMP 2016)**

Constraints Class	Description of Titles
<b>Unconstrained</b>	<ul style="list-style-type: none"> <li>• An area greater than an identified ag enterprise size threshold.</li> <li>• An area less than an identified ag enterprise threshold but adjoins another title with a greater than size and has a capital value of &lt;\$50,000/ha.</li> </ul>
<b>Potentially Constrained 2A</b>	An area less than the identified ag enterprise thresholds A capital value of >\$50,00/ha. Not adjoining a residential zone.
<b>Potentially Constrained 2B</b>	An area less than the identified ag enterprise thresholds. A capital value of <\$50,000/ha. Does not adjoin a title with an area greater than identified ag enterprise thresholds.
<b>Potentially Constrained 3</b>	An area less than the identified ag enterprise thresholds. Adjoining a residential zone.

In the ALMP, five agricultural enterprise clusters were identified (Table 2). The clusters are based on Enterprise Suitability Mapping that has been developed by the State Government. For each enterprise cluster a minimum operating area was defined.

**Table 2. Enterprise clusters and minimum title sizes (from ALMP 2016).**

Cluster	Title Size	Access to Irrigation
ES1 – Irrigated Perennial Horticulture	10ha	Yes
ES2 – Vegetable Production	25ha	Yes
ES3 – Irrigated Grazing (Dairy)	40ha	Yes
ES4 – Broadacre – Cropping and Livestock	133ha	No
ES5 – Broadacre – Dryland Pastoral	333ha	No

For titles to be considered potentially suitable for ES1, ES2 or ES3 they also needed to have access to an irrigation supply. The ALMP developed a conservative method to determine if there was potential access to irrigation resources. A 3km buffer was provided for around existing water allocations, functional bores (flow rate >10l/sec) and major watercourses. The methodology also considered topography to determine if pumping would likely be economically viable. This conservative method has contributed to many titles being mapped as potentially suitable for ES1, ES2 or ES3, however, local scale assessment might determine that there is actually little to no potential for water resources, which could then impact on their potential for consideration for the Agricultural Zone.

In this instance, the analysis tool would have identified that the subject title was more than 1ha, adjacent to a title with agricultural characteristics that would meet at least one of the enterprise cluster characteristics and has a capital value of <\$50,000 (because there is no existing dwelling). These characteristics would have resulted in the title being classified as 'unconstrained'.

However, this analysis does not specifically consider the individual characteristics of this title and how this limits its potential to be farmed in conjunction with the adjacent agricultural land. The subject title is approximately 11.4ha in area and is steeply sloped with a north westerly aspect. The south eastern corner sits at 220m above sea level (ASL), while the north western corner sits at 120m ASL.

There are four unnamed tributaries of the Blythe River located on the title, which converge in the north west of the title and flow north west to the Blythe River. The title is also entirely covered in native vegetation. TasVeg 3.0 maps the vegetation as 8.7ha of *Eucalyptus obliqua* dry forest (DOB), 1.5ha as Broad-leaf scrub (SBR), 1ha as *Eucalyptus obliqua* wet forest (WOU) and 0.2ha as agricultural land (FAG). None of these vegetation communities are mapped as threatened communities under the *Nature Conservation Act 2002*. There are no records of any threatened flora or fauna species associated with the title (the LIST).

Published Land Capability at a scale of 1:100,000 maps the subject title as predominately Class 6 land (9.7ha), with the balance mapped as Class 4 land (1.7ha) (Moreton 1999). Class 6 land is defined on The LIST as; land that is marginally suitable for grazing due to severe limitations. While Class 4 land is described as land well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops.

The adjacent agricultural land to the east where cropping occurs is mapped as Class 3 land. Class 3 Land is Prime Agricultural Land as defined under the Protection of Agricultural Land Policy 2009 (PAL Policy) and is suitable for intensive agricultural activities (cropping). Historic google imagery indicates that the adjacent Class 3 land is regularly utilised for cropping. Based on the poor Land Capability class of the majority of the subject title, compared to the good Land Capability Class of the adjacent agricultural land, it is our opinion that it is highly unlikely that the subject title would be farmed in conjunction with the adjacent agricultural land because the subject title would add no value to the type of agriculture that occurs on the adjacent land.

The title is within the Dial Blythe Irrigation District. However, the characteristics of the land indicate that the land is not suitable to be utilised for irrigation.

The adjacent land to the west is owned by Sustainable Timbers Tasmania and is proposed to be zoned 'Rural' in the new Planning Scheme.

The agricultural potential of the subject title is considered to be negligible and it is highly unlikely that this land would ever but utilised for an agricultural enterprise either on its own or in conjunction with adjacent land. Based on Zoned Application Guideline 1, 2, 3a & 3b of the Rural Zone this title is more suited to being zoned 'Rural' rather than 'Agriculture' under the new Planning Scheme. Furthermore, while the title is within an irrigation district, there is no potential to utilise the land for irrigation. With the adjacent land to the west destined for the 'Rural' zone, zoning the subject title 'Rural' as well will not result in spot zoning or zoning fragmentation.

Kind Regards,



**Michael Tempest**

Natural Resource Management Consultant

Ph: 6334 1033

Mbl: 0467 452 155

Email: [michael@akconsultants.com.au](mailto:michael@akconsultants.com.au)

Web: [www.akconsultants.com.au](http://www.akconsultants.com.au)



**Astrid Ketelaar**

Natural Resource Management Consultant

Member Ag Institute of Australia (formerly AIAST)

Ph: 6334 1033

Mbl: 0407 872 743

Email: [astrid@akconsultants.com.au](mailto:astrid@akconsultants.com.au)

Web: [www.akconsultants.com.au](http://www.akconsultants.com.au)



## REFERENCES

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Central Coast Council (2013). *West Tamar Interim Planning Scheme*.

Central Coast Council (2019) Draft Local Provisions Schedule. Available at:

<http://www.centralcoast.tas.gov.au/draft-central-coast-lps/>

Department of Justice (2017). *Section 8A Guidelines – Application of Zones and Codes Guidelines*.  
Tasmanian Government

DPIPWE. (2013). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. Department of  
Primary Industries, Parks, Water and Environment.

Moreton. R.M. (1999). *Land Capability Survey – Inglis Report*. Tasmania, Australia: Department of  
Primary Industries, Water and Environment.



Sm & AA Swain

28 CLUAN CRES.

ULVERSTONE.

RE. BLOCK OF LAND. MOTTS RD. PROP. ID. 7878377. UNDER  $\frac{1}{2}$  ACRE.

DEAR JAN.

WE WOULD HAVE LIKED TO BUILD OUR RETIREMENT HOME ON IT, BUT AT THE MOMENT THAT IS NOT POSSIBLE, I HAVE A SMALL PONY ON IT AT THE MOMENT KEEPING GRASS DOWN, WE HAD POWER PUT ON AS WELL AS WATER TANK. PLEASE FIND ENCLOSED A LAND CAPABILITY ASSESSMENT REPORT AGRONICO PTY LTD. BY PREVIOUS OWNER; LAND HAS NOT CHANGED. THERE ARE HOMES WITHIN 50 METRES OF OUR BLOCK. THE GROUND WAS DETERMINED TO NO MORE THAN CLASS 2 BY AGRONICO. JAN ONE MORE CONCERN FARMING LAND IS SELLING FOR AROUND \$6500 AN ACRE, BEING AS WE HAVE  $\frac{1}{2}$  AN ACRE HOW MUCH IS OUR BLOCK WORTH, ON PAPER OUR RATES SAY IT IS \$47,000. IF OUR BLOCK IS REZONED AGAIN WE WILL HAVE LAND WORTH NOTHING; AT PRESENT WE MAY BE ABLE TO BUILD. STIPULATIONS WERE 20 MTR FROM FRONT FENCE 10 MTR FROM BACK & 10 MTR FROM EACH SIDE; THE HOME WOULD BE AROUND 5 MTR x 15 MTR NOT MUCH OF A HOME. HOPING YOU CAN HELP US MAKE SOME SENSE OF IT ALL. THINGS ARE TO CHANGE ON 7<sup>th</sup> AUGUST.

YOURS. SINCERLEY

STEPHEN & ALEXIS SWAIN.

PH. 0418 142 400

CENTRAL COAST COUNCIL

Division .....

Rec'd 01 AUG 2019

File No .....

Doc. Id .....



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**AGRONICO** PTY  
LTD

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ABN 95 097 033 764

*"Quality Independent Agronomy Advice and Research"*

## **Land Capability Assessment Report**

for

E. & J. Litchfield  
(Lachel Investments Pty Ltd)

Property ID 7878377  
Title Reference 76225/1  
Motts Road, Gawler.

Prepared by

Stephen Ives  
BAGSc (Hons) MAIAST

File No:- LCA-03021  
December 03

## 1. Introduction

The range and intensity of activity land is capable of sustaining before degradation is referred to as land capability (Sprod, 1999). Land capability assessment takes into account biophysical features such as geology, soils and slope, as well as other factors including land management practices. The end result is a grading of land for **broad scale** agricultural uses (Grose, 1999).

This land capability assessment report for land situated at Motts Road, Gawler, was prepared in accordance with the State policy on the protection of Agricultural Land 2000, clauses 7A.1 and 7A.2.2 of the Central Coast S.46 Planning Scheme No. 1 of 1993 (incorporating Amendment 2/99) and the Land Capability Handbook (Grose, 1999).

## 2. Site Details

The certificate of title volume 76225 folio 1 for the land in question shows the area of land to be 2 roods and 12.8 perches which equates to approximately 2300m<sup>2</sup> (Refer to Appendix A for block plan). It is situated on Motts Road, approximately 100m from Top Gawler Road as shown in Figure 1.



Figure 1. Portion of 1:25 000 Tasmap Kindred 4243(not to scale)



The land is approximately 260m above sea level and slopes gently downward to the north, west and east from a slight crest in the centre of the block. There currently exists a row of approximately 8m wide x 15m high evergreen trees along the east boundary, as well as a row of 4m wide x 6m high evergreen trees on both west and south boundaries. Existing vegetation cover is introduced and native pasture species and broad leaf weeds.

The soil profile consists of gradational red brown clay loam topsoil (A Horizon) with good structure and red brown medium clay (B Horizon) at depth, overlaying tertiary basalt. Although the grass height at the time of the survey made it difficult to fully assess stone cover, scattered stones of diameter greater than 200mm were observed across the site.

There is an existing home within 50m of the east boundary and another one within 50m of the north boundary. There is also an irrigation dam within 40m of the north boundary.

### 3. Land Capability Assessment

The land capability survey of the Forth Region (Forth Report - Moreton & Grose, 1997) at a scale of 1:100 000 depicted the land in Motts Road as predominantly class 2. However, closer examination of the site at field level revealed various limitations, downgrading the site to class 4.

The main limitation to agricultural activity observed was soil, in the form of exposed bedrock and soil profile stone on the western end of the block. Refer to Plates 1 to 7.



*Plate 1. Exposed Bedrock*





*Plate 2. Exposed Bedrock*



*Plate 3. Exposed Bedrock*



*Plate 4. Exposed Bedrock*



*Plate 5. Exposed Bedrock*





*Plate 6. Exposed Bedrock*



*Plate 7. Exposed Bedrock*



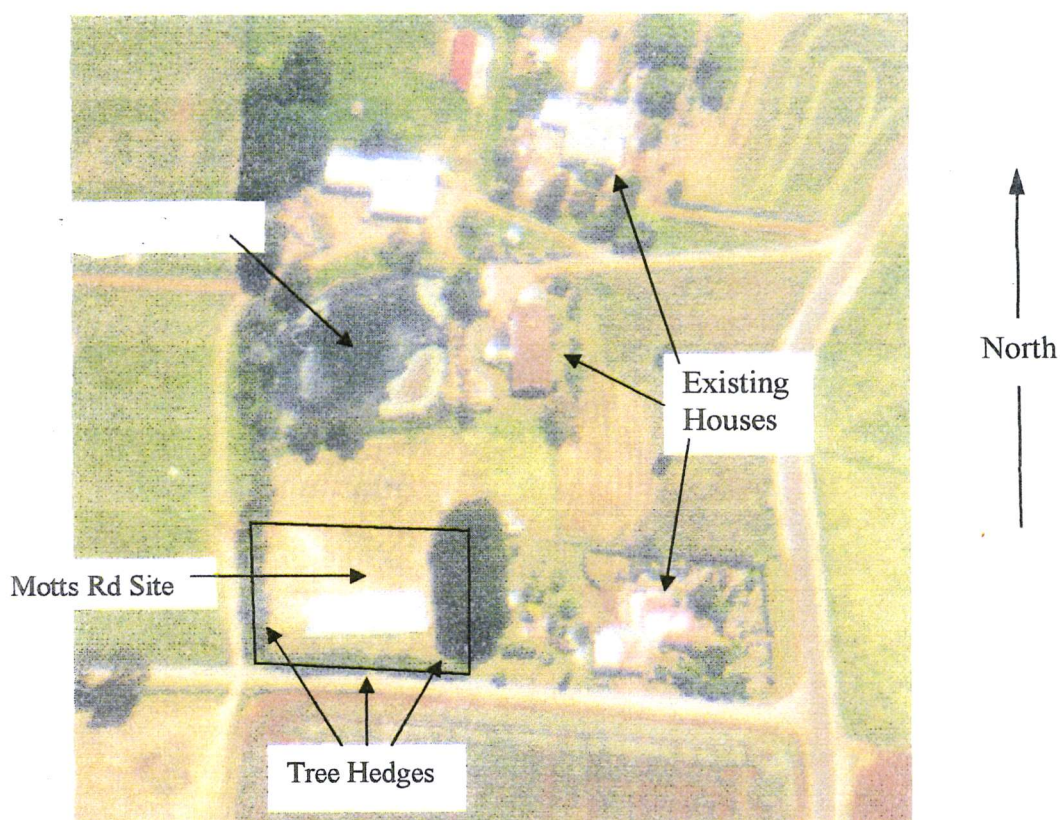
The number, formation and size of the rock outcrops indicate that profile stone affects a minimum of 10% of the site. In accordance with the coarse fragment and rock outcrop table on page 30 of the Land Capability Handbook (Grose, 1999), **an abundance of 10 - 20% boulders and rock outcrop** (size greater than 600mm) is equated with **class 4**. Although more a management issue, another limitation to agricultural production on this site is lack of access to suitable irrigation water. Table 1 displays the land capability assessment for the site at Motts Road.

*Table 1. Land Capability Assessment*

Class	Major Limitation	Description
4s	Soil	Clay loam topsoil with medium clay subsoil. Crest with minor slope. Exposed bedrock and profile boulders with an abundance of 10 - 20%.

#### 4. Impact of Potential Development on Adjacent Agricultural Land

The general features of the site described earlier in this report including topography, location of water catchments, neighbouring dwellings and buffers created by natural features are shown in Plates 8, 9 and 10.



*Plate 8. Part of Tasmap Aerial Photo dated 4.12.2000. (not to scale)*





*Plate 9. Looking North to Dam (note exposed bedrock)*



*Plate 10. Tree hedges on east and south boundaries*

The only areas of land that could be potentially developed for **broad scale** agriculture would be to the west of the site and over the road (Motts Road) to the south. Based upon site observations and the above aerial photograph, a **residential development** would have **minimal impact** on the **agricultural development potential** of the **adjacent land**. Furthermore, any potential impact would be no more than currently exists with regard to the adjacent houses and dam. This includes the current code of practice for minimum standards for ground and aerial spraying applications issued by the Department of Primary Industries, Water and Environment.



The impact of any residential development would be further minimised by the natural buffer provided by the existing tree hedges along both west and south boundaries. Also, the **potential agricultural activities** undertaken on **adjacent land** would have **minimal impact** on the **amenity of any residential development** due to this buffer.

## 5. Land Capability of Adjacent Agricultural Land

The adjacent land was not assessed for land capability as part of this report. However, anecdotal evidence suggests that the surrounding land had only been exposed to minimum cultivation due to problems associated with the presence of profile rock. The only other limitations that would need to be considered with any agricultural development of the adjacent land would be elevation (frost potential) and slope (erosion potential).

## 6. Conclusion

The information contained in this report has been provided in good faith for the purpose of land capability assessment of the site at Motts Road, Gawler. It has not been the intention of this report to make any recommendations on the potential use of the land, or to suggest siting of any proposed buildings. All comments made have been based on on-site observations and research.

It must be noted that the State policy on the protection of Agricultural Land 2000 was established to protect prime agricultural land from being converted to non-agricultural use. Also, the purpose of the guidelines for land capability assessment was to grade land for broad acre agricultural uses. This report has demonstrated that this site is not prime agricultural land, and converting it to non-agricultural use will have minimal impact on the agricultural use of adjacent land. Furthermore, the block is small in terms of agricultural land and has the inherent limitations listed earlier in the report.

## 7. References

- Grose, C.J., 1999.** Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Department of Primary Industries. Prospect.
- Moreton, R.M. & Grose, C.J., 1997.** Forth Report. Land Capability Survey of Tasmania. Department of Primary Industries and Fisheries. Prospect.
- Sprod, D. 1999.** Whole Farm Planning Manual. Department of Primary Industries. Hobart.

## Appendix A – Plan of Block

K M. Chicken Owners

(P. 250861)

H. Bowers &  
T. 141868  
LOT 1. A. R. 195  
Q. 2. 12.5

-H Bower

RESO ROAD

50 LINKS W

(Not R, P, AC)

filled in  
receptor.

### Date of Instructions

Survey commenced

25751

I, Charles Kings.

Permitted Summer n  
TOTAL P.00

Phil & Raelene Leaver  
461 Ironcliffe Road,  
PO Box 413  
Penguin, 7316  
Tasmania

CENTRAL COAST COUNCIL

Attn: General Manager – Draft Central Coast LPS

Division .....

Ref: LPS 2019

Rec'd - 1 AUG 2019

File No .....

Dear Sir/Madam,

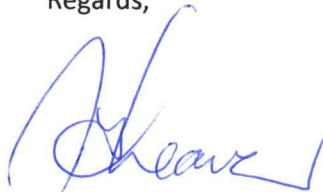
Doc. Id .....

We received notification of our property being re-zoned from Rural Resource to Agricultural under the Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule on 03<sup>rd</sup> July 2019.

We believe that zoning of our property to Agricultural use should not apply. It is a small parcel of land amongst farms. It has no commercial value as a property intended for Agricultural use. The property is not big enough to sustain any agricultural use to generate an income. The property has no water excepting that collected from the rooves of the dwelling and sheds. The property is only 2.5 acres - a lifestyle choice property surrounded by commercial farms.

We would appreciate consideration of above by council and zoning of this property to Agricultural not go ahead.

Regards,



Phil Leaver



Raelene Leaver

25<sup>th</sup> July 2019



CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 31 JUL 2019

Application no: LPS 2019

Doc. ID:

25 July 2019

General Manager  
Central Coast Council  
King Edward Street  
ULVERSTONE 7315

Dear Sir

**RE: 490 Wilmot Road, Forth – 20.85 hectares**  
**Property ID 1747472**

We wish to strongly object to the Central Coast Council accepting rezoning of this property to Agriculture.

We have been beef farming in this district for in excess of 40 years and hoped that we would be able to pass our farming holdings onto family, especially grandchildren who have a passion for farming.

We believe that the current zoning is Rural Resource and located in the supposed Kindred Irrigation District but we have no irrigation water, no irrigation licence and no likelihood of receiving or storing Scheme water, so therefore a zoning change to Rural would be the only applicable zoning for this property.

We are surrounded by unviable hobby farm lots which all have existing residences and a vegetable packing facility, including a residence. (Map with existing residences marked is attached)

To rezone this property to Agriculture would place further restrictions on the future use of this property, especially the erection of a house as an extended use for the management of a beef herd.

We hoped to pass onto family an asset but, under proposed zoning changes, this will be a liability.

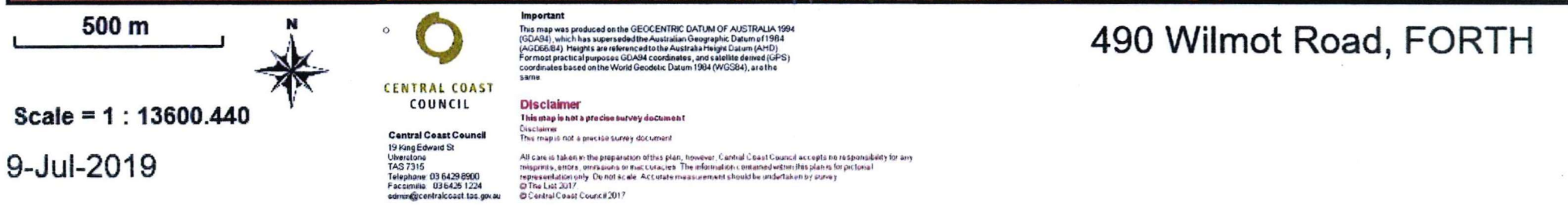
An inspection by any member of Council is welcome.

Yours faithfully



**RH & PJ Medwin**  
18 Heathcote Street  
Ulverstone 7315





9-Jul-2019

**Central Coast Council**  
19 King Edward St  
Ullarston  
TAS 7315  
Telephone: 03 6429 8900  
Facsimile: 03 6425 1224  
edmr@centralcoast.tas.gov.au

**Important**  
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD68/84). Heights are referenced to the Australian Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**  
This map is not a precise survey document  
Disclaimer  
This map is not a precise survey document

All care is taken in the preparation of this plan, however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for personal representation only. Do not scale. Accurate measurement should be undertaken by survey.  
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CENTRAL COAST COUNCIL

Division .....

Rec'd 01 AUG 2019

File No .....

Doc. Id .....

Submission to Central Coast Council re Rezoning of Land at Howth

ATT General Manager



The General Manager Central Coast Council

Response to the Local Provisions Schedule (LPS)

This is a submission to ask the Central Coast Council to support the change of proposed zoning of land owned by Benjamin Hiscutt and Leonie Hiscutt (Property Title Reference 144546/4). This parcel of land is mainly comprised of shallow top soil of various fertility that in the main has a gravel base. These areas will be identified on a supplied aerial photograph. Very small pockets of red krasnozems are situated on steep topography. The balance of the property is heavy black clay soil that is severely waterlogged for much of the year. There are three areas of gravel base that has remnant forest two of these are protecting steep banks facing to the south west and one area is protecting a bank of very poor-quality land. These areas will be identified as will the heavy black soil areas.

The proposal for the land to be zoned Agricultural is inconsistent with the historic usage of the property as a rural enterprise. The property was predominantly utilised for sheep wool and meat production. This usage changed, due to economic pressures, to cattle grazing in the nineteen eighties. Sporadic use of small parcels for early potato production on long rotations has occurred. Damage to these areas from erosion has been difficult to contain hence the long rotation periods. At the time of the aerial photograph it should be noted that none of the title is ploughed for agricultural use. A careful study of the aerial photograph will reveal that none of the adjoining titles have cultivation on the boundaries and only one title to the south has any cultivated land at all.

At two public meetings the council officers suggested that land that could be proven to not meet the criteria for Agricultural use and adjacent to recognised Rural land would be supported. The whole western boundary of this title is proposed Rural Zoning. The eastern boundary is the Nine Mile road and land to the east has historically been used as rural land, due to constraints, consistent with the parcel in question. Other titles that boarder with the title are small holdings many with rural residences.

The Southwest approximate third of the title is steep and has a thin layer of tilth over gravel. This tilth has been created from years of feeding cattle hay. The residue from the hay and the manure from the cattle have gradually created a medium that will support grass but the unstable sub soil is slipping in some areas of this parcel of land. All this area is only grazed usually once a year and sometimes only biannually. The heavy timber along the Western and part of the Southern boundaries make the maintenance of fencing difficult and the native browsing population is an ever-increasing restraint.

The title relies on natural water for livestock and has nil reticulated water. While the title has a 20 megalitre connection to the Blythe Dial water scheme, its intended purpose is to supplement stock water. It was only utilised extensively in the year of connection as this was a very dry year and the run off from five acres of irrigated pasture ensured the integrity of the spring fed stock waterpoints. The next three years of connection has seen only limited utilisation of the connection. Last year less than 2 megalitres were drawn down.

Approximately half the title is heavy clay soil with poor drainage. Even with the instillation of subterranean drainage to the flat area of this section, it is limited to grazing and conserved fodder production. Any continued cropping would result in horrendous erosion. The whole section is subjected to the run-off from the eastern title and exacerbated drainage from the Nine Mile Road. This water-shed expands to small creeks during heavy rainfall. The council should have corroborating evidence, for this, from its recent modelling for the recent upgrade of the Nine Mile Road.



The remaining section of the title is the small band of land to the East of the title. This section is bordered by the Nine Mile Road from the South-eastern corner of the title half way down this frontage approximately. The land type varies from red krasnozems at the highest elevation through grey light soil halfway to heavy loam for a small area till the brow of the hill. Most of this section is subject to drainage from the Road infrastructure and Land to the east. With careful land management seven acres of this top section can be used for potato production. Due to steepness harvesting of potatoes is restricted to hand pickup. This is specialised production and limits this area to fresh market early potatoes only. The Black Loam section is seriously burdened by stone.

#### Evidence Supplied

##### List Aerial Photograph

Photo (1) Area of remnant bush

Photo (2) Large area typical of much of title with low quality pasture supported by thin layer of top soil on gravel base

Photo (3) Showing contrasting soil types. The background is the seven acres identified as red ground with the foreground indicating the rapid deterioration of soil type. The land in the foreground has not been broken for forty years prior to this year.

Photo (4) Next to previous photo a large proportion of the title with soil type poorer than the previous photo and prone to land slippage.

Photo (5) Looking North West from previous photo indicating the steepness of the topography the continued extension of the marginal land and further evidence of remnant Bush.

Photo (6) This photo clearly indicates how the soil changes from red to grey to gravel. It also indicates the steepness and retained timber for erosion control.

Photo (7) This photo has had highlighted two area of landslip. They have potential to further deterioration with over grazing. This is a fragile top tilth and grass has only been established by careful management over a long period of time. Grass quality is low with only cocksfoot able to persist with such low grazing pressure.

This evidence should assist the Council to convince the Planning Commission that this title does not contain any Class 1,2,3, or 4 land and should be rezoned as Rural.

Ben Hiscutt

Batchelor of Regional Resource Managment





[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



PHOTO (1)





PHOTO (2)





PHOTO (3)

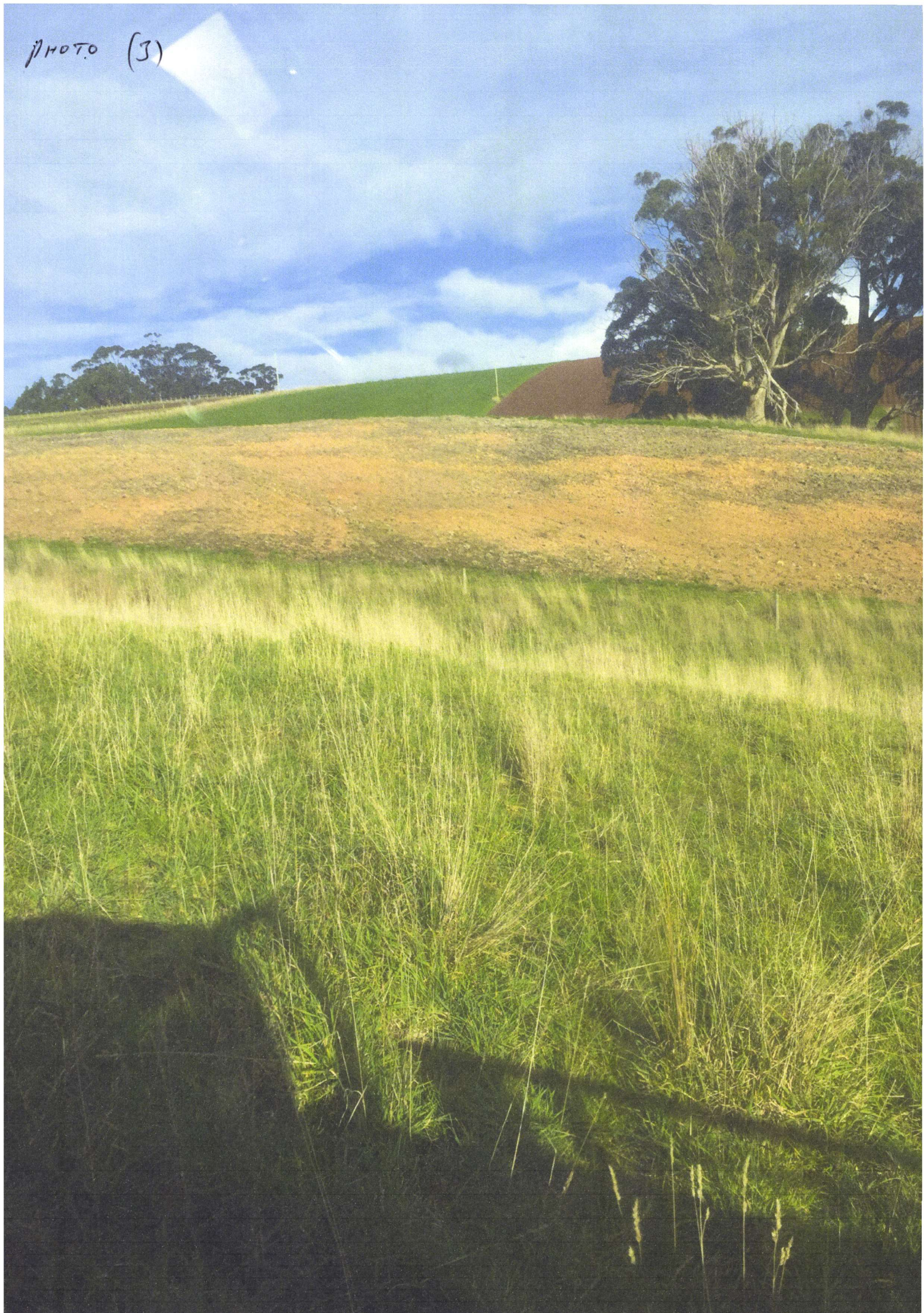




photo (4)





PHOTO (5)





PHOTO (6)





PHOTO (7)

1 m 17 S 112





**CENTRAL COAST COUNCIL**

Division .....

Rec'd **06 AUG 2019**

File No .....

Doc. Id .....

A submission to the Central Coast Council to support re-zoning of Land at Howth

The General Manager Central Coast Council

#### Response to the Local Provisions Schedule (LPS)

This is a submission to ask the Central Coast Council to support the change of proposed zoning of land owned by Desmond Hiscutt (Property Title Reference 17369/1). Areas of this parcel of land are comprised of shallow top soil of various fertility that in the main has a gravel base. The main of the title is heavy black clay with poor drainage. It is described historically as land you can get bogged on coming down hill in the winter and spring. The land above the part of the title already proposed as Rural zoning is a recognized slip area. This is almost vertical land with large exposed slip areas from recent years. A narrow strip of red krasnozem soil extends down the Eastern Edge of the title until it meets with a proposed Conservation area on the title to the Northeast. A small area of mature eucalyptus trees occupies an area on the Western side of the boundary which is the Nine Mile Road. These areas will be identified on a supplied aerial photograph.

The proposal for the land to be zoned Agricultural is inconsistent with the historic usage of the property as a rural enterprise. The property was predominantly utilised for sheep wool and meat production. This usage changed, due to economic pressures, to cattle grazing in the nineteen eighties. Sporadic use of small parcels for early potato production on long rotations has occurred at the Southern end of the title. This small area is the only part of the title not prone to waterlogging. At the time of the aerial photograph it should be noted that none of the title is ploughed for agricultural use.

At two public meetings the council officers suggested that land that could be proven to not meet the criteria for Agricultural use and adjacent to recognised Rural land would be supported. Not only is the title inconsistent with land it shares common boundaries with, it also has split zoning on the same title. The land at the Northern perimeter of the title is proposed Rural. Land to the East of the title is proposed to be Conservation Reserve. Other titles that boarder with the title are small holdings many with rural residences.

The title has gravity fed water for livestock supplied from the title to the West by easement. This water is only available in the flat areas of the title at the Northern end. There is nil reticulated water on the higher elevated areas so stock have to walk long distances back to water. While the title has a 10 megalitre connection to the Blythe Dial water scheme, its intended purpose is to supplement stock water. It was only utilised this year for the first time since connection to irrigate a small area leased for potatoes.

The large flatter area of the title, on the Southeast section, is heavy clay soil with poor drainage. Even with the instillation of subterranean drainage, over thirty years ago it is limited to grazing and conserved fodder production. Any continued cropping would result in horrendous erosion. Utility of this area for cropping is negated by the risk of excessive Summer rain which would damage cropping output. There are two large Bluestone outcrops at the North-western corner of the title and most of the title has a heavy stone load.

The proposed Conservation Area on the neighbouring title has in the past proved problematic with native animal numbers impossible to control. This area is connected to extensive forested Crown Land further to the East. Fencing is futile as debris from the forested area sheds large branches over a long steep shared boundary with the title to the North-east. One photograph supplied clearly outlines the unsettled nature of almost all the title in question. This area was a recently constructed drain made in the upgrading of the Nine Mile Road. The Nine Mile Road is the frontage on the whole of the Western side of the title. Other areas of un-stoned drains are showing similar signs of erosion.

Evidence Supplied

List Aerial Photograph Land types

Photo (1) Erosion evidence

This evidence should assist the Council to convince the Planning Commission that this title contains minimal Class 1,2,3, or 4 land and should be rezoned as Rural.

Report Prepared for Desmond Hiscutt by

Ben Hiscutt

Batchelor of Regional Resource Management





[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



PHOTO (1)





114 Edinborough Rd -Submission Statewide Tasmanian Planning Scheme -  
Change from Agriculture to Rural

Warren Fairbrother  
114 Edinborough Road  
Abbotsham  
7315  
Mobile: 0428140879

Sandra Ayton  
General Manager  
Central Coast Council  
Ulverstone  
Tasmania

Dear Miss Ayton

**Submission Opposing Changes to the Proposed State Planning Scheme:  
114 Edinborough Road Abbotsham**

I respectfully request that Council support my submission to change the proposed zoning of my land to Rural rather than Agriculture at the above address to the State Planning Commission.

Overview

- I purchased the land circa 1983 with the intent to improve the single dwelling by constructing a large shed in order to undertake a home business;
- Within the four years I had constructed a shed 18 meters by 18 meters to run a business approved by council;
- Size of block is 4.6 acres;
- Consists of dwelling and shed, plus several smaller sheds,
- Adjoining homes on similar sized land have been built over the years.

The area

Surrounded by on the same side of Edinborough road of rural block subdivided to suit smaller land lots. On the opposite side of the road is smaller lot hobby farms, the construction of which occurred in a segmented yet systematic sequence well after I had purchased my property.

There is no agriculture in the vicinity rather smaller lot hobby farms with cattle as a consequence of the soil type.

Soil type

Heavy clay concentration which while holding water is tightly bound and restricts water availability to plants. Because of the tightly bound materials the structure

114 Edinborough Rd -Submission Statewide Tasmanian Planning Scheme -  
Change from Agriculture to Rural

of clay-heavy soils tend to be very dense. This of course makes it very difficult for plants to take root.

Clay contains very little organic material consequently the costs to produce a sustainable agricultural economic outcome is quite questionable, and reflects the use of the land for decades as rural not agricultural.

What my neighbours think

My neighbours, a number who themselves have sort to undertake a home based business over the years on the basis of their small rural lots and not disrupting those that live near them all are dismayed with the proposed state government zoning of Agriculture.

What I am seeking

To have the property classified as rural, as when I purchased the property over 35 years ago it was not with the intent to farm, rather to have enough room to have a home based business without disrupting my neighbours with my work facilitated by the small acreage I own, and having something at the end of my working career from which I may earn an amount to fund my retirement and not be a burden on the government.

In closing I urge the Planning Officers, and certainly the Mayor and Councillors to support my submission to have the proposed land designation of Agriculture for 114 Edinborough Road Abbotsham changed to Rural.

Yours respectfully



Warren Fairbrother  
8<sup>th</sup> August 2019



114 Edinborough Rd -Submission Statewide Tasmanian Planning Scheme –  
Change from Agriculture to Rural

Warren Fairbrother  
114 Edinborough Road  
Abbotsham  
7315  
Mobile: 0428140879

Mr Peter Fischer  
Acting Executive Commissioner and Chair  
Tasmanian Planning Commission

Dear Mr Fischer

**Submission Opposing Changes to the Proposed State Planning Scheme:  
114 Edinborough Road Abbotsham**

I respectfully request that Council support my submission to change the proposed zoning of my land to Rural rather than Agriculture at the above address to the State Planning Commission.

Overview

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- Within the four years I had constructed a shed 18 meters by 18 meters to run a business approved by council;
- Size of block is 4.6 acres;
- Consists of dwelling and shed, plus several smaller sheds,
- Adjoining homes on similar sized land have been built over the years.

The area

Surrounded by on the same side of Edinborough road of rural block subdivided to suit smaller land lots. On the opposite side of the road is smaller lot hobby farms, the construction of which occurred in a segmented yet systematic sequence well after I had purchased my property.

There is no agriculture in the vicinity rather smaller lot hobby farms with cattle as a consequence of the soil type.

Soil type

Heavy clay concentration which while holding water is tightly bound and restricts water availability to plants. Because of the tightly bound materials the structure of clay-heavy soils tend to be very dense. This of course makes it very difficult for plants to take root.

114 Edinborough Rd -Submission Statewide Tasmanian Planning Scheme -  
Change from Agriculture to Rural

Clay contains very little organic material consequently the costs to produce a sustainable agricultural economic outcome is quite questionable, and reflects the use of the land for decades as rural not agricultural.

What my neighbours think

My neighbours, a number who themselves have sort to undertake a home based business over the years on the basis of their small rural lots and not disrupting those that live near them all are dismayed with the proposed state government zoning of Agriculture.

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To have the property classified as rural, as when I purchased the property over 35 years ago it was not with the intent to farm, rather to have enough room to have a home based business without disrupting my neighbours with my work facilitated by the small acreage I own, and having something at the end of my working career from which I may earn an amount to fund my retirement and not be a burden on the government.

In closing I urge the Planning Officers, and certainly the Mayor and Councillors to support my submission to have the proposed land designation of Agriculture for 114 Edinborough Road Abbotsham changed to Rural.

Yours respectfully

A handwritten signature in dark ink, appearing to read 'Warren Fairbrother', written in a cursive style.

Warren Fairbrother  
8<sup>th</sup> August 2019

---

- **Rebecca Pearce**

Land Holder  
1329 Gunns Plains Road  
Gunns Plains Tasmania 7315

**The General Manager**

Central Coast Council  
PO Box 220  
Ulverstone Tasmania 7315

**Draft Central Local Provisions  
Schedule,**

**9th August 2019**

Under the proposed Tasmanian Planning Scheme the land at 1329 Gunns Plains Road Gunns Plains 7315, is set to be zoned "Agriculture". Our total land area is 2.1570 ha. The land is not big enough to make any feasible income off. There is an existing home which I live in and to the south of the property is a steep incline bordered by the Gunns Plains Caves. The total size of the land that could be used for "Agriculture" is much less than the 2.1570ha.

Under the proposal the land is not to be surrounded by "Agriculture". It is proposed to be bordered by Environmental Management to the South and East and "Rural" to the north and "Agriculture" to the west.

Taking these things into consideration we propose that our zoning for 1329 Gunns Plains Road Gunns Plains Tasmania 7315 be changed to "Rural"

Yours sincerely

**Rebecca Pearce,**

Land Owner 1329 Gunns Plains Road  
Gunns Plains TAS 7315

[Email:rebecca.pearce87@gmail.com](mailto:rebecca.pearce87@gmail.com)

## Tracey Clark

---

**From:** erika krumins <erikakrumins@hotmail.com>  
**Sent:** Thursday, 8 August 2019 3:03 PM  
**To:** switch  
**Subject:** Submission re Tas Planning Scheme Draft Central Coast Local Provisions Schedule  
**Attachments:** Zoning submission.docx

Attention: Mary-Ann Edwards

Re: 189 West Ridge Road, Penguin

Attached is my submission regarding the proposed rezoning of the above property from Rural Resource to Agriculture.

Please forward this submission to the appropriate person and/or department.

Kind regards  
Erika Krumins  
Ph: 0429 003 790



7 August 2019

To whom it may concern - Submission in regard to Central Coast LPS

Re: 189 West Ridge Road, Penguin

As an owner of land that falls within the Dial Blyth Proclaimed Irrigation scheme I am concerned by the proposed re-classification of my property. It appears that any land that falls within the boundary of the scheme that is currently zoned Rural Resource will be zoned Agriculture. Regardless of the individual property's suitability for sustaining an Agricultural business. Our property is currently zoned Rural Resource and is proposed to be zoned Agriculture.

There are several reasons this land would be more accurately zoned as rural:

- Topography of the land is unsuitable for cropping or any agricultural activity other some kind of hobby farm running a few head of cattle. The land is on a somewhat hilly slope, hence why the driveway S bends through the majority of the land to the dwelling. There is a 2.5 acre paddock to the rear of the dwelling where possibly a crop could be sown, however that paddock is too steep in spots to drive a tractor up. Due to the hilly nature of the land large ponds often develop in the paddocks over winter which would drown any crops sown in those spots. The topography of our property more closely resembles that of the properties on the north of West Ridge Road, than the flatter properties to the east of our property along West Ridge Road. Interestingly, the properties to the north side of West Ridge Road are proposed to be zoned Rural.
- Previously the property was connected to the adjoining property to the east (approx. 34 acres). Despite the properties once being adjoined, this property was not used to produce agriculture due to the topography (as explained above) which is why the infrastructure such as sheds and property access were all built on this parcel of land and the crop able land was not built on (the 34 acres sitting on another title). In the off chance that this property should ever be purchased by an adjoining land holder, this land would still not be cropped as it is unsuitable, even if water could be supplied.
- No access to the irrigation scheme. In order to connect to the irrigation scheme we would have to seek permission from adjoining land holders to put infrastructure through their properties. This would be hugely expensive (requiring booster pumps) and simply not viable.
- Irrigation Scheme is fully allocated. Water would have to be purchased from someone already with an allocation, again not viable.
- Precedence; our neighbours less than 20m to the north west across the road at 205 West Ridge Road Penguin are to be zoned rural and their property possess more cropping land (and has historically been cropped) than our property, which has not been cropped. (I'm aware the neighbours had a consultant re-evaluate the classification of their land, largely due to the hilly nature of the majority of the property. This shows that the current classification which were done, (I'm guessing decades ago) may no longer be accurate if assessed today.)
- Technically the land is surrounded by agricultural properties (but that is only due to technical zoning). The property to the east is a working agricultural enterprise, however the adjoining 200m of the land on the adjoining property to the west is not cropped due to the step, hilly and poor drainage topography and has only ever been used to run a few head of cattle.

Out of curiosity if our land is zoned agriculture are we able to be reimbursed the stamp duty we paid the state government when they deem us not an agricultural enterprise?

Kind regards, Erika Krumins and Dirk Fuellgrabe

## Tracey Clark

---

**From:** Rob Jupp <juppsauto@gmail.com>  
**Sent:** Thursday, 8 August 2019 11:23 AM  
**To:** switch  
**Subject:** LPS - 90 BROWNS LANE PENGUIN

Attn: General Manager – Draft Central Coast LPS

I would like to object to the rezoning of the property at 90 Browns Lane Penguin, the zoning is being changed from Rural Resource to Agriculture.

The property has very limited water to grow crops, it only has a small dam which starts to dry up in summer, i have small crop of cabbage that is grown for seed planted and it was a huge problem keeping them watered, also the road to the property is a right of way which has limited access for large trucks and machinery.

With Thanks  
Robin Jupp  
MBL 0477 142 626

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: 08 AUG 2019

Application No: .....

Doc. Id ..... 331115 .....

## Mary-Ann Edwards

---

**From:** David Ryan <david.ryan@vec.com.au>  
**Sent:** Tuesday, 6 August 2019 2:20 PM  
**To:** switch  
**Subject:** Letter for Mary-Ann Edwards  
**Attachments:** letter to council.pdf

Hello

Please see attached a Letter for Mary-Ann Edwards in relation to proposed land re-zoning.

Please contact me via returned email should you require further information or clarification.

Thank you.

David.

David and Lisa Ryan

78 Reynolds Road

Howth 7316

0438644117

To

Mary-Ann Edwards

We are writing in response to correspondence received on the 19<sup>th</sup> of April 2019 [reference LPS2019](#) regarding the proposed new Council land re-zoning.

We would like to lodge a formal complaint to the proposed changes to our land classification from rural to Agriculture. We received our first letter on the 19<sup>th</sup> of April clearly stating we would be zoned Rural and then a later notice to say we would be zoned Agricultural. We strongly object to this change.

Our block is 2.873 hectares in size with 75% covered with natural bush and sloping heavily west to Ling's Creek and Allegra Drive Estate. This land is not suitable for any agricultural purpose.

The remaining 25% containing our house and shed with some 30 square meters of good soil available but with no means of getting water to it and of such small scale making it useless for any viable agricultural purpose. The blocks directly to the North, West and East are all proposed to be re-zoned rural making our block the odd one out. Clearly as we adjoin these 3 blocks and are such a small allotment, we should also be zoned rural. With very limited water access and the majority of our land unsuitable for agricultural purposes we believe our re-zoning should be reconsidered.

We look forward to your response.

Yours Sincerely

David and Lisa Ryan



## Mary-Ann Edwards

---

**From:** McArthur, Jenni <jenni.mcarthur@ths.tas.gov.au>  
**Sent:** Tuesday, 6 August 2019 5:16 PM  
**To:** switch  
**Subject:** ATTN: General Manager - Draft Central Coast LPS  
**Attachments:** The General Manager 2.docx

Please find attached my submission in relation to the draft Central Coast Council LPS for your consideration.

Thank You

Jenni McArthur

---

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35 Chellis Rd  
Riana, TAS, 7316  
0487164278

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

To Sandra Ayton

RE: Draft Central Coast LPS

Thank you for your correspondence dated 3 July 2019, in relation to the intent to rezone our property at 35 Chellis Road to Agriculture under the Tasmanian Planning Scheme.

I understand and support the intention to preserve agricultural land for agricultural purposes and therefore don't dispute the applicability of the Agricultural zone to this general region.

However, I would like the council to consider how the code is applied for existing small residential allotments that are encompassed in the Agriculture Zone.

In particular, these properties should not be excluded from consideration for discretionary uses to accommodate unique boutique businesses that benefit from the features of the rural location and which lend themselves to the existing infrastructure on a property, purely because of the blanket zoning approach applied to the area.

For example, a property on one side of Pine Road can apply for planning consideration applicable to the Rural zone while the property across the road is excluded from the same uses because it falls under the Agriculture zone. This disadvantages properties that happen to fall within a large area zone that historically has allowed more diverse uses.

While agriculture is a vital industry in this state, there are many small businesses and industries that also contribute to the diversity and prosperity of the community, many of which are successful because they are located in Tasmania's beautiful rural settings.

I am seeking that the Central Coast Local Planning scheme include some capacity to consider planning applications:

- on a case by case basis,
- for properties that are encompassed in an area zone because of the predominant features of the area,
- for which the zoned use does not apply or for which other uses are an appropriate use of the individual property,
- provided the intended use doesn't adversely impact on the zoned use of surrounding properties or the amenity of neighbouring properties, and
- other requirements of the intended use can be satisfactorily met.

In these instances exemption or discretionary approval should be possible to allow planning applications to proceed through the usual processes.

Yours sincerely

Jenni McArthur

## Mary-Ann Edwards

---

**From:** Dudley, Magella M (DoE) <Magella.Dudley@education.tas.gov.au>  
**Sent:** Wednesday, 7 August 2019 1:52 PM  
**To:** switch  
**Cc:** Brian.robertson8@bigpond.com  
**Subject:** Attention General Manager: Draft central Coast LPS  
**Attachments:** Attachment 1.pdf; Attachment 2.pdf  
  
**Importance:** High

To Ms Sandra Ayton

Response to the Proposed Changes to Central Coast Planning Scheme

Property Reference: 242 Purtons Road North Motton

My property, as stated above, is to be zoned as 'Agriculture' (refer to attachment 1) as stated in the TASMANIAN PLANNING SCHEME – DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE (LPS). After researching zone maps and overlays along with reading the Zone allocation statements of Agriculture and Rural zoning I believe the property at 242 Purton's road should be zoned as 'Rural'. This is based on the contours of my property as shown in attachment 2. It clearly indicates the steepness of the property is not suitable for agricultural use. This is clearly supported by statements on page 38 of the 'Planning Report Central Coast Draft Local Provisions Schedule';

*The purpose of the rural zone is:*

*"To provide for a range of use or development in a rural location where agricultural use is limited or marginal due to topographical.....characteristics".*

Yours sincerely

Brian Robertson

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: 07 AUG 2019

Application No: .....

Doc. Id .....331021.....

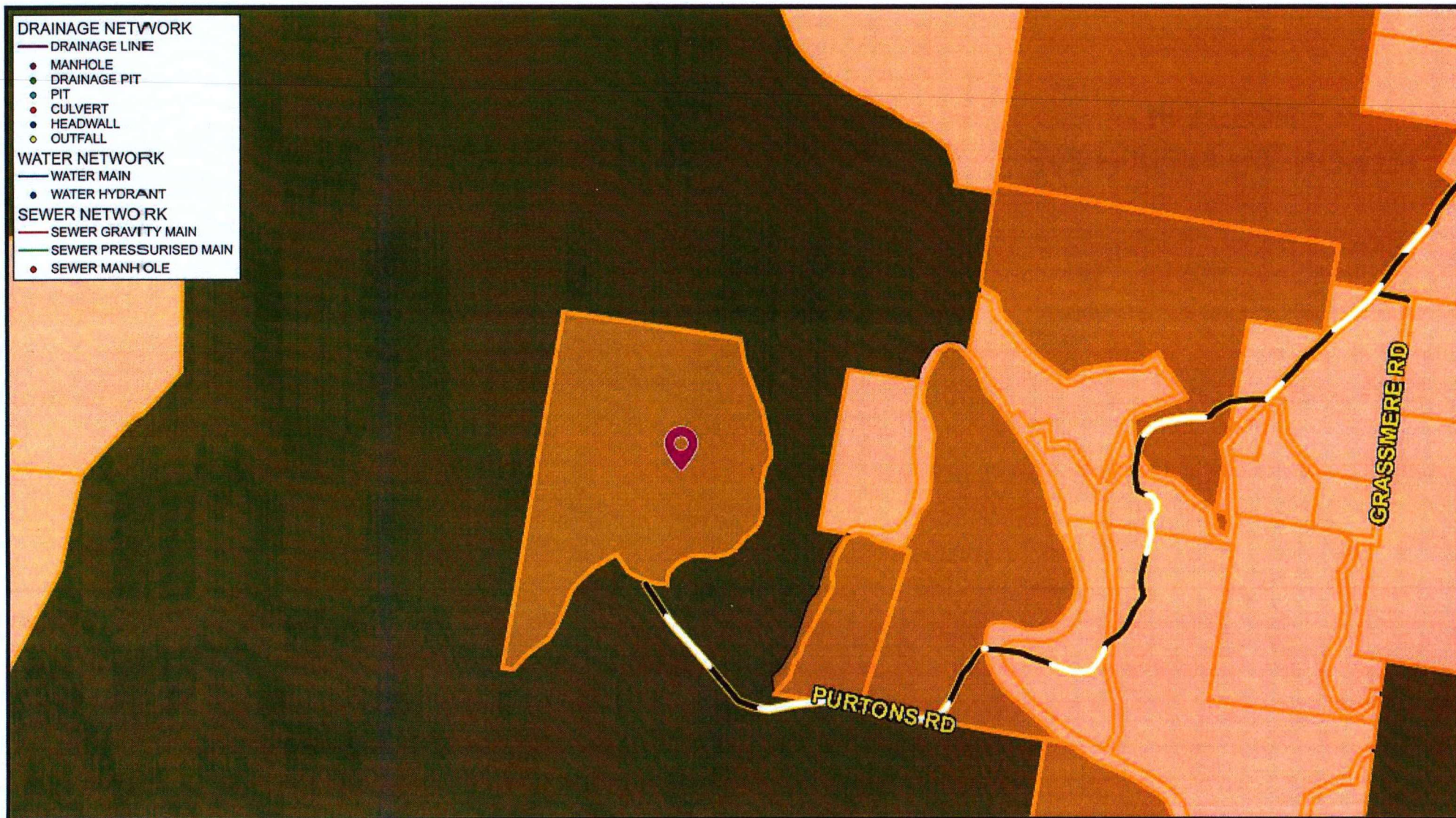
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- DRAINAGE NETWORK**
- DRAINAGE LINE
  - MANHOLE
  - DRAINAGE PIT
  - PIT
  - CULVERT
  - HEADWALL
  - OUTFALL
- WATER NETWORK**
- WATER MAIN
  - WATER HYDRANT
- SEWER NETWORK**
- SEWER GRAVITY MAIN
  - SEWER PRESSURISED MAIN
  - SEWER MANHOLE



500 m



Scale = 1 : 13608.000

6-Aug-2019



Central Coast Council  
19 King Edward St  
Ullarston  
TAS 7315  
Telephone: 03 6429 6900  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au

**Important**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**

This map is not a precise survey document  
Disclaimer  
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All care is taken in the preparation of this plan, however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.  
© The User 2017.  
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242 Purtons Rd, NORTH  
MOTTON



- DRAINAGE NETWORK**
  - DRAINAGE LINE
  - MANHOLE
  - DRAINAGE PIT
  - PIT
  - CULVERT
  - HEADWALL
  - OUTFALL
- WATER NETWORK**
  - WATER MAIN
  - WATER HYDRANT
- SEWER NETWORK**
  - SEWER GRAVITY MAIN
  - SEWER PRESSURISED MAIN
  - SEWER MANHOLE



200 m



CENTRAL COAST  
COUNCIL

Central Coast Council  
19 Long Beach St  
Lismore  
NSW 2480  
Telephone 03 6629 8000  
Facsimile 03 6625 1224  
Email [info@centralcoast.nsw.gov.au](mailto:info@centralcoast.nsw.gov.au)

Scale = 1 : 6804.000

6-Aug-2019

242 Purtons Rd, NORTH  
MOTTON

**Important**  
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CENTRAL COAST COUNCIL

Division .....

650 Loyetea Rd  
Loyetea 7316

Rec'd -8 AUG 2019

File No .....

Doc. Id .....

The General Manager  
Central Coast Council  
19 King Edward Street  
Ulverstone TAS 7315

8<sup>th</sup> August 2019

Dear Madam,

**Re Submissions about the Rural and Agricultural zone**

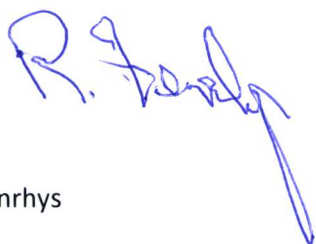
I wish to make my concerns about the planning scheme changes known to you.

The setback for dwellings of 200 metres will negatively effect many properties in the rural area, often where there is less farming than in other areas.

A 200 metre buffer will drastically reduce opportunities for existing holdings, such as to move houses within an existing lot. This could lead to inefficient land use, loss of property rights and loss of the enjoyment and value of lifestyle in the country.

It will be a harsh and blunt restriction on my property. The reason for a 200 metre buffer is not made clear in the Council letter about this change and I do not consider that there is a persuasive planning basis for the 200 metre to be included in the zone provisions.

Sincerely,



Roger Fenrhys  
0497358

6<sup>th</sup> August 2019

CENTRAL COAST COUNCIL

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

Division .....  
Rec'd 08 AUG 2019  
File No .....  
Doc. Id .....

**Re : Tasmanian Planning Scheme  
Objection of Land to be rezoned Agriculture**

**Property Location - 1 Bretts Road, North Motton 7315**  
**Property No. 504 190.002 Property ID : 6987109**  
**Property Owner : Barry J Smith**  
**Property Size : 4006 m2**

I object strongly to the rezoning of a block of land to the zone "Agricultural".

Reasons to qualify my objection are as follows :

- Size of Block - 4006m2 - This size block is a house block only. Not large enough to make an "Agricultural" income from.
- Land Classification - Class 4 Land Capability - Severe limitations which restrict the range of crops that can be grown (if area was large enough, however only house block size.) Careful management would be necessary as the block is very low lying and susceptible to flooding due to swampy nature of soil and water continually coursing through the block all year round.
- Block is unsuitable for any cropping or grazing of livestock.
- Currently there is a shed located on the block – on the higher side of the swampy area, which is has gravel surrounding the shed area. The house block of land, once had a residence situated on it. No water or sewerage connected to the block.

I am requesting re-consideration and re-zoning of the area as the area is not suited to Agricultural practices and should be classified as "General Residential"

Regards

Barry Smith  
29 George Street,  
Ulverstone Tas 7315



CENTRAL COAST COUNCIL

Division .....

Rec'd 08 AUG 2019

File No .....

Doc. Id .....

56 VIEW ROAD

BURNIE 7320

Dear Sir/Obadam,

I am writing in regards to the proposed changes to our property PID 1708369

In our view our land is not suitable to be classed "Agriculture" Zone although it comes under class 4

The cleared area of our land is about 8 to 9 acres and the only time we had it ploughed to sow potatoes we spent 3 days picking up rocks that the plough unearthed (quite loads) when the potatoes were harvested there were still enough rocks left on the ground to damage the harvester. From that time on we have only used the land for live-stock and cutting the grass for hay, which is of poor quality due the rocks and numerous weeds in the ground.

We had a few fruit trees and a small garden in the soft soil near the creek but due to the 2016 floods the garden and most of the fruit trees were washed out.

The flood also threw 2 to 3 meters of rocks up on to the lower part of our paddock which floods everytime there is one or two



days of rain, and the river is running at a high level. This area now floods mainly due to a high amount of rocks pushed up into the centre of the river and partly blocking the water from getting away quickly.

The flood also washed out all the young wattles and willows, and washed the big old willows onto these sides, and now with nothing left to stabilize the river bank, they are being eroded away every time the river is running at a high level, which is about 9 months of the year.

There is one area of our land with old tree stumps and also rocks in the ground and another area with a steep decline and large gum trees. Both these areas are unsuitable for agriculture.

For the reasons listed above we wish to have our land listed under "Land-Scapes Conservation Zone" with the option of building a dwelling in a suitable area that doesn't flood. Not in the previous area in which <sup>was</sup> approved of, for a dwelling.

Yours sincerely  
 J. Scolyer  
 & L. B. Scolyer

**Tracey Clark**

---

**From:** Mehdi Gharib <mehdi.gharib@gmail.com>  
**Sent:** Thursday, 8 August 2019 3:19 PM  
**To:** switch  
**Subject:** application for zoning law change Re: General Manager

Dear Mrs Ayton and others concerned

I write to you regarding my property, Lot 1 Duffs rd, Riana.  
Registered Number D52941  
Title reference C.T 3684.92

Please allow me to extend my request to have my land rezoned as 'Rural' and not 'Agricultural' due to the landslip risk that is throughout me entire property and a large section which is a medium landslip risk. due to this there has been not yet been any agricultural enterprise on this property.

My neighbour to my immediate south is also zoned as Rural. Please consider this in my application to have my land rezoned as Rural.

Thanks and regards,

Mehdi Gharib

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: **08 AUG 2019**

Application No: ..... **LPS** .....

Doc. Id ..... **331159** .....



TO WHOM IT MAY CONCERN, 5th AUGUST 2019  
WE RODNEY & SUSAN DUFF  
OF 1169 PINE ROAD  
RIANA TAS 7316

TITLE REFERENCE 202401/1  
P.I.D 6776053

HEREBY OBJECT TO THIS LAND BEING  
CLASSIFIED AS AGRICULTURE. OUR REASONS BEING THAT;  
WE ARE NOT CONNECTED TO THE BLYTHE  
IRRIGATION SCHEME. THIS IS NOT PRACTICAL, AS THE  
MAIN LINE IS ON THE OPPOSITE SIDE OF  
ADAMS CREEK WHICH RUNS THROUGH A DEEP GULLY.  
WE HAVE 6.5 HA, WHICH ONLY PART  
THERE OF WOULD BE SUITABLE FOR CROPPING.

OUR NEIGHBOURING PROPERTIES ARE TO BE  
REZONED RURAL, ALONG WITH OUR ADJOINING HOUSE  
BLOCK. ALL THESE SMALL BLOCKS ARE CURRENTLY  
USED FOR RESIDENTIAL PURPOSES ONLY.

SO FOR THESE REASONS WE BELIEVE  
OUR PROPERTY SHOULD ALSO BE ZONED  
RURAL AND NOT AGRICULTURE AS PROPOSED.

CENTRAL COAST COUNCIL

YOURS FAITHFULLY

Division .....

Rec'd 08 AUG 2019

File No .....

Doc. Id .....

R Duff  
S Duff

RODNEY AND SUSAN DUFF

## Land Capability Report:

1144-1166 Pine Rd Riana

Latitude: 41°19'6869 (S)

Longitude: 146°000'157 (E)

I have assessed the following location under instruction from RT & SM Duff "Kneary farm" under the land capability classification standards as below.

The land is Class 5.5-5.9, dlx, 5 (unit of 5, due to surface water in winter that is poorly to very poorly drained).

Class 5.5-5.9: The land is classified as 5.5-5.9, mainly Alluvium soil. This land is unsuitable for cropping and has some severe limitations for any agricultural sustainable activity other than a farm-let or hobby farm, therefore this property is only marginally suitable to a small grazing operation. The land is severely "land blocked" by two physical barriers such as the Dial recreational area and range on the Eastern side boundary and the Pine Rd on the Western side boundary. There are also barriers of similar types, notably small land holdings, on both the Northern and Southern boundaries.

I have also used a subclass of dlx due to,

(d) drainage limitations, resulting from the impeded permeability within the soil profile leading to the development of anaerobic conditions for large parts of the year.

(l) There is a limiting layer of clay on a high percentage of the acreage, notably the area closest to the Dial range.

(x) The complex topography of the Dial range on the Eastern boundary leads to reduced hours of sun for a high period of the year.

Regards,

Darren Briggs

Senior Sales Agronomist

Roberts Ltd Tasmania

Mobile: 0448502838

Email: [dbriggs@robertsltd.com.au](mailto:dbriggs@robertsltd.com.au)



CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 08 AUG 2019

Application No: NPS2019

Doc. Id

Russell Smith

5 Quiggins Grove

Ulverstone TAS

7315

To the General Manager and councillors,

I write to you in regards to the Planning Scheme Draft in relation to my block (property number 5045700055) situated on Edinborough Road, Abbotsham. The block is currently classified as 'Rural Resource' but the proposed changes would see it classed 'Agricultural' which I believe the ground not to be suited to such a classification. Whilst the block is 20.74 hectares, over %50 of it is natural bush and what is cleared is second grade ground comprising of a gravel base and clay top.

From an aerial view it may look reasonably flat but overall it is quite steep and badly broken. The ground is not suitable for cropping which has been proven with poor results from attempts to grow oats for cattle feed. The land cannot even provide for 8 head of cattle over winter.

The North-Motton to Forth Pipeline may pass through a small section of the property but this is only because of it's original path proving to be too hard to excavate due to rock.

I use the property for my personal rehabilitation and it will never be sold out of the family or used a manner in which that would turn extensive profits. It is currently primarily used for the supply of my family's wood heater fuel.

In closing I would like to reiterate the fact that the property is not croppable and sits unoccupied. It has only ever been seen as a hobby farm and storage location for my boats and caravan.

I ask for a response and your greatest cooperation.

Yours sincerely

Russell A. Smith



**CENTRAL COAST COUNCIL**  
**DEVELOPMENT & REGULATORY SERVICES**  
Received: **08 AUG 2019**  
Application No: NR209  
Doc. Id .....

Robert Stones  
35 Clerkes Plains Road  
Spalford  
PH: 64293241

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

PID 6990666

Title Number 214362/1

Dear MS Ayton

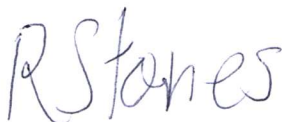
I wish to make a representation in regard to the draft planning changes for rural blocks. My block at Spalford has been zoned Agricultural thereby precluding any building of a dwelling on it. Spalford is a location dominated by small hobby blocks with houses. I purchased this block as an investment with the purpose to sell it in the future.

I have enclosed an assessment done on the block next door to highlight the immediate areas unsuitability for intensive agriculture. The block doesn't have any water as well a poor soil.

The map provided also show the nearby houses and the block landlocked situation.

If the proposed zoning is applied to my block I stand to suffer a very substantial monetary loss. I find this rather perplexing given the great concern shown for peoples' investments by our current Federal government. I'm referring to housing and share investments.

Regards



Robert Stones

July 20, 2007

Roberts

Mr Greg Stones  
RA 35 Clerkes Plains Rd  
SPALFORD TAS 7315

Dear Greg,

As per your request I have assessed the land capability of your 9 acre block at Clerkes Plains Rd, Spalford.

According to DPIW's land capability map (Forth land capability survey mapsheet 1:100 000 scale 1997), your block falls in an area of class 4 + 5. The scale of this map does not allow accurate separation of these two classes in your area.

A more detailed assessment would suggest that this land is entirely class 4 which is defined as *"Land marginally suitable for cropping because of severe limitations which restrict the range of crops that can be grown and/or make major conservation treatment and careful management necessary. Cropping rotations should normally be restricted to one to two years out of ten in a rotation with pasture or equivalent. This land is well suited to intensive grazing"*.

The main limitations to production in this area are wetness and climate. A large percentage of this block is wet with swampy ground containing rushes, and a spring on the eastern end. This area also experiences some very heavy frosts which limit the range of crops that can be grown.

The soil type experienced on this block is variable, mainly red ferrosol and brown clay loam. If this land was to be cropped, the majority of the block would have to be drained and careful management of the soils under irrigation would be necessary.

I would suggest that this block is more suited to grazing than cropping, but the north and north eastern side of the property would be suited to growing an occasional fodder crop.

To complete this assessment, the principles published in the Land Capability Handbook and Forth Report published by the Department of Primary Industries, Water and Environment were used. For more in depth information on land classification, I would recommend that you check these publications.

If you require any further information for your application to council, please don't hesitate to contact me anytime at Roberts Limited, 38 Alexandra Rd, Ulverstone, or on 0408 132 785.

Yours sincerely,



Lisa Abblitt  
Agronomist  
Roberts Ltd, Ulverstone

July 20, 2007

Roberts

Mr Greg Stones  
RA 35 Clerkes Plains Rd  
SPALFORD TAS 7315

Dear Greg,

As per your request I have assessed the land capability of your 9 acre block at Clerkes Plains Rd, Spalford.

According to DPIW's land capability map (Forth land capability survey mapsheet 1:100 000 scale 1997), your block falls in an area of class 4 + 5. The scale of this map does not allow accurate separation of these two classes in your area.

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The main limitations to production in this area are wetness and climate. A large percentage of this block is wet with swampy ground containing rushes, and a spring on the eastern end. This area also experiences some very heavy frosts which limit the range of crops that can be grown.

The soil type experienced on this block is variable, mainly red ferrosol and brown clay loam. If this land was to be cropped, the majority of the block would have to be drained and careful management of the soils under irrigation would be necessary.

I would suggest that this block is more suited to grazing than cropping, but the north and north eastern side of the property would be suited to growing an occasional fodder crop.

To complete this assessment, the principles published in the Land Capability Handbook and Forth Report published by the Department of Primary Industries, Water and Environment were used. For more in depth information on land classification, I would recommend that you check these publications.

If you require any further information for your application to council, please don't hesitate to contact me anytime at Roberts Limited, 38 Alexandra Rd, Ulverstone, or on 0408 132 785.

Yours sincerely,



Lisa Abblitt  
Agronomist  
Roberts Ltd, Ulverstone



Map 1

U21A-4



**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: **08 AUG 2019**

Application No: WPS2019

Doc. Id .....

Greg Stones

34 Clerkes Plains Road

Spalford

PH: 0419582224

The General Manager

Central Coast Council

PO Box 220

Ulverstone TAS 7315

PID 2050757

Title Number 148922/1

Dear MS Ayton

I wish to make a representation regarding the draft planning changes for rural blocks. It has been proposed to zone my block at Pettits Road Upper Castra as Agricultural.

I contend that the land should not be zoned Agricultural for the following reasons:

- The block has been Professionally assessed as class 4 and 5.
- There isn't sufficient water for irrigation on the block.
- The block falls well outside the area covered by an irrigation scheme.

I purchased this block as an investment with the purpose to sell it in the future and at the stroke of a pen it will be substantially devalued.

The people pushing for this change may well have a different view if it was they who were going to suffer pecuniary loss!

Regards



Greg Stones



25 July, 2007

Roberts

Mr Greg Stones  
RA 35 Clerkes Plains Rd  
SPALFORD TAS 7330

Dear Greg,

As per your request I have assessed the land capability of your property at Petits Road, Castra. It is my understanding that this report and the map included will be used as part of a building application to Central Coast Council.

The DPIWE's land capability map (Forth survey mapsheet 1:100 000 scale 1997), states that your block is in an area of class 4. The scale of this map does not however allow accurate separation of classes at property level.

According to the guidelines set out in The Land Capability Handbook,<sup>1</sup> Class 4 is *"land marginally suitable for cropping because of severe limitations which restrict the range of crops that can be grown and/or make major conservation treatment and careful management necessary. Cropping rotations should normally be restricted to one to two years out of ten in a rotation with pasture or equivalent. This land is well suited to intensive grazing."*

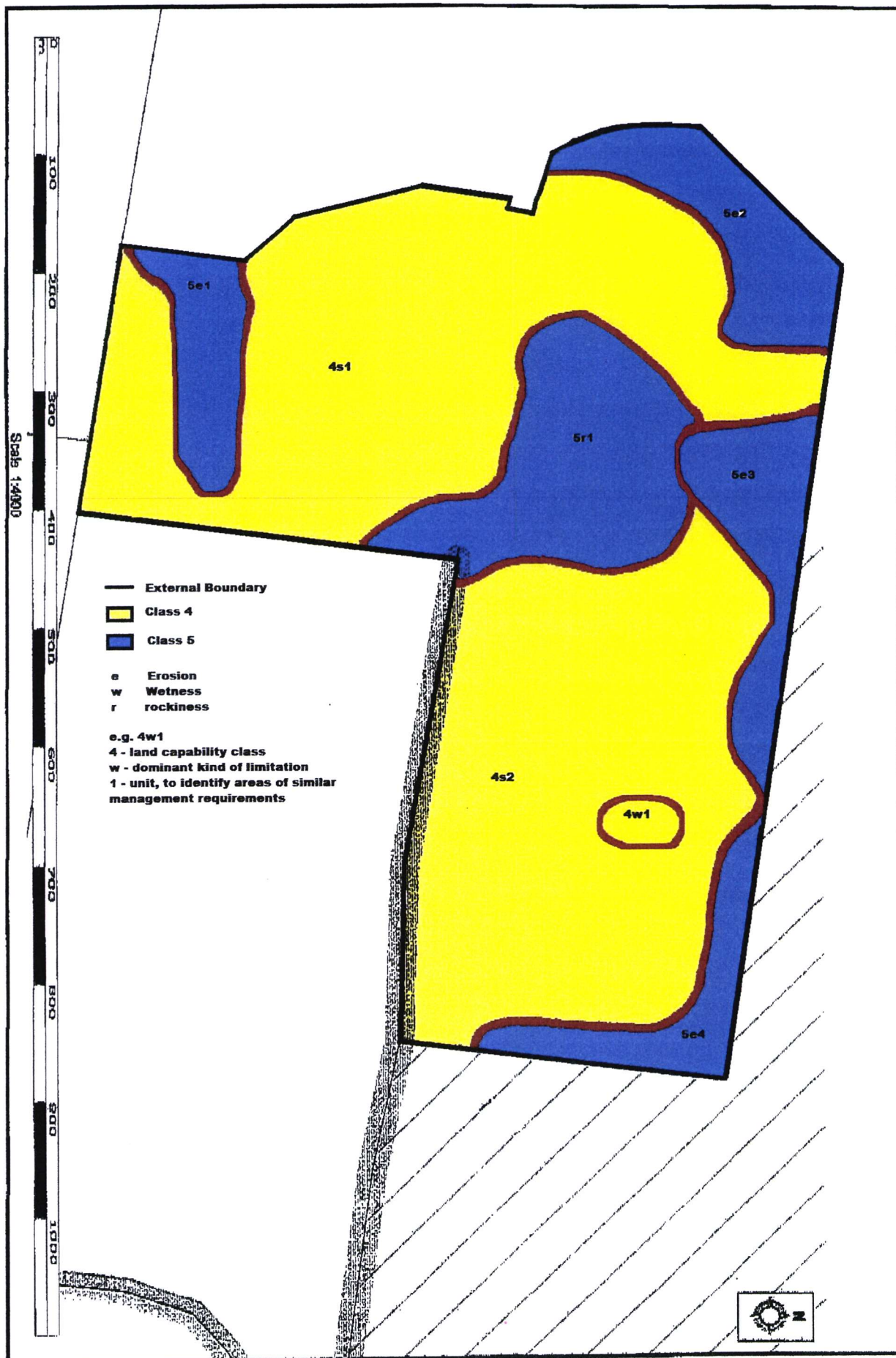
A more detailed assessment of your block would suggest that while most of your block is class 4, there is also some class 5, please see map for location of these classes.

Class 5 land can be defined as *"Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible..."*



**Class 5 land on northern side of property. Erosion is a risk on steeper slopes.**

<sup>1</sup> C J Grose, Land Capability Handbook, second edition, 1999, Department of Primary Industries, Water and Environment



Property Map.



The main limitations to production on the areas of class 4 are soil constraints, mainly rockiness which can and has been improved on parts of the block. There are however areas of underlying boulders which would cause problems for cultivation. Although the soil type is a reasonably deep and well structured red ferrosol soil, the pH and natural fertility is low. While these issues are currently limiting the pasture production on the property, they can also be improved with improved liming and fertiliser practices.

In addition to this there is a small area on the northern side of the property which is also class 4 but its main limitation to production is wetness.



**Class 4 in foreground, class 5 in background**

There are several areas of class 5 on this property. For most of these areas the main limitation to production is slope. Soil erosion is accelerated on steeper slopes, and can lead to loss of productivity and reduces cropping flexibility. The south facing slopes are likely to be much less productive than the rest and there is an area of class 5 on the southern part of the block.



**Class 5e**



The middle of the property marked on the map as area 5r1 is extremely rocky and is unsuitable for cultivation unless the stone is removed.



**Class 5r1. Note the excessive rockiness, and the size of these rocks**

To complete this assessment, the principles published in the Land Capability Handbook and Forth Report published by the Department of Primary Industries, Water and Environment were used. For more in depth information on land classification, I would recommend that you check these publications.

If you require any further information, please don't hesitate to contact me anytime at Roberts Limited, 38 Alexandra Rd, Ulverstone, or on 0408 132 785.

Yours sincerely,

A handwritten signature in black ink that reads "L. Abblitt".

Lisa Abblitt  
Agronomist  
Roberts Ltd, Ulverstone

PID 2050757  
Title # 1489 22/1



CENTRAL COAST COUNCIL

Annette and Eckhard Kalka  
184 Wilmot Road  
Forth TAS 7310  
Ph: 03 6428 2018

Division .....

Rec'd 09 AUG 2019

File No .....

Doc. Id .....

Forth, 07 Aug 2019

**Subject:** Lodging of Representation 184 Wilmot Road, Forth

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

Attn: General Manager – Draft Central Coast LPS2019  
Property ID 7536924  
184 Wilmot Road, Forth 7310

Dear Sir/Madam

We have viewed the draft Central Coast LPS for our property at 184 Wilmot Road, Forth and would like to submit an objection.

Our property is currently zoned "Rural Resource". The property is on two titles and the proposed rezoning is "Rural" for one title and "Agriculture" for the second title. We believe the entire property (both titles) should be zoned as "Rural".

Reasons why one title shouldn't be "Agriculture" are:

- The block of land is not prime agricultural land,
- ½ of the land is steep to very steep,
- The land is not suitable for cropping,
- The land cannot support an agricultural business as it is not suitable to provide a sufficient income stream,
- Minimal livestock can be run on the property however only for a hobby farm and not to provide an income,
- A gas pipeline is running through the block of land,
- It is an internal block with no road access.

Thank you for your consideration.

Kind regards









## Mary-Ann Edwards

---

**From:** Peter Collenette <peter.collenette@gmail.com>  
**Sent:** Friday, 9 August 2019 1:37 PM  
**To:** switch  
**Subject:** Attn: General Manager – Draft Central Coast LPS  
**Attachments:** LPS – 24 Gladman Rd.docx

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Dear Sandra:

Received: 09 AUG 2019

Application No: .....LPS.....

Doc. Id .....331241.....

### LPS2019 – 24 Gladman Rd, Gunns Plains

Since my last email (below) I have received a phone call from Mary-Ann Edwards, who confirmed that the correct or revised zoning proposal for our property at the above address is indeed Rural.

She asked if I agreed with that proposal, and I said yes.

However, since we have had no written confirmation, and the zoning is still shown as Agriculture on the Draft LPS Zone Map, I thought it wise to make a formal submission to you that we do indeed think the zoning should be Rural and not Agriculture, for the reasons given in my email of 24 June (below).

Kind regards  
Peter Collenette.

**Peter and Rosemary Collenette.**

PO Box 837  
Ulverstone, Tasmania 7315.  
0417 549 492  
[peter.collenette@gmail.com](mailto:peter.collenette@gmail.com)

Begin forwarded message:

**From:** Peter Collenette <peter.collenette@gmail.com>  
**Subject:** Attn: General Manager – Draft Central Coast LPS  
**Date:** 26 June 2019 at 9:36:02 pm AEST  
**To:** [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Sandra:

We have now received your letter dated 19 April, which interestingly appears to supersede that of 18 June, and thereby to clarify that there has in fact been a mistake. Thank you. Since the corrected rezoning is "Rural", my email below to Mary-Ann Edwards can be ignored.

Regards  
Peter Collenette.

Begin forwarded message:



**From:** Peter Collenette <[peter.collenette@gmail.com](mailto:peter.collenette@gmail.com)>  
**Subject:** Attn: Mary-Anne Edwards  
**Date:** 24 June 2019 at 10:30:46 pm AEST  
**To:** [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Mary-Ann:

**LPS2019**

We've received Sandra Ayton's letter notifying us of the intention to re-zone our property 24 Gladman Rd, Gunns Plains, from "Rural Resource" to "Agriculture" rather than to "Rural".

We are writing:

- 1) to point out that a mistake has been made (no doubt by the state government), and
- 2) to object formally to any proposed "Agriculture" zoning.

1) The draft LPS map on the council's website (attached) clearly shows our property's future zoning as "Rural", not "Agriculture". This is in conflict with Ms Ayton's letter.

2) If in fact the letter is correct, we lodge via this email a formal objection, because it is clear that the appropriate zoning would indeed be "Rural" and not "Agriculture". Ms Ayton's letter states that the "Agriculture" zone is primarily over class 1, 2, 3 or 4 land, whereas almost all our property is class 5 and 6, as shown the second attachment – taken from the report by Macquarie Franklin submitted in support of the development application for our dwelling, which of course was approved.

With kind regards  
Peter Collenette.

**Peter and Rosemary Collenette.**

PO Box 837  
Ulverstone, Tasmania 7315.  
0417 549 492  
[peter.collenette@gmail.com](mailto:peter.collenette@gmail.com)

**Mary-Ann Edwards**

Withdrawn.

**From:** Peter Collenette <peter.collenette@gmail.com>  
**Sent:** Monday, 24 June 2019 10:31 PM  
**To:** switch  
**Subject:** Attn: Mary-Anne Edwards  
**Attachments:** LPS – 24 Gladman Rd.docx

Dear Mary-Anne:

**LPS2019**

We've received Sandra Ayton's letter notifying us of the intention to re-zone our property 24 Gladman Rd, Gunns Plains, from "Rural Resource" to "Agriculture" rather than to "Rural".

We are writing:

- 1) to point out that a mistake has been made (no doubt by the state government), and
- 2) to object formally to any proposed "Agriculture" zoning.

1) The draft LPS map on the council's website (attached) clearly shows our property's future zoning as "Rural", not "Agriculture". This is in conflict with Ms Ayton's letter.

2) If in fact the letter is correct, we lodge via this email a formal objection, because it is clear that the appropriate zoning would indeed be "Rural" and not "Agriculture". Ms Ayton's letter states that the "Agriculture" zone is primarily over class 1, 2, 3 or 4 land, whereas almost all our property is class 5 and 6, as shown the second attachment – taken from the report by Macquarie Franklin submitted in support of the development application for our dwelling, which of course was approved.

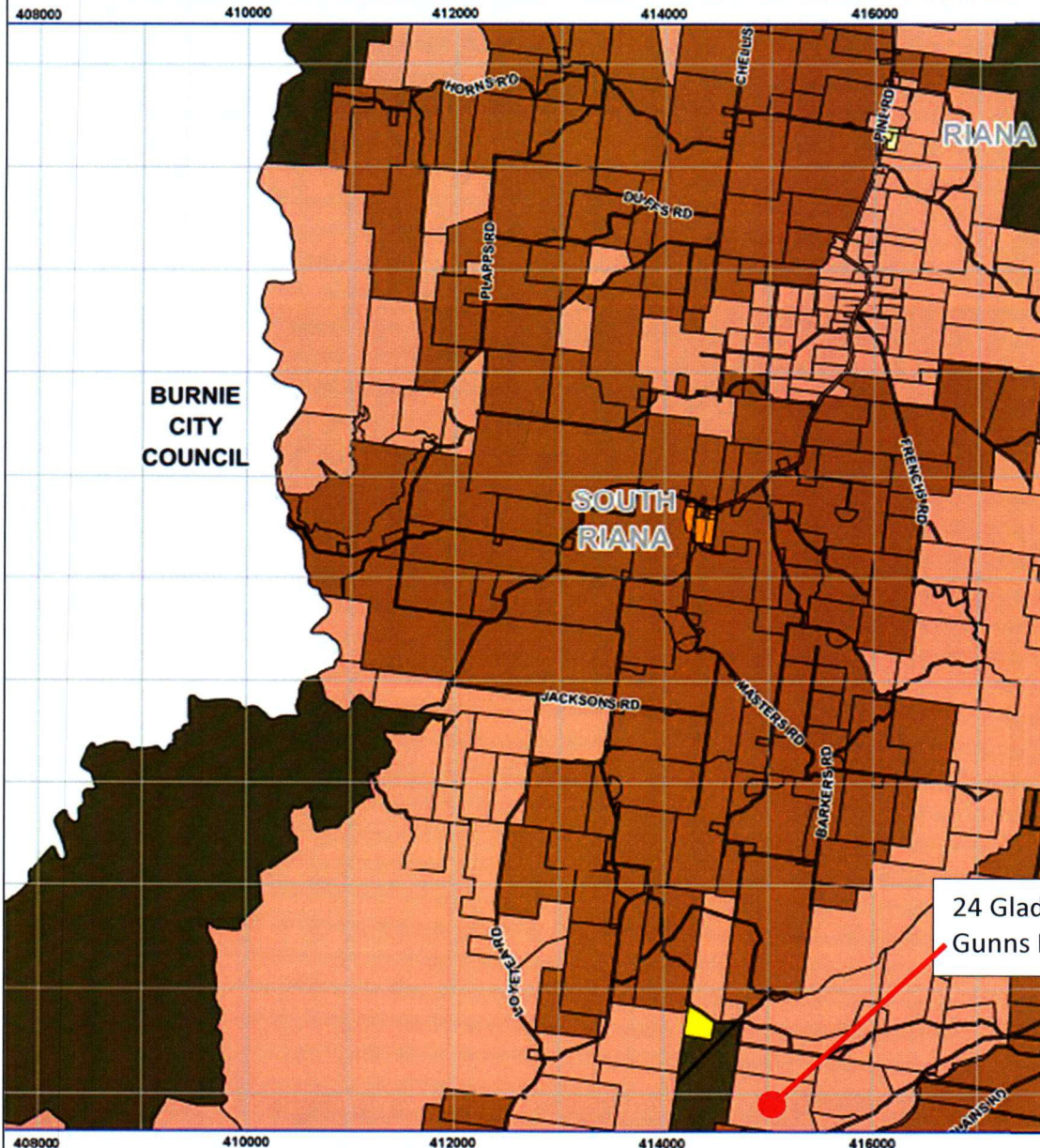
With kind regards  
Peter Collenette.

**Peter and Rosemary Collenette.**

PO Box 837  
Ulverstone, Tasmania 7315.  
0417 549 492  
[peter.collenette@gmail.com](mailto:peter.collenette@gmail.com)



# Draft Central Coast Local Provisions Schedule - Zones



24 Gladman Rd,  
Gunns Plains

## Map 16 of 21



Coordinate System: GDA 94 MGA Zone 55



Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019

be Conservation  
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## Mary-Ann Edwards

---

**From:** Peter Targett <ptargett@agronico.com.au>  
**Sent:** Friday, 9 August 2019 2:45 PM  
**To:** switch  
**Cc:** margaret.rice10@gmail.com  
**Subject:** Lot 1 Albert Road - Zoning Representation  
**Attachments:** Land Capability Desktop Assessment - Lisa Abblitt.pdf; Trevor Rice - Land Capability and Zoning Representation.pdf

To whom it may concern,

M J & T C Rice & N S Mainwaring would like to make a representation regrading regarding the recent zone changes to their property that are proposed in the Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule.

They have commissioned two complementary land capability reports written by two independent Agronomists;

- A desktop assessment performed by Lisa Abblitt using the DPIWE land capability map and dated 24<sup>th</sup> July 2007.
- A detailed land capability assessment, clarifying the position of capability class boundaries around the site and assessing house development opportunities and their potential impact on agricultural sustainability.

Because of the lands low agricultural value, M J & T C Rice & N S Mainwaring believe that the current zoning of 'Rural Resource' is currently appropriate and that 'Rural' zoning would be more appropriate under the new scheme. This would somewhat facilitate development of the property for a house in the future, which would still be subject to the planning restrictions of the 'Rural Zone.'

Could any communication regarding this representation please be directed both to [margaret.rice10@gmail.com](mailto:margaret.rice10@gmail.com) and [ptargett@agronico.com.au](mailto:ptargett@agronico.com.au)

Kind Regards,  
Peter Targett



*Agricultural Consultant*  
*BAGrSc (Hons)*

m: 0428540767

a: 175 Allport Street, Leith TAS 7315

w: [www.agronico.com.au](http://www.agronico.com.au) e: [ptargett@agronico.com.au](mailto:ptargett@agronico.com.au)





## **Land Capability Assessment**

**Lot 1 Albert Rd,  
Howth,  
Tas 7316**

**Property ID: 3344853  
Title Reference: 244535/1**

**Prepared by Peter Targett**

**8<sup>th</sup> August 2019**

ABN: 50 113 418 161

175 Allport St. East Leith, TAS 7315

P: 03 6428 2519 | F: 03 6428 2049

[ptargett@agronico.com.au](mailto:ptargett@agronico.com.au) | [www.agronico.com.au](http://www.agronico.com.au)



## Introduction

The following Land Capability Assessment has been prepared in accordance with the State policy on the protection of Agricultural Land 2009, using guidelines developed by Grose (1999). The report is based on background information obtained from Government assessments and an on-site agricultural survey conducted on the 7/8/19.

A number of sample holes were dug across the site using a 150 mm spade, noting soil type, structure, root activity, slope and vegetation. Slope angle was measured using 'Measure', an application published by Apple Pty Ltd (2018). Emmerson dispersion test was used to rate dispersion index (Mc Mullen, 2000). Soil texture recorded using feel and ribbon length. Existing road cuttings, uprooted trees and eroded areas were also used to check landform and soil type continuity.

## Location

The assessed property is approximately 4.9 ha, located adjacent to 70 Albert Road. The Property ID is 3344853, and the Title Reference is 244535/1.



Figure 1. An outline of the property boundary (orange). The primary land use of the local area is agricultural cropping and grazing, with some forestry.

## **General Site Overview**

According to the Digital Geological Atlas 1:25,000 scale for Burnie all of the soil at the site is derived from deeply weathered tertiary basalt (Mineral Resources Tasmania, 2019). Where lava cools rapidly on the earth's surface it forms basalt rock and soils derived from basalt parent material are amongst Tasmania's most fertile soils and are therefore highly agriculturally significant.

The soil type was very consistent across the site, consisting of deep, free draining Red Ferrosol (Isbell, 2002) of between pH 5 - 6. Current land-use of the site is grazing and occasional cropping.

The altitude of the property ranges from 60 m to 114 m above sea level. According to Grose, C J, Ed. (1999) as a guide; <200 m above sea level would allow for a full range of crops and livestock, without frost being a significant limitation.

The topography of the site is somewhat steep and according to the 'List Map' the incline average around 10.8° (Tasmanian Government, 2019).

The average annual rainfall for the area is ~950 mm (Burnie Weather Station), a full range of crops and livestock can be grown in this area.



## Land Capability Overview

**Table 1. Features of Land Capability Classes**

CLASS		LIMITATIONS	CHOICE OF CROPS	CONSERVATION PRACTICES
1	<b>Under cultivation</b>	Very minor	any	Very minor
2		Slight	Slightly reduced	Minor
3		Medium	Reduced	Major
4		Severe	Restricted	<b>Major + careful management</b>
5	<b>Under pastoral use</b>	Slight to moderate	Grazing	
6		Severe	Grazing	
7		Very severe to extreme	No, or very minor agricultural value	





Figure 2. Mapped land capability for the site.

Based on the guidelines for the classification of agricultural land in Tasmania, Land Capability Handbook (Grose, 1999), the land at the surveyed site contains similar sized portions of high quality class 3 land as well as low quality class 4 and 5 agricultural land (figure 2).

**Table 2. Soil Subclasses**

<p>x = (Complex topography). Limitations caused by irregular, uneven or dissected topography which limit ease of management or divide land into parcels difficult to manage at the paddock scale</p>	<p>e = (Erosion). Unspecified erosion limitation (both current and potential).</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

**Table 3. Soil Characteristics**

Site ID	Observations
Pit 1	<p><b>General Observations</b></p> <ul style="list-style-type: none"> <li>• Depth: 600+ mm</li> <li>• Strong moderate pedal structure</li> <li>• Many fibrous roots throughout the profile, no rusty roots.</li> <li>• No rocks or pebbles</li> <li>• Negligible mottling</li> <li>• Very slight highly transitional colour change from red ochre at the top of the profile, to a slightly more lighter orange at 50-60 cm.</li> <li>• Classification: Red Ferrosol</li> </ul> <p><b>Soil Texture and pH readings</b></p> <p>0-100 mm: Medium Clay, pH 6. Dispersion index 1 (highly stable).</p> <p>300 mm: Clay Loam, pH 5. Dispersion index 1 (highly stable).</p> <p>500-600 mm: Light Clay, pH 5.5. Dispersion index 1 (highly stable).</p>
Pit 2	<p><b>General Observations</b></p> <ul style="list-style-type: none"> <li>• Depth: 600+ mm</li> <li>• Strong moderate pedal structure</li> <li>• Many fibrous roots throughout the profile, no rusty roots.</li> <li>• No rocks or pebbles</li> <li>• Negligible mottling</li> <li>• Very slight highly transitional colour change from red ochre at the top of the profile, to a slightly more lighter orange at 50-60 cm.</li> <li>• Ironstone &lt;4% present at 500 mm.</li> <li>• Classification: Red Ferrosol</li> </ul> <p><b>Soil Texture and pH readings</b></p> <p>0-100 mm: Heavy Clay, pH 6. Dispersion index 0 (highly stable).</p> <p>400-500 mm: Light Clay pH 5.5. Dispersion index 1 (highly stable).</p>

The soil has very good depth, is free draining, highly fertile and the Emmerson dispersion testing showed every layer to be highly stable.



## Topography

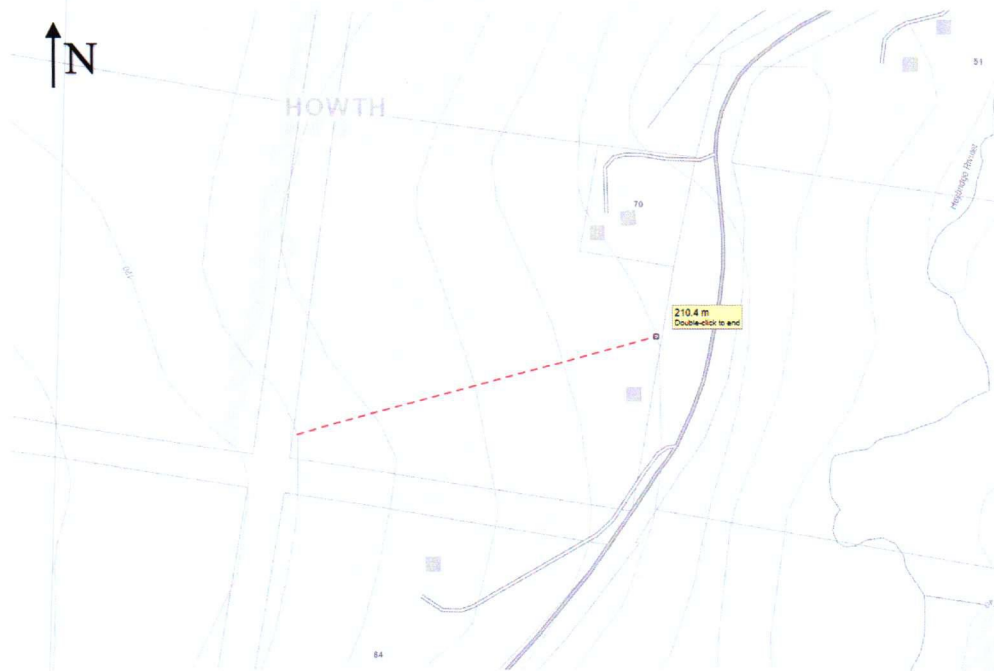


Figure 3. Topographic map, the average slope was calculated to be  $10.8^\circ$  (Tasmanian Government, 2019).



Figure 4. Slope map. The slope across the site was quite consistent and varied between  $10^\circ$  and  $13^\circ$  in the main areas of interest across most of the site.



**Table 4. Estimation of Soil Erodibility**

(Interpreted from the Land Capability Handbook pages 34-40 [Grose, 1999])

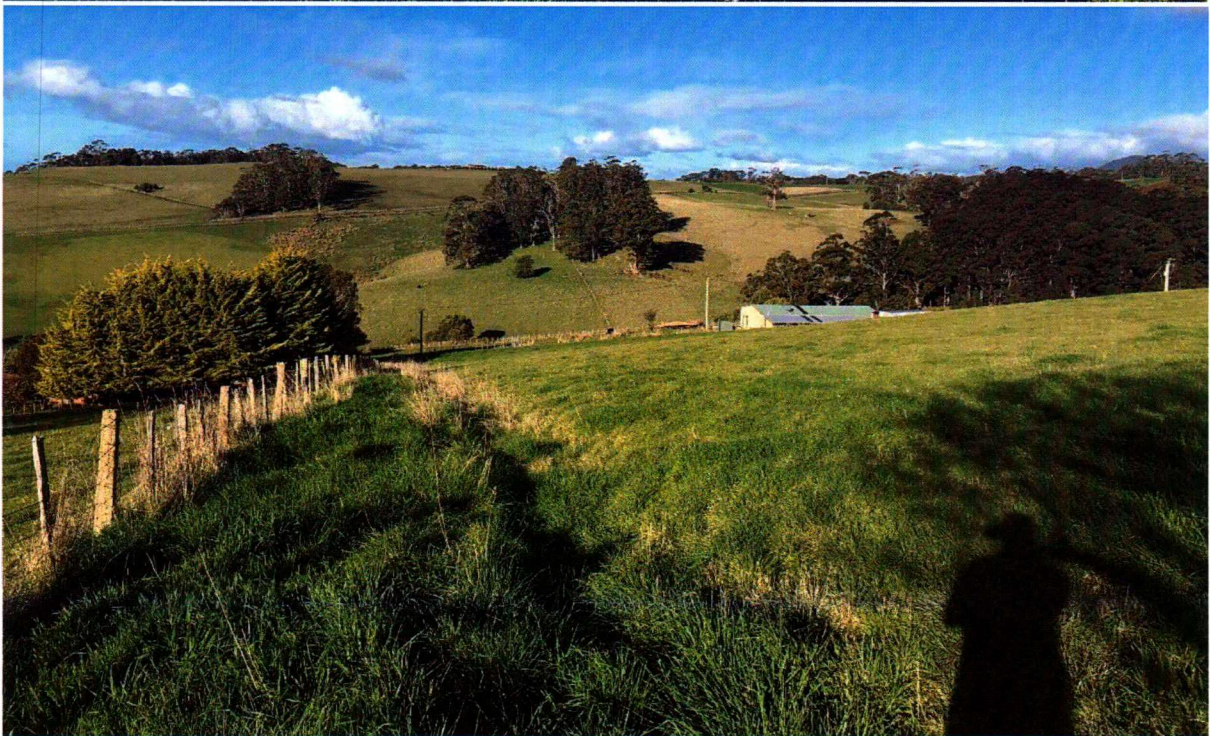
Depth (Pit 1 and 2)	Soil Type	Dispersion	Erodibility	Erosion Risk on a slope of 10-18°	Land Class
0-100 mm	Medium + Heavy Clay (Structured)	None	Low	Moderate	4
300-600 mm	Clay Loam + Light Clay (Structured)	None	V Low	Low	3

The steep topography combined with the soil texture results in a capability class of 4 for the topsoil and class 3 for the subsoil.



Photo 1. Class 5 land at the bottom section of the property. Site has significant slope and is a very small pocket of land wedged in between a shed and a house.





Photos 2 and 3. Images show the steepness of the slope found on the class 4 land.





Photos 4 and 5. Images show the breadth of the slope found on the class 4 land.





Photo 6. The slope decreases towards the upper boundary of the block and the land capability transitions to class 3 (currently under crop) accordingly.

## Summary

In summary, the soil on this site partly consists of low agricultural value land (Classes 4 and 5), and areas of prime agricultural land (Class 3), as defined by the PAL Policy 2009. The site has been owned and managed by Trevor Rice, who is a very experienced farmer, for over 30 years. Trevor maintained this small pocket of property as a hobby farm when he sold the majority of his farm some years ago. Trevor mostly only grows crops on the class 3 land and mostly grazes what we have classed as class 4 land. To grow crops such as pyrethrum, carrots, onions, potatoes and brassicas on the class 4 land, significant erosion control would need to be put in place. Trevor reports that last time he had all of the class 4 land under cultivation a significant rain event close to Christmas washed about a foot of mud into the neighbour's house that resulted in an insurance claim lodged by the neighbour. Since this event which occurred over 12 years ago Trevor has not cropped the class 4 land. Trevor has also dug open drainage channels across the property to help channel the runoff water and soil. Trevor has also reported that in the past when he has had the class 4 land under crop, the council have had to come to clear the main road from slope wash derived from the paddock. The class 5 land located on the North East corner of the property is too small to be of agricultural significance and is also significantly sloping.

Rip/mulch lines placed in the crop along the contours would be an effective way to mitigate wash, however in my experience of witnessing growers using this technique on similar soils with slopes of this magnitude I would expect certain weather conditions at the wrong point in time (e.g after just after sowing), could lead to significant slope wash. Terracing would be an acceptable long-term solution to erosion, however the capital cost of doing so would likely be uneconomical.

The effects of establishing a house at the proposed site on permanent agricultural land loss and on the ability to intensively farm the prime land located on the adjacent properties will be assessed in the next section.



## Part 2 – Zoning Representation

The property is located on the boundary between the agricultural zone and rural zones. Although it has been proposed to zone the property as agricultural, the majority of the land on the block is not prime land. It is therefore suggested that rural zoning may be more appropriate.

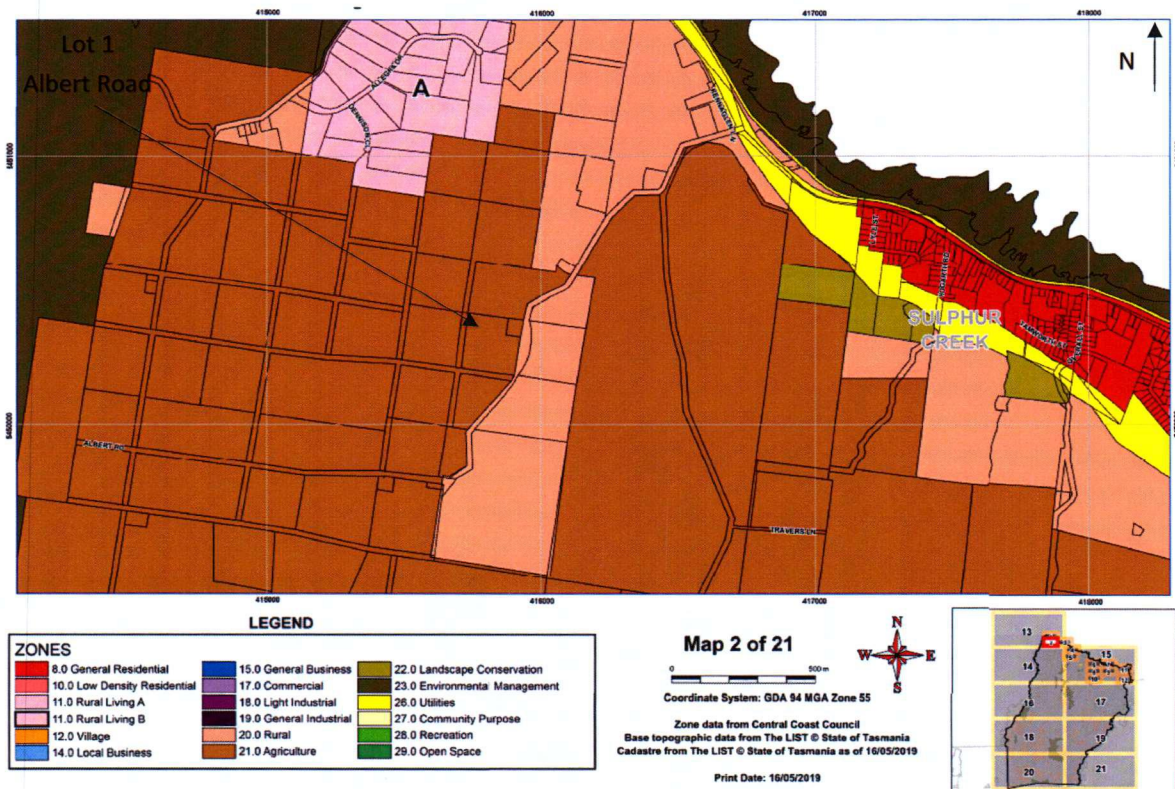


Figure 5. Tasmanian Planning Scheme – Draft Central Coast Local Provisions Schedule – Zones.



## Potential Residential Development on Site

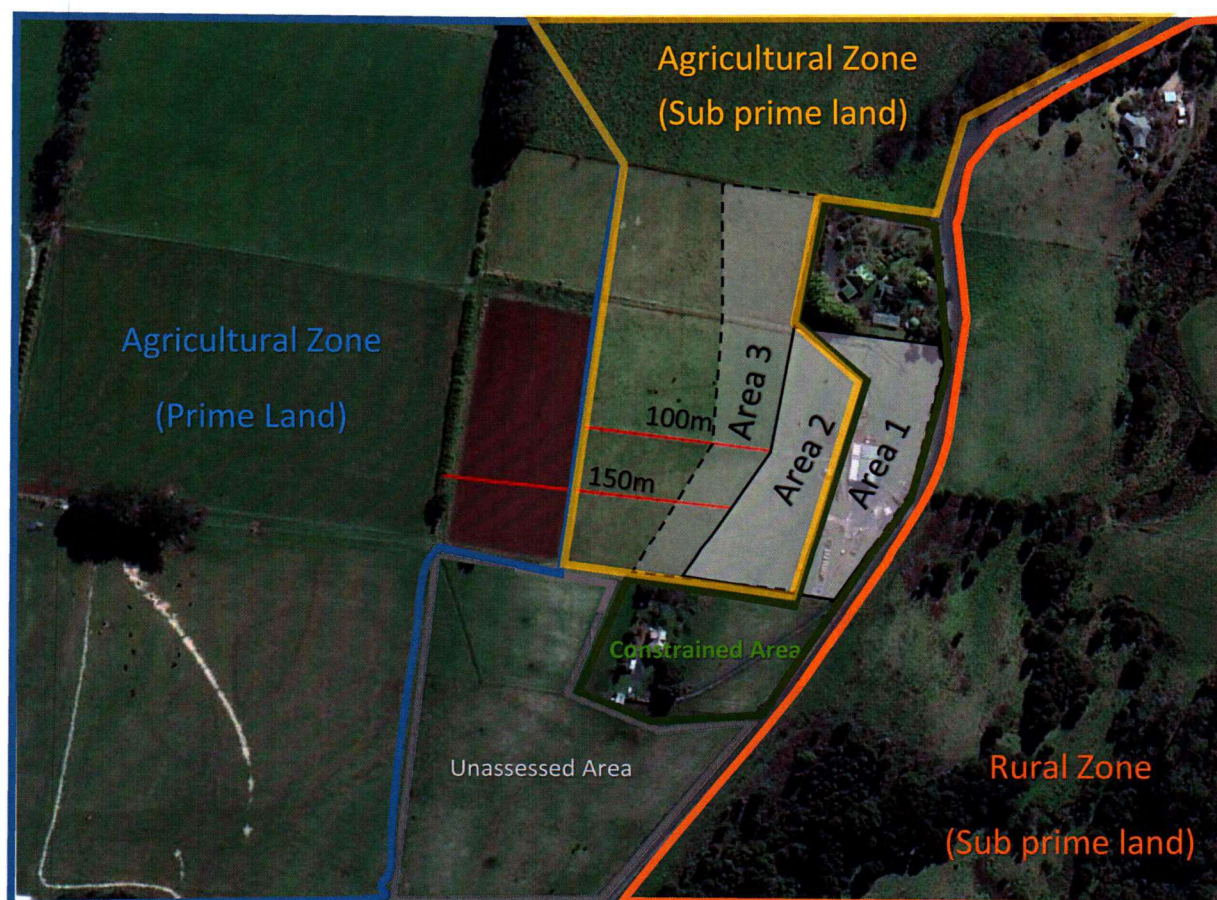


Figure 6. Permanent Loss of Agricultural Land and Operational Constraints arising from a potential house development across three areas.

Zone	Area Estimate	Constraint to Neighbours	Internal Constraint
Area 1 (Constrained)	0.57 ha	Nil	Nil
Area 2 (Sub-Prime, Moderately Constrained)	0.71 ha	Nil	Sub-prime land: Marginal loss of subprime land area, somewhat limits spraying opportunities. Prime land: Nil
Area 3 (Sub-Prime, Marginally Constrained)	(Approximate boundary)	Negligible increase to existing constraints from existing dwellings.	Sub-prime land: Small loss of sub-prime land and potentially moderate limitation on spraying opportunities depending on precise location. Prime Land: Minimal impact on spraying opportunities

Building a house in areas 1 or 2 would not impinge on the ability to farm the prime land in any significant way and would result in a minimal loss of sub-prime land. All of area 1 and the majority of area 2 is at least 100 m away from prime land located on the western side of the block. This provides a significant buffer for spraying. The 'Code of Practice for Ground Spraying' states:

"If you are a commercial grower or producer, you should notify occupiers of properties and buildings within 100 metres of any area to be sprayed, of your intention to spray at least one, but preferably two days in advance. The information you provide should include details of the sprays to be used and the steps that will be taken to minimise drift. Verbal notification is acceptable."

Building a house in area 3 would result in some degree of constraint to the prime land within the property that would vary depending on the precise locality of the dwelling and would need to be assessed on a case by case basis. Building a house in area 3 would likely have an insignificant impact on the ability to farm the prime land on the neighbouring property beyond what already exists because of the dwellings located to the North and South.

## **Summary**

The property in question is located right on the fringe between what is proposed to be the agricultural zone and the rural zone. As such the land transitions quickly from prime class 3 land next to the agricultural zone to sub-prime class 4 land, which makes up the majority of the block, to marginal class 5 land which is right next to the proposed rural zone. In my opinion, establishment of a dwelling on the property could be done without significantly hindering intensive agricultural development in the future such as cropping in the nearby prime-land located to the West. The amount of prime land in question is only relatively small (~1.4 ha) compared to the size of the block (~4.9 ha). Such a parcel of land would be too small on its own for most commercial vegetable growing contracts which would need at least 4 ha to be grown at once as a minimum. Therefore, it is proposed that the block be given a rural zoning which would reflect the lack of capability of the land to be developed for intensive agricultural purposes and the potential to build a dwelling without significant interference to long term sustainable use of the surrounding prime agricultural land.



## References

Grose, C J, Ed. (1999). *Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*, Department of Primary Industries, Water and Environment, Tasmania, Australia.

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24 July, 2007

Mr & Mrs T Rice  
9 Waterford Rd  
SULPHUR CREEK TAS 7316

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 09 AUG 2019

Application No:

LPS DOC: 331240

Dear Trevor and Margaret,

As per your request I have assessed the land capability of your 4.060 ha block at Albert Road, Howth, title reference 244534. It is my understanding that this assessment is to be used as part of a building application to Central Coast Council.

According to DPIWE's land capability map (Inglis land capability survey mapsheet 1:100 000 scale 1999), your block falls in an area of class 4.

A more detailed assessment of your block would suggest that this is correct for the majority of this block with a small area of the south eastern corner that is class 5, please see attached map.

The definition of class 4 land is "...land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of the cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation". Land Capability Handbook, C J Grose, 1999.

Class 5 land is "Land with moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on less severe slopes may be cultivated for pasture establishment or renewal..."

The main limitation to agricultural production on this land parcel is erosion. Due to the slope of this land regular cultivation of this soil could lead to severe erosion, and I would suggest that careful management of the soil resource is required to minimise this risk. This is especially true of the small area of class 5 which is steeper than the rest of the block.

To complete this assessment, the principles published in the Land Capability Handbook and Forth Report published by the Department of Primary Industries, Water and Environment were used. For more in depth information on land classification, I would recommend that you check these publications.

If you require any further information for your application to council, please don't hesitate to contact me anytime at Roberts Limited, 38 Alexandra Rd, Ulverstone, or on 0408 132 785.

Yours sincerely,

L. Abblitt

Lisa Abblitt  
Agronomist  
Roberts Ltd, Ulverstone

Roberts

Steve McKeown and Tory Manison  
PO Box 5  
Penguin 7316  
Tasmania

Sandra Ayton  
General Manager  
Central Coast Council  
PO Box 220  
Ulverstone 7315

9 August 2019

Dear Ms Ayton:

**Draft Central Coast LPS – 1456 South Riana Rd, Gunns Plains**

I am writing about the proposal in the Draft Central Coast Local Provisions Schedule for zoning of the property owned by Tory Manison and myself at the 1456 South Riana Road Gunns Plains.

In brief, although the property is currently zoned as Environmental Management, we believe that is inappropriate, and submit that the zoning should instead be Rural.

We met last month to discuss the issue with Mary-Ann Edwards, Leader of the Council's Land Use Planning Group. She said the current and proposed Environmental Management zoning was anomalous, and that Rural would be more appropriate. She encouraged us to make a submission along the lines of this letter.

Our reasons are as follows:

- We understand from Ms Edwards that Environmental Management zoning is usually exclusive to Crown land, and may only have been applied to this property because of an apparent but minor landslip risk – which in practice would not affect the use of the site. Parts of the property fall into Landslip Hazard Bands “low” and “medium”, with nothing in the “medium to active” or “high” bands. The same is true of much other nearby land that is proposed to be zoned Rural, including especially the adjacent property immediately to the west.
- Most adjacent land is proposed to be zoned Rural. Although the adjacent property at 24 Gladman Rd is shown on the Draft LPS Zone Map as Agricultural, we understand that it is now scheduled to be zoned Rural.
- The purpose of the Environmental Management Zone, and the development controls it imposes, are unsuited to the site and to the approved use and development thereon, and indeed to private land in general. The zone purpose set out in the State Planning Provisions is “To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value” and “To allow for compatible use or development where it is consistent with: (a) the protection, conservation and management of the values of the land” and: (b) reserve management.

The land, however, is not reserved, and listed ecological, scientific, cultural or scenic values on it are absent or minimal. The only threatened native vegetation community is a



very small area of *Eucalyptus viminalis* wet forest covering about 1.3ha. The Tasmanian Natural Values Atlas records no threatened flora or fauna on the site.

- All permitted pathways for use in the Environmental Management Zone of the SPP depend on authority from the respective state or federal administrative body. Many of the permitted pathways for development either depend on or are quite restrictive without authorities granted by such bodies. Visitor accommodation is a discretionary use in the zone unless an authority under the National Parks and Reserved Land Regulations 2009 has been granted by the managing authority or approved by the Director-General of Lands – neither of which conditions can apply on private land such as this. Residential use is likewise narrowly restricted.

- By contrast, the chiefly relevant purposes of the Rural Zone match both the current and the intended use of the site. They are “To provide for a range of use or development in a rural location . . . where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics [while minimising] adverse impacts on surrounding uses” and “To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements”.

- Importantly, the Council has granted planning permission for visitor accommodation in an existing building on the site, which is a permitted use in the Rural Zone.

It therefore seems clear that Rural is by far the more appropriate of the two zonings, as suggested by Ms Edwards, and we trust the Council will be able to amend the Draft LPS accordingly.

We should mention that the site includes land within a reserved road, which although owned by the Crown is not managed by it in any practical sense. Although Crown permission for the rezoning may not be immediately available, we suggest that this does not preclude full consideration of the merits of our representation. If the Council agrees with our view, it could provide its support to the Tasmanian Planning Commission subject to the grant of Crown consent before the commission’s hearings and determinations.

Please let us know if you require any more from us on this matter.

With thanks for your consideration

Yours sincerely

Steven McKeown

To whom it may concern.

During the 1990s I received letters saying my land at 382 Worcliffe road was to be re-zoned from "Rural residential" to "Rural resource". Not knowing the impact this would have on my future plans for the property I made no objections.

I am asking for re-zoning from "Agricultural zone" to "Rural zone".

All I want is the opportunity to build a building of about 100m<sup>2</sup> for the use of "Visitor accommodation" to let others enjoy the bird life and what the Dial range has to offer. This would be a low impact operation that would have no impact on the neighbouring agricultural land.

I have offered my land to my farming neighbour and he has declined due to poor quality of the land, lack of a suitable water supply and the property having two Telstra underground cables, one of them at a shallow depth of about 350mm.

To the best of my knowledge the land has never been cultivated and after my farming neighbour declined the land I believe it never will.

Sincerely

Mark Deaning

9- August 2019

CENTRAL COAST COUNCIL

Division .....

Rec'd 09 AUG 2019

File No .....

Doc. Id .....

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](mailto: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](mailto:mark.shelton@parliament.tas.gov.au))  
Tasmanian Planning Commission ([tpc@planning.tas.gov.au](mailto: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

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: 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

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: 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

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**

Division .....

Rec'd -9 AUG 2019

File No .....

Doc. Id .....

Dear Sir / Madam

In a letter, received from Central Coast Council dated June 18, regarding the Tasmanian Planning Scheme it was stated that land currently zoned Rural Resource would be rezoned to Rural or Agriculture. It also stated that Agriculture would be land classed 1, 2, 3 or 4.

In this correspondence we were told our property would be rezoned to Agriculture. Consulting the Land Capability Survey of Tasmania by the Department of Primary, Industry, Water and Environment we could locate our property on the map. It was in an area of class 5 land. The descriptors in this report for class 5 land align perfectly with our property.

The property is productive but only because it was cleared 50 plus years ago. The methods used then would not be considered in today's farming practices. It was cleared with draught horses and many hours of manual labour. It remains cleared today because of good farming practices from bygone days (ie labour intensive, manual work.)

The farmer of today work not even consider these methods because they are time consuming, labour intensive and machinery is not able to be used.



Our property is steep and rocky. There are numerous areas where outcrops of granite boulders are visible as well as rocks under the surface of the ground. There are many creeks which dissect the property and result in steep banks coming away from the creek.

Because of the rocks and steepness it is only fit for grazing but requires careful farm management practices to do this successfully. It cannot be heavily stocked. Once the season becomes dry the grass will disappear.

The property would probably be best suited for tree plantation. However tree growers would not be interested because they would not be able to get on it with their machinery.

For these reasons we consider our property should be zoned Rural. Please find enclosed photos that support our statements.

Kaye Button

for R.J + K.E BRITTON

04 55 907 689











































































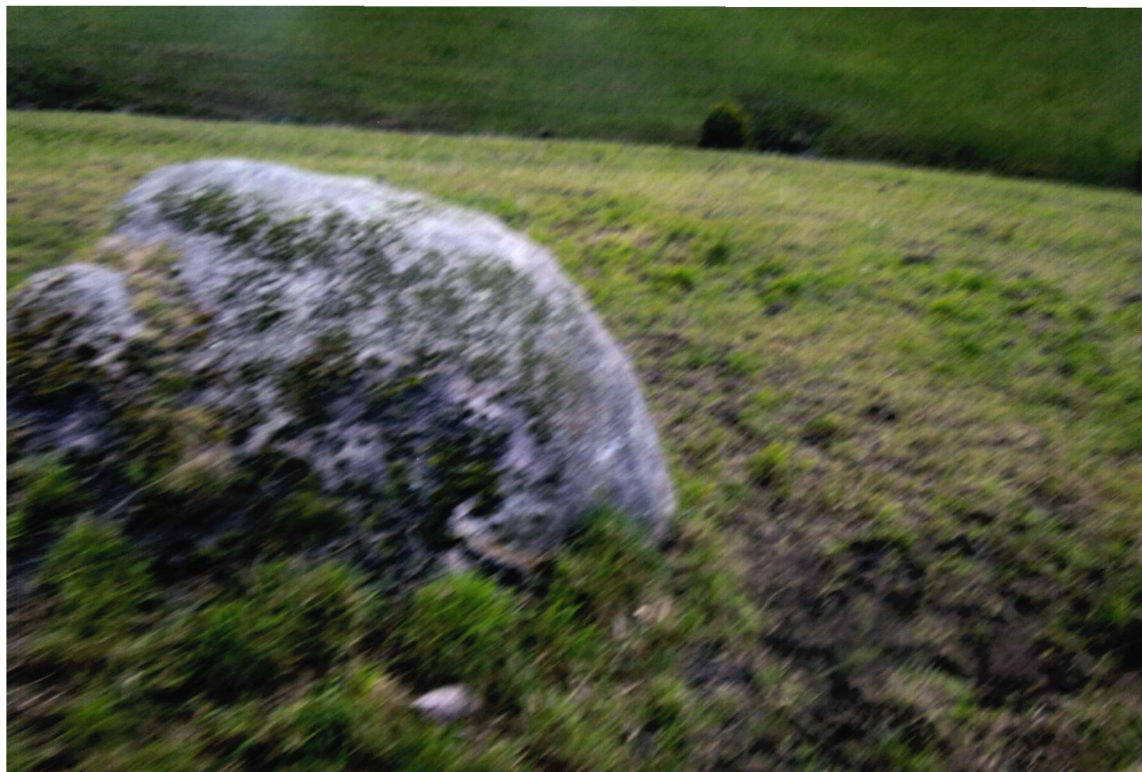
























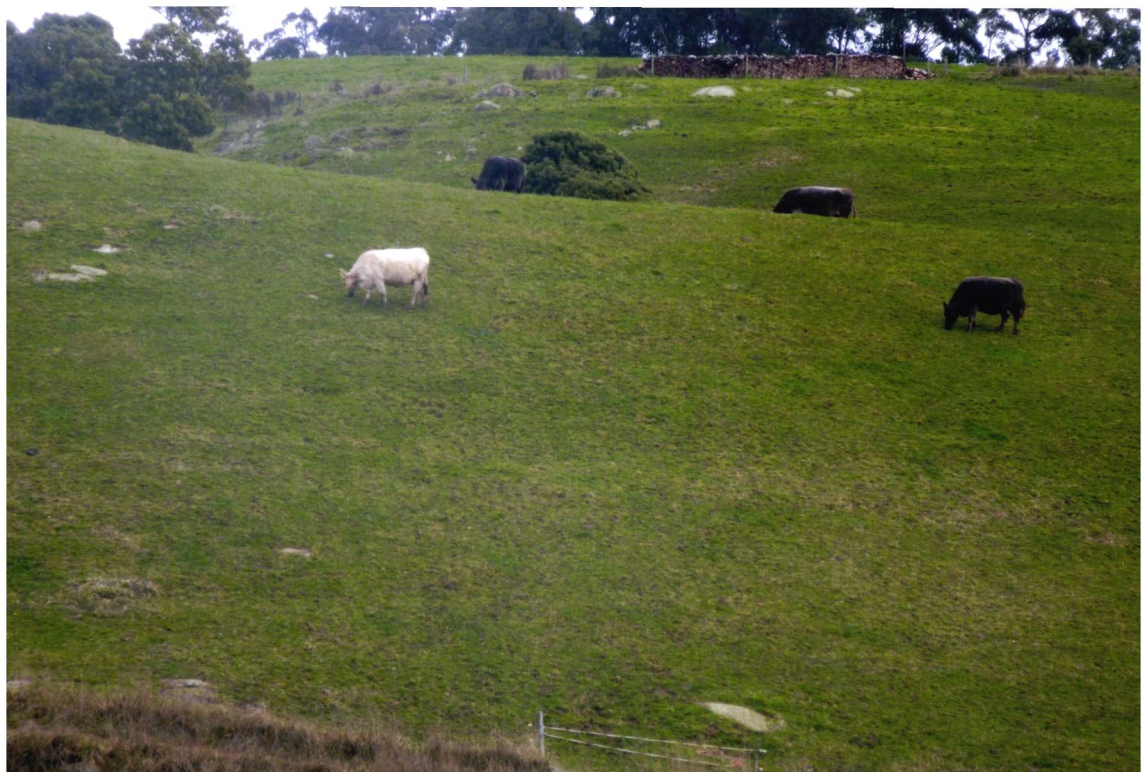
































CENTRAL COAST COUNCIL



Highland Conservation Pty Ltd

c/o 491 Tinderbox Rd,  
Tinderbox, Tas, 7054  
jm\_whitehead@hotmail.com  
(m) 0448 271 270

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

5 August 2019

Dear MS S. Ayton (General Manager - Central Coast Council),

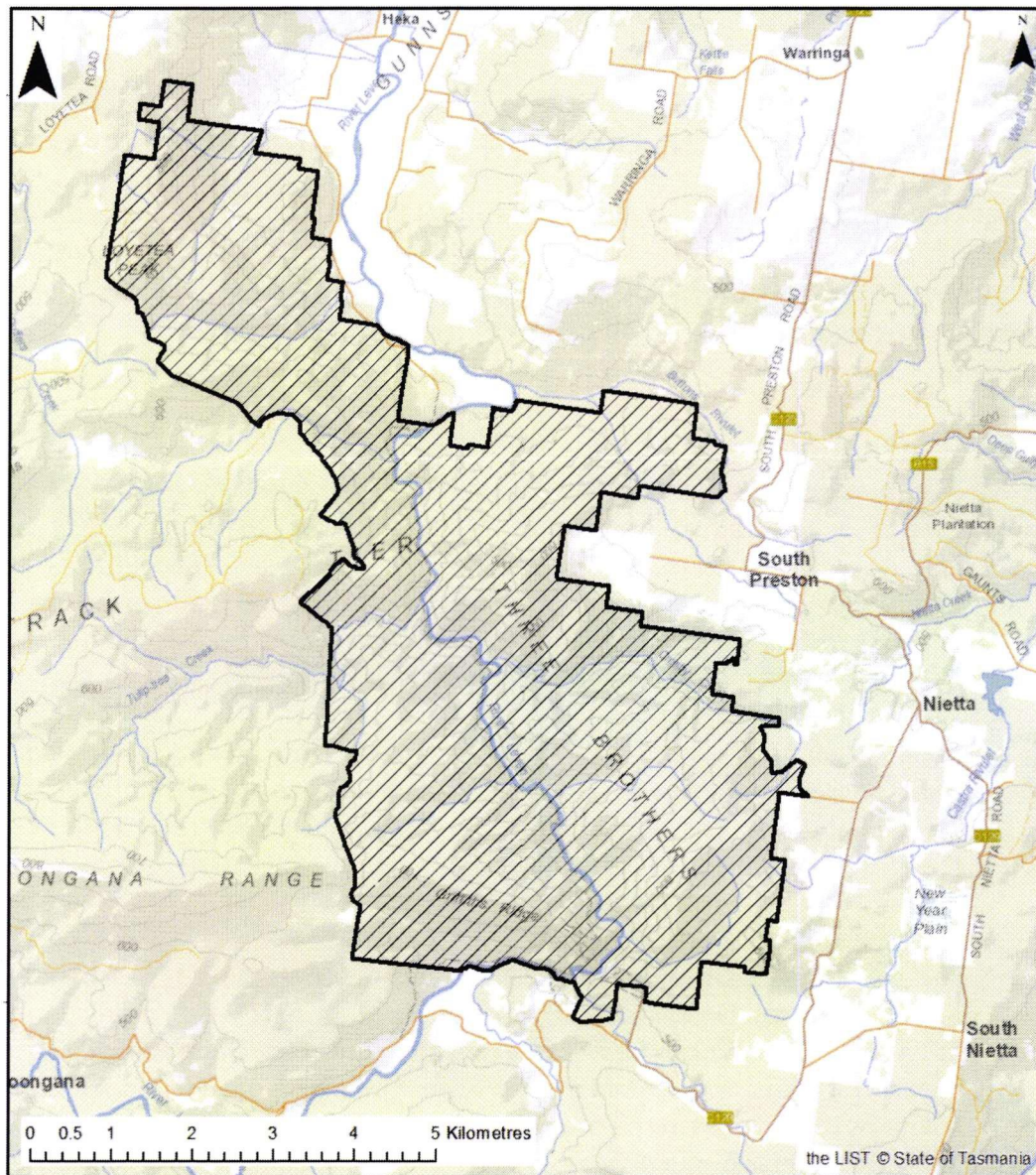
**Representation on LPPs Central Coast Council –  
scenic protection code application & private land zone  
amendments**

**i) scenic protection code application**

I am writing to request that the council support my request for the application of the '*Code 8.0 scenic protection code*' over the 'Loyetea Peak –Leven Canyon area' (Figure's attached) in the new planning scheme. I provided details that may be useful for the council in my earlier correspondence to you on the 30 May 2019, which included GIS layers that may be useful for council.

- Prior consultation justifies the application of the '*Code 8.0 scenic protection code*' over the Loyetea Peak –Leven Canyon area, as has occurred through the creation of the regions Master Plan 2018. Awareness of the scenic value of the area has also been raised more recently due to potential development risk, and as such I'm aware the council has received many requests for planning scenic protection of this area.
- I acknowledge that a Special Area Plan should not be created for this area under the Tasmanian Planning Scheme for the purpose of scenic protection, as I'm aware that "Local Area Objectives cannot be drafted and applied in a manner that sets requirements that are more restrictive than the Acceptable Solutions in the zones in this area." For this reason a SAP should not be applied for scenic protection, as the outcome would be ineffective, but instead scenic protection should be obtained over this area via application of the new Tasmanian Planning Scheme Code '*8.0 scenic protection*'.

I understand the council has processes to follow and is working within time and resource constraints. I hope the technical detail I provided earlier is of assistance to the council in deciding to support improved scenic protection for the Loyetea Peak – Leven Canyon area through seeking application of the Scenic Protection Code in the Central Coasts LPS.



**Figure 1.** Area of requested scenic protection code application.



## ii) private land zone amendments

The following 16 zone changes have been requested with accompanying documentation and justification.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
1	139289/ 2	26. Rural Resource	21. Agricultural	20. Rural
2	126824/1	26. Rural Resource	21. Agricultural	20. Rural
3	198562/1	26. Rural Resource	21. Agricultural	20. Rural
4	205150/1	26. Rural Resource	21. Agricultural	20. Rural

### Justification

We encourage collaborative research and development with the Tasmanian Institute of Agriculture at these site. This use in not a permitted use in the 21. Agriculture zone and would become a prohibited use under the states proposed zone change, we therefore seek a change to 20. Rural on these land titles.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
5	249257/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation
6	139289/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation

### Justification

The area covered by native vegetation is protected under a nature Conservation Covenant and the forested area ONLY on these titles should be 22. Landscape Conservation. The balance of the titles should remain as 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
7	213496/1	29. Environmental Management	23. Environmental Management	20. Rural
8	143262/1	26. Rural Resource & 29. Environmental Management	20. Rural & 23. Environmental Management	20. Rural

### Justification

The area that was encompassed as zone 23. environmental management has pine plantation covering the majority of the area , I request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
9	139052/2	26. Rural Resource	21. Agricultural	20. Rural & 21. Agricultural

### Justification

A portion of the property was a former hop shed and this infrastructure may be suitable for other future development. The area also contains a timber plantation incompatible with the Agricultural zone. The hop shed and timber plantation area should be zoned as 20. Rural with balance becoming 21 Agricultural.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
10	53698/1	29. Environmental Management	29. Environmental Management	20. Rural

### Justification

The area that was encompassed as zone 23. environmental management has pasture covering more than half request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
11	165015/1	26. Rural Resource	21. Agricultural	20. Rural

#### **Justification**

This small 1.275 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
12	198565/1	26. Rural Resource	21. Agricultural	20. Rural

#### **Justification**

This small 1.1 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
13	33196/1	26. Rural Resource	21. Agricultural	20. Rural

#### **Justification**

Request change to Rural as area s small farm, with houses, old dairy and sheds and is now used for paddock to plate farm experience and increased zoning flexibility is needed for this farm business to enable accommodation and food business growth.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
14	216223/1	29. Environmental Management	23. Environmental Management	20. Rural
15	207177/1	29. Environmental Management	23. Environmental Management	20. Rural
16	139052/1	29. Environmental Management	29. Environmental Management	20. Rural

#### **Justification**

Request change to Rural as area includes farmhouse and bushland buffers associated with rural holdings.

A hard copy has also been posted to you, please acknowledge receipt of my representation.

Kind regards,  
Jason Whitehead

Co-Director Highland Conservation Pty Ltd  
Garthfields Farm – Gunns Plains  
[jm\\_whitehead@hotmail.com](mailto:jm_whitehead@hotmail.com)

# CENTRAL COAST COUNCIL

9th August 2019

DEVELOPMENT & REGULATORY SERVICES Amarlie Crowden  
250 Loongana Road  
Nietta Tas 7315  
03 64291293

Received: 9 AUG 2019

2.45 PM

The General Manager Application No:  
Central Coast Council Doc ID:  
PO Box 220  
Ulverstone TAS 7315

Dear Sandra Ayton

Please find below my Representation on the Draft Central Coast Local Provisions Schedule in regards to:

## Village Zones under the new statewide Planning Scheme.

### ***Introduction***

The Central Coast of Tasmania has a diverse population composition.

While the larger population centres on the coast are well defined for growth the *existing* hinterland communities have been left with a significant missed opportunity, at this level of planning, to better integrate land use that would ensure our rural communities can be sustainably developed now and in the future.

The Tasmanian Planning Commission defines the purpose of the Village Zone as:

- 12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

### ***Concern***

- The number of 'Villages' selected in Central Coast is not reflective of our existing hinterland communities.
- The villages allocated then require the boundaries be defined but the definition guidelines are quite vague and need simplifying.

It is critical for our rural communities that planning directions are set and defined accurately.



## ***Amendment***

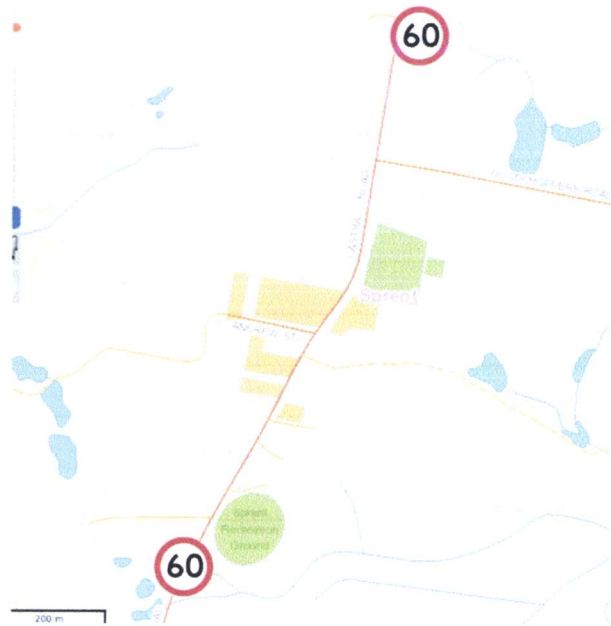
To aid in decision-making and simplify the strategic planning process I propose that:

**The 'Village' zone be applied by using the existing road network residential speed signage zones.**

.....

### ***Demonstration 1.***

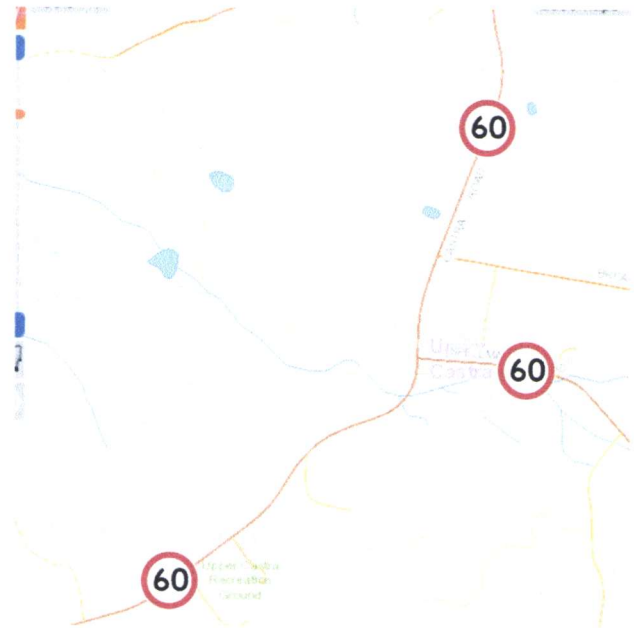
The 'Village' of Sprent. The north and south boundary can be identified based on existing signage as indicated in the image below.



### ***Demonstration 2.***

Upper Castra has not been defined as a 'Village' but it is clear with the existing density of housing this should be the case.

The residential speed signage zones have been marked on the map below and show there is already an established Rural Residential Area that needs to be recognized.



### ***Demonstration 3.***

Kindred has no village centre and no road network residential signage zones. This makes it simple to categorize. It should not be zoned as a 'Village'



## ***Definition.***

**60**

The 60km road network signage on the hinterland residential areas already exists.

## ***Justification of 'Village' Zones being accurately recognized***

A accurate definition of 'Village' that reflects the established land use patterns would mitigate the need to continually justify, amend and discuss additional land being rezoned within current proposed zones and revisiting undefined village areas.

The proposed definition generally encompasses the existing relevant services in terms of existing physical infrastructure, activity centres, social services, retail, schools, fire stations and street lights.

Consideration of appropriate 'Village Zones' improves the hinterland area and the entire region.

- Supports regional economies
- Centralized expansion of Rural population growth
- This will minimize future land use conflicts and
- Prevents inappropriate fragmentation of rural land
- Improve services and infrastructure
- Accommodate the required growth of rural villages
- Lifestyle opportunities will be provided outside urban areas
- Provide a diverse housing choice that is affordable and accessible.
- Improve infrastructure and investment opportunities for agriculture
- Provide opportunities for a knowledgeable rural workforce
- Village growth provides a sense of place
- Improve community and local character
- Greater social inclusion and improve livability
- Concentrated investment by enhancing growth of Rural small businesses
- Harness valuable local knowledge and entrepreneurial skills by providing opportunities to work from home
- Provide certainty to the rural community that there is potential for growth
- Assist 'Villages' to be the most appropriate location for future rural population growth
- Maximise infrastructure efficiencies

### ***Maintain established 'Agricultural' landscape values.***

- The potential loss of agricultural land from Tasmania's agricultural estate has been well addressed in the TPS.  
Correctly defining existing rural 'Villages' can only enhance that.
- Planning schemes should prioritize the consolidation of established rural populations. By supporting centralized communities in Agricultural and Rural zones there would be little potential for land use conflicts with nearby agricultural activities.
- The hinterland region's future prosperity lies in providing a sustainable pattern of development that is instrumental to our agricultural industry.

### ***Recognising Rural Communities***

By conserving, consolidating and managing rural communities appropriately they firstly need to be recognised.

Once appropriately identified we can hope to strengthen this region's capacity to deliver on it's potential future growth opportunities.

Thank you for your time and consideration.

Kind Regards  
Amarlie Crowden





Jonod Pty Ltd *trading as* Goodstone Group ABN 26 009 571 215

Donoj Pty Ltd *trading as* Goodstone Group ABN 35 109 512 290

HEAD OFFICE – PO Box 345, Devonport, 7310 – DX: 70317

Ph: (03) 6424 0600 Fax: (03) 6423 6629 Email: [enquiries@goodstone.com.au](mailto:enquiries@goodstone.com.au)

Ms Sandra Ayton

General Manager

Central Coast Council

[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

5<sup>th</sup> August 2019

Dear Sandra,

**Draft Local Provisions Schedule**

I am writing on behalf of the Goodstone Group in relation to the Draft Local Provisions Schedule prepared by Council. The Goodstone Group have interests in a number of commercial and residential properties within the Municipality of the Central Coast. We have properties located in both Penguin and Ulverstone.

The Central Coast Council has made minimal changes to the zoning of the Penguin town centre and the Ulverstone town centre. We support this.

Anyone seeking to rezone property for commercial purposes should have to make an application through the normal channels.

We support the Council's decision not to use the Historic Heritage Code. The Tasmanian Heritage Council is best placed to offer expert opinion and undertake assessments for Heritage listed properties.

We support the Penguin Special Area Plan. This can have its challenges but ultimately provides a consistent framework for building design in the business area of Penguin.

We support the exclusion of the Ulverstone Special Area Plan from the planning scheme.

The Penguin and Ulverstone Car Parking Precinct Plans: The proposed change here is significant and there is much to consider. I do not believe enough information has been provided in the report to adequately explain the reasons behind this change. Whilst I can see the logic behind it from a planning perspective that only a certain amount of land should be allocated to car parking, I do not believe it should be deemed discretionary under the scheme for a land owner to increase their car park to further support their business.

I see the benefit in not having to provide car parking numbers for future developments as this can always be a challenge but conversely I see the opposite of this for existing land owners and business operators whereby the right of entry from a planning perspective is made much easier for an applicant as they do not have to provide adequate car parking numbers.

If future operators are granted a permit without the requirement to provide adequate car parking numbers this can have a material impact on existing operator's business revenues and profitability and the ability to employ. Effective car parking provision is imperative for the success of businesses.

I do understand that land owners need to police their own car parks to ensure the car park is ultimately being used for their staff and customers. This is obviously a challenge for business owners but if there is not enough car parking numbers provided in the town or there is no car parking consideration provided for a new business entrant this can prove detrimental to existing businesses. It is unreasonable that a new business entrant does not have to provide car parking and then their customers or staff utilise the car parking provided by existing businesses.

I am unaware of a public document detailing future car parking strategy for the Central Coast Council, I would welcome the opportunity to view such a document if this exists. I believe it is pertinent for the council via the scheme to promote new development within the municipalities without it being prohibitive but at the same time maintain and keep a fair and equitable balance to protect the business and values of existing land owners and business operators.

I thank you for consideration of my comments.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Michael Best', with a stylized, flowing script.

Michael Best

Managing Director

Goodstone Group

9 August 2019

6ty Pty Ltd  
ABN 27 014 609 900

Ms Sandra Ayton  
General Manager  
Central Coast Council  
By email: [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

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Dear Madam,

## **REPRESENTATION TO THE DRAFT CENTRAL COAST LOCAL PROVISIONS SCHEDULE**

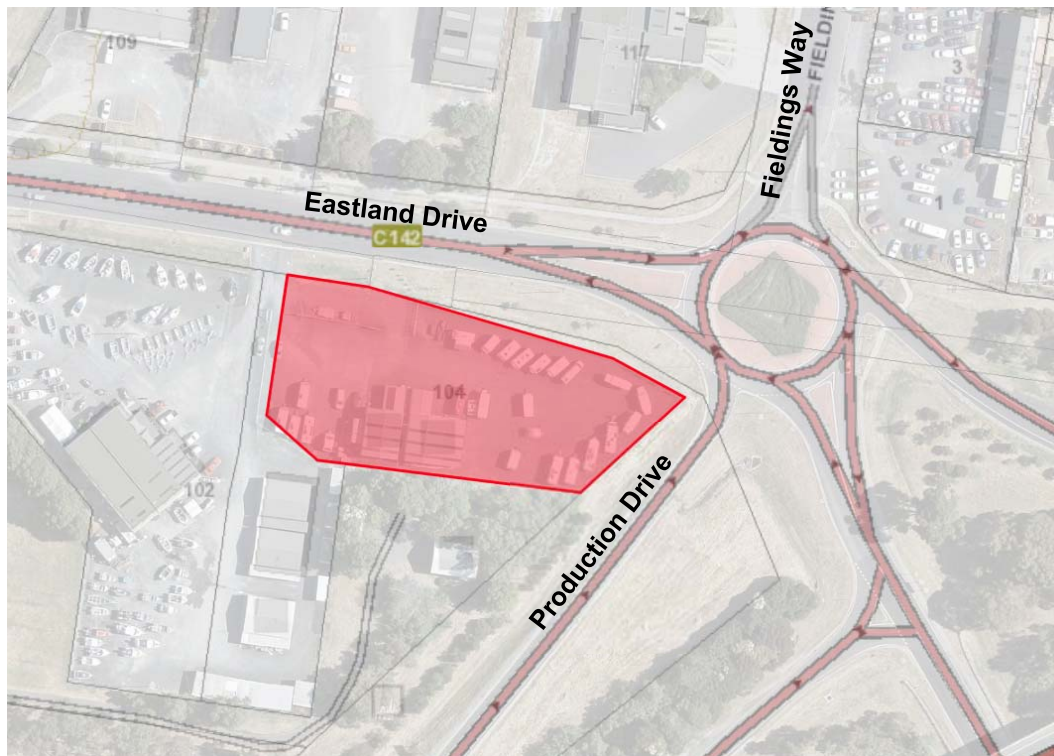
**6ty° Pty Ltd** has been engaged by **Lifestyle Caravans** to prepare a representation to the Draft Central Coast Local Provisions Schedule (LPS) in accordance with section 35E(1) of the *Land Use Planning and Approvals Act 1993* (the Act).

This representation is guided by section 35E(3)(b) of the Act. To this effect, it is submitted that the LPS should assign land identified by Certificate of Title Volume 11544 Folio 1 to the Local Business or Commercial zone instead of the Rural zone.

### **Background**

Lifestyle Caravans is a local caravan sales and servicing business that currently operates from 104 Eastland Drive, Ulverstone (refer to Figure 1).

**Figure 1 - aerial view of 104 Eastland Drive showing the location of the existing building and configuration of the outdoor caravan display and layby area.**



It is a corner lot with frontage to Eastland Drive along its northern boundary and Production Drive along its eastern boundary. It has an area of 3,686m<sup>2</sup> and



contains two conjoined buildings that include an office, amenities, accessory shopfront and a service and repair workshop. The area surrounding the buildings comprises bituminous hardstand which is used as an outdoor caravan display and layby area, storage and car parking.

The business is experiencing increasing demand for new caravans, servicing and repair of existing caravans and caravan accessories. To accommodate this demand, the business is seeking to grow.

The site is at capacity. There is limited space to expand the outdoor display area or to construct a new office, retail shopfront, indoor showroom and servicing building and retail area whilst accommodating onsite loading, unloading and vehicle circulation movements. There is no opportunity to acquire land adjacent to the site. It has therefore been concluded that the business has outgrown its current location. Accordingly, the owners are seeking to relocate the business to an alternative site within the Central Coast municipality.

### **Absence of alternative sites within the municipality under the IPS**

The use of land to sell caravans (the 'use'), including minor servicing, repair and accessory sales, is a sub-use of the bulky goods sales use class. Pursuant to the *Central Coast Interim Planning Scheme 2015* (IPS), the use is permitted within the Commercial zone and discretionary within the Village, Local Business and General Business zones.

Under the IPS, the combined area of Village zoned land is 33.13ha which is spread across the settlements of North Motton (12.88ha), South Riana (9.86ha) and Sprent (10.93ha). These settlements are located between 7km and 18km inland from the Ulverstone business district in rural areas. The majority of lots within these settlements range between 1,500m<sup>2</sup> and 2,500m<sup>2</sup> and contain single dwellings. Larger lots within these settlements are typically aligned to public and community uses which include churches, cemeteries, schools and public open space.

The combined area of Local Business zoned land is 10.81ha which is spread across Forth (1.55ha), West Ulverstone (2.12ha), Penguin (6.6ha), Turners Beach (0.3442ha) and Gawler (0.2043ha). There is 25.12ha of General Business zoned land which is concentrated to the Ulverstone business district.

Similarly to the Village zoned land, lots within the Local Business and General Business zones are typically smaller and tend to contain existing use and development. Larger vacant areas within the General Business zone are typically located behind extant buildings that front onto streets and generally comprise car parks, public thoroughfares and other civic spaces.

As detailed in clause 23.1.2 of the IPS, commercial uses are generally unsuited to the Village, Local Business and General Business zones due to the requirement for large floor or site areas for display, storage and operation; access to expansive customer car parking and loading areas; and a high standard of freight transport and vehicle access and facilities for the delivery and collection of goods.

These factors are pertinent to Village, Local Business and General Business zoned land under the IPS. It is not desirable or appropriate to locate the caravan sales and servicing use within these zones for several reasons which include:

- disconnection from urban settlements and commercial nodes;
- isolation from areas with high traffic volume and passing visibility;
- lack of vacant lots that are suitably sized and positioned to accommodate the use;
- traffic management and pedestrian safety issues associated with accessing sites within these areas;
- risk<sup>1</sup> of the use being incompatible with surrounding and nearby permitted uses and not aligning with the purpose, objectives and desired future character of the underlying zone;
- land within these zones is finite and should be preserved for uses that are encouraged by the purpose of the zone and which are typically those that are identified as permitted within the respective use table.

In contrast, the most appropriate and desirable zone for caravan sales and servicing uses to exist is the Commercial zone. It is the only zone that provides a permitted pathway for all bulky goods sales uses (except for the sale of foodstuffs and clothing).

Under the IPS, there is 8.49ha of Commercial zoned land (excluding zoning that extends into road casements) located across four separate precincts that extend between West Ulverstone at Hobbs Parade and Ulverstone at Industrial Drive. There are a total of 29 lots that are assigned to the Commercial zone and the average lot size is 2,927m<sup>2</sup>, which is smaller than 104 Eastland Drive. Existing lots within the zone are fully developed and, in any event, too small to accommodate the use. There are no vacant lots in the zone.

The use is prohibited in all other zones under the IPS including the Light Industrial, General Industrial and Rural Resource zones.

### **Absence of alternative sites within the municipality under the LPS**

Under the LPS, the use will be discretionary within the Village zone and permitted (unqualified) within the Local Business, General Business and Commercial zones. It will be prohibited in all other zones including the Light Industrial, General Industrial, Rural and Agriculture zones.

There will be no material changes to the spatial application of the Village, Local Business, General Business and Commercial zones under the LPS. This is presented in the table below.

Zone	IPS	LPS	Change
Village	33.67ha	34.7ha	+0.997ha
Local Business	10.81ha	10.935ha	+0.1207ha
General Business	25.12ha	25.12ha	-
Commercial	8.49ha	8.36ha	-0.1207ha

The area of Village zoned land proposed under the LPS will increase by 0.99ha. This increase reflects an expansion of the zone to the south and west of the

<sup>1</sup> the risk is quantified on the basis that bulky goods sales uses are discretionary within the Village, Local Business and General Business zones.

existing zoning in Sprent. The area of Village zoned land in North Motton and South Riana will not change.

The area of Local Business zoned land will increase by 0.1207ha which corresponds with two lots located at 15 and 17 Hobbs Parade, West Ulverstone which will be rezoned from Commercial to Local Business.

The area of General Business zoned land will not change. The area of Commercial zoned land will decrease by 0.1207ha which is representative of the zone swap at 15 and 17 Hobbs Parade.

It has been identified that the existing land stock assigned to the Local Business and General Business zones is not suitable to accommodate large scale bulky goods sales activities.

Existing clusters of Local Business, General Business and Commercial zoned land are typically locked by established General Residential zoned land and other incidental land use and development. These areas are therefore unable to be expanded into immediately contiguous land. There is also minimal opportunity for infill development.

### **Inconsistency with statutory obligations**

The LPS is required to, among other matters, further the objectives detailed in Schedule 1 of the Act and be consistent with the Cradle Coast Regional Land Use Strategy (the Strategy).

Objective 1(e) of the Act requires the planning system to facilitate economic development in accordance with the objectives set out in sub-paragraphs (a), (b) and (c).

The Strategy, at clause 3.3.1 (a), compels a planning scheme to facilitate the supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations.

It is submitted that the LPS will not further Objective 1(e) of the Act or be consistent with relevant sections of the Strategy that relate to economic activity on the basis that the LPS does not allocate sufficient land to accommodate current and future demand for bulky goods sales uses, and more specifically, caravan sales and service uses.

### **Opportunity to provide for bulky goods sales uses**

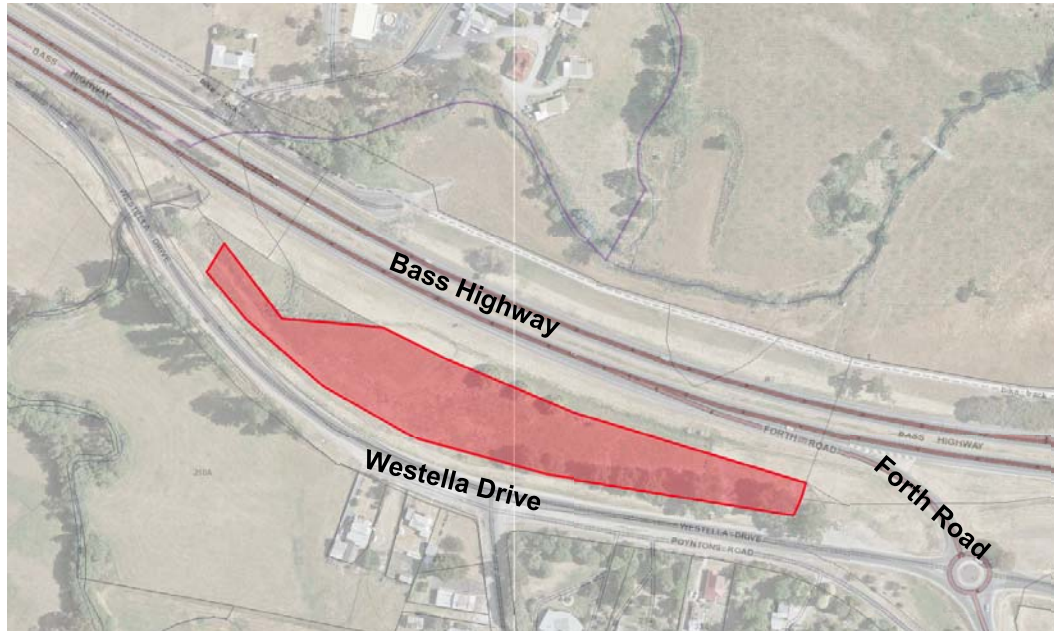
Land identified by Certificate of Title Volume 11544 Folio 1 has been recognised as a suitable location to relocate Lifestyle Caravans (refer to Figure 2). It is vacant freehold lot and has an area of 1.342ha. The long-axis of the lot is approximately 390m and is oriented parallel to Bass Highway along its northern boundary. It also has frontage to Westella Drive along its southern boundary.

Its attributes are congruous for commercial land which requires a large site area, high standards of vehicular access and good exposure to substantial traffic volumes with high passing visibility.



The site is undeveloped, does not contain any natural values and is not subject to any natural hazards as detailed within the code overlay maps proposed under the LPS (except for Bushfire-Prone Areas mapping).

Figure 2 - aerial view of CT 11544/ 1.



The site is zoned Rural Resource under the IPS and is proposed to be zoned Rural under the LPS. Both zones enable the site to be developed for a variety of uses that are permissible within the respective zones. The agricultural value of the land for primary production is marginal. This is largely demonstrated by the application of the Rural zone and not to the Agriculture zone under the LPS and information provided in Council's section 35(1) report.

Rezoning the site to a zone under the LPS that allows for caravan sales and servicing (such as the Local Business zone or Commercial zone) will therefore not be contrary to the State Policy on the *Protection of Agricultural Land Policy 2009*.

In contrast, rezoning the site to either Local Business or Commercial will enable the LPS, with respect to bulky goods sales uses, to further objective 1(e) under Schedule 1 of the Act whilst being consistent with the relevant sections of the Strategy at clauses 3.3.1 and 3.3.9.

The relevant policies in clause 3.3.9 of the Strategy are set out in the table below.

3.3.9 Business and Commercial Activity	
Policy	Action
a.	<i>Facilitate convenient access in each settlement area to food and convenience goods retailers and services.</i>
b.	<i>Promote the distribution of higher order retail goods and services throughout the Region in a manner consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand, and relationship to the wider regional market.</i>

### 3.3.9 Business and Commercial Activity

Policy	Action
	<i>In this regard Devonport, Burnie, Latrobe, Sheffield, Ulverstone, Wynyard, Queenstown, Smithton and Currie will provide regional or district business and commercial service roles in addition to meeting local demand.</i>
c.	<i>Facilitate retail and service provision to complement and enhance the collective drawing power of existing retail and service areas but which does not involve location of major attractors for the express purpose of capturing market share in excess of that warranted by settlement size and relative function in a regional context.</i>
d.	<i>Promote integration of neighbourhood retail and service provision into residential areas at a scale, location and disposition suitable to service local need.</i>
e.	<i>Maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones.</i>
f.	<i>Promote increased mix of land use, including for housing, within accessible business centres to encourage viability and vitality.</i>
g.	<i>Prevent linear commercial development.</i>
h.	<i>Prevent leakage of commercial and retail activities from preferred locations by restricting retail sales in other land use areas.</i>
i.	<i>Provide designated locations for bulky goods and large format retailing, including for vehicle, building and trade supply, and home improvement goods.</i>
j.	<i>Restrict sale of food, clothing and carry away consumables through bulky goods and large format retail outlets located outside town centres.</i>
k.	<i>Require proposals for major business or commercial development outside designated town centres be supported by need, absence of suitable alternative sites and of potential for immediate, incremental or cumulative adverse effect on established town centres and the regional pattern of service provision.</i>

The key themes in the business and commercial activity policies broadly relate to the preservation of established commercial and retail precincts within town centres and protect against inappropriate use and development within established settlements, including ribbon development.

It acknowledges that settlements are required to provide locations for bulky goods and large format retailing where there is an absence of suitable alternative sites and where new commercial uses outside designated town centres will not have an adverse effect on the sustainability of these centres.

### Discussion

There is an absence of suitably sized lots within the Local Business, General Business and Commercial zones under the IPS and LPS that can accommodate large scale bulky goods sales uses, including caravan sales and servicing. There is no opportunity to expand the zones onto land within or immediately contiguous to the existing and future zone boundaries.

Rezoning the site located between Bass Highway and Westella Drive to the Local Business or Commercial zone will not compromise or distort the established retail hierarchy of Ulverstone. The site is within Turners Beach which is an established mixed use settlement that is located on the northern and southern sides of Bass Highway between the Forth River bridge to the east and Claytons Road to the west. Developing the site for commercial purposes will therefore not equate to linear development.

Further, the size and scale of lifestyle caravans is not large enough or strategically positioned to relocated to other major regional commercial sites. There are no other smaller commercial areas within adjoining municipalities that are available or suitable to accommodate the use.

On this basis, it is considered that rezoning the site to Local Business or Commercial will further the relevant policies of the Strategy, particularly those associated with clause 3.3.9.

### **Summary**

There is an expectation under the Strategy that Ulverstone will provide a commercial service node within the region. The available commercial land within the town is limited, and there are no suitable alternative sites for the proposed use.

There is an absence of suitably zoned land under the IPS that allows caravan sales and servicing uses. This will not be improved by under the LPS.

The site at Westella Drive presents an opportunity to apply a zone that allows for bulky goods sales to a greenfield site with an established mixed use settlement, enabling the LPS to further its statutory obligations set out by the Act.

Please do not hesitate to contact me should you require any further information or wish to discuss any of the matters raised above.

Yours faithfully

**6ty° Pty Ltd**



George Walker  
Planning Consultant





Department of Police, Fire and Emergency Management  
STATE EMERGENCY SERVICE  
GPO Box 1290 HOBART TAS 7001  
Phone (03) 6173 2700  
Email [ses@ses.tas.gov.au](mailto:ses@ses.tas.gov.au) Web [www.ses.tas.gov.au](http://www.ses.tas.gov.au)



Our ref: A19/126483

04 July 2019

Ms Sandra Ayton  
General Manager  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315

## CENTRAL COAST COUNCIL

Division .....

Rec'd 12 JUL 2019

File No .....

Doc. Id .....

Dear Ms Ayton

### Representation – Central Coast Draft Local Provisions Schedule

Thank you for the opportunity to make a representation on the Central Coast Draft Local Provisions Schedule (LPS). This representation raises matters related to:

- Flood-Prone Hazardous Areas; and
- Coastal Inundation Hazard Areas.

### Flood-prone hazardous areas

The State Emergency Service (SES) notes that the draft LPS Flood-Prone Areas Hazard Overlay, is based on the *Forth Flood Plan Hydraulic Modelling Report Entura 663C8 and report Addendum – Entura 76A08* (prepared by Entura in 2015). SES has been informed through discussions with Central Coast Council Engineers Section, that an update of this flood hazard report is anticipated to be received by council in October 2019, which will trigger an amendment of the LPS.

SES notes that there are areas within the Central Coast municipality that are at risk from flooding not mapped within the draft LPS Flood-Prone Areas Hazard overlay. This is particularly relevant for areas known to be associated with historical flood events connected to the Leven River, such as Gunns Plains and Ulverstone.

In recognition of the limitations of information relating to flood-prone areas across Tasmania, the State Government is undertaking the Tasmanian Flood Mapping Project. This project will deliver a state-wide comprehensive and consistent flood hazard map by 2020. The map will be made available to planning authorities for land use planning activities including updating LPS Flood-Prone Areas Hazard Overlays. The SES invite Central Coast Council to participate in this project.

Until the state-wide flood hazard map is delivered, many flood-prone areas will remain unmapped within a LPS Flood-Prone Areas Hazard Overlay.

The Flood-Prone Hazard Areas Code applies in a number of circumstances including; to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is requested by a planning authority, as subject to risk from flood or that has the potential to cause increased risk from flood.

A planning authority may request such a report where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

SES is working with the Department of Justice to prepare draft guidance on what information a planning authority should use to determine if it reasonably believes that land is subject to risk from flood or has the potential to cause increased risk from flood. A request will be made to the Tasmanian Planning Commission to consider issuing the guidance under section 8A of the *Land Use Planning and Approvals Act 1993*.

In the interim SES suggests that to determine if it reasonably believes that land is subject to risk from flood or has the potential to cause increased risk from flood, planning authorities should have regard to the best, publicly available flood hazard information including:

- any report adopted by a council in accordance with regulation 52(2)(b) of the *Building Regulations 2016*;
- any flood study available on the [Australian Flood Risk Information Portal](#);
- any flood hazard report prepared in accordance with the Flood-Prone Areas Hazard Code;
- any flood marks, photos, or other historical evidence that are publicly discoverable;
- Flood Data books available from the Department of Primary Industries, Parks, Water and Environment; and
- the modelled 2016 flood high water mark extent map available on [ListMap](#) (layer called *June 2016 Flood HWM Extent*).

### **Coastal inundation hazard areas**

*Tasmanian Planning Commission (TPC) – Guideline No. 1 – Local Provisions Schedule (LPS) zone and code application*, has a requirement for applying the Coastal Inundation Hazard Area Overlay in clause CIHC 2, “that LPSs **must** include the AHD levels for the coastal inundation hazard bands and the defined flood level for relevant localities....”

The draft LPS written document includes a table headed, *CCO – Table C11.1 Coastal Inundation Hazard Bands AHD Levels*, on page 35, however this table is empty of data and instead states that it is not used in this LPS. This statement could imply that there are no relevant AHD levels for the coastal inundation overlay, which is not the case.

The SES request that the draft LPS be amended to either, comply with the requirements of TPC *Guideline No. 1* and include the relevant AHD data in Table C11.1, or alternatively, comply with the requirements of TPC *Practice Note 5: Tasmanian Planning Scheme drafting conventions*, to ensure the [Coastal Hazards Technical Report](#) (available from the Department of Premier and Cabinet's website and inclusive of the relevant AHD levels in Appendix 9) is correctly incorporated into the LPS.

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a cursive 'L' and 'e'.

Andrew Lea  
**Director**



## Mary-Ann Edwards

---

**From:** Ross Murphy - Castellan Consulting <ross@castellan.com.au>  
**Sent:** Saturday, 20 July 2019 1:45 PM  
**To:** switch  
**Cc:** Ross Murphy - Castellan Consulting  
**Subject:** Representation - Tasmanian Planning Scheme - Local Provisions Schedule - Central Coast Council

Thank you for the opportunity to make this submission.

With respect to the property at 36-42 Main Road Penguin it is submitted that the proposed schedule expands the extent of the coastal inundation overlay and that this increase in the coastal inundation overlay is not justified and there is a significant adverse impact on the beneficial use of the property associated with the expansion of the coastal inundation overlay.

Kind regards

**Ross Murphy**

*Fire Safety Engineer, Building Surveyor, Bushfire Assessor  
CC457B (Tas), BFP 122 (Tas), EF19602 (Vic) & BS15154 (Vic)  
MaAppSc(Fire Safety Design), GradDip(Bushfire Protection), Grad Dip(Legal Studies),  
GradCert(Building & Planning), BaAppSc(Environmental Health)*

**Castellan Consulting Pty Ltd**

**Fire Engineering, Building Surveying & Bushfire Protection  
Hobart I Penguin  
ABN 58 130 782 679**

**99 Campbell Street  
GPO Box 2030  
Hobart TAS 7001  
Mobile: 04477 10152**

**Email: [ross.murphy@castellan.com.au](mailto:ross.murphy@castellan.com.au)  
Web: [www.castellan.com.au](http://www.castellan.com.au)**

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: 22 JUL 2019

Application No: ..... LPS

Doc. Id ..... 329268

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## Mary-Ann Edwards

---

**From:** Brett Steers <Brett@yfcc.com.au>  
**Sent:** Friday, 9 August 2019 4:38 PM  
**To:** switch  
**Subject:** FW: Letter for Central Coast Council from Brett Steers and Dianne Hayward-Steers  
**Attachments:** Letter to Central Coast Council re Zoning and Flooding.docx;  
img-190809163342-0001.pdf

Attention:

General manager  
C/o. Central Coast Council.

Please find attached letter outlining concerns/issues and map regarding future planning changes which may affect our property

Regards

Brett Steers

[brett@yfcc.com.au](mailto:brett@yfcc.com.au)  
0457477320

Brett Steers & Dianne Hayward-Steers,  
P.O. Box 931,  
FORTH TAS 7310

The General Manager,  
Central Coast Council,  
P.O. Box 220,  
ULVERSTONE TAS 7315

09 August 2019

Dear Sandra,

We are writing in response to the *Tasmanian Planning Scheme Draft Central Coast Local Provisions Schedule*, reference LPS2019.

1. Documentation received on 19<sup>th</sup> June, 2019, refers to "...the Council (identifying) areas prone to flooding" and identifies our property, 1121 Wilmot Road, as land that has been subject to flooding, by the Forth River.
2. We have resided at this address, since 2004 and in June 2016, experienced flooding to our property, however, the flooding event, is not accurately represented by the Geocentric Datum photographic documentation supplied by the Central Coast Council. The area actually affected by the 2016 flood, is depicted in an amended copy of this image, with a more accurate flood line, drawn. (Please see attached image ) Also, the 2016 flood, is noted as being an one in one hundred year episode. Additional photographic evidence of the event is also available, if requested, which clearly identifies the areas affected and again, disputes the image provided. Accordingly, we wish to dispute the flood line, drawn on your image, due to it not being correct.
3. Please note the situation of our home. Prior to beginning construction, we undertook extensive research of the site and it was identified, that the location of our dwelling, has never been flooded. This documentation to support our building application was provided to and accepted by Council, prior to commencement of work.
4. Further, the imagery depicting the flood zone, whilst we dispute its accuracy, would have a significant impact on our future home insurance.
5. Documentation received on 19<sup>th</sup> April 2019 and 3<sup>rd</sup> July 2019, advises that "Under the TPS, all rural land is to be zoned either "Rural" or "Agriculture"".
6. Our land, at 1121 Wilmot Road, is currently zoned "Rural Resource" and it is proposed to be rezoned to "Rural".
7. We would potentially like to build a barn on our land, in the future and would like advice on how this would be impacted by the zoning variation.

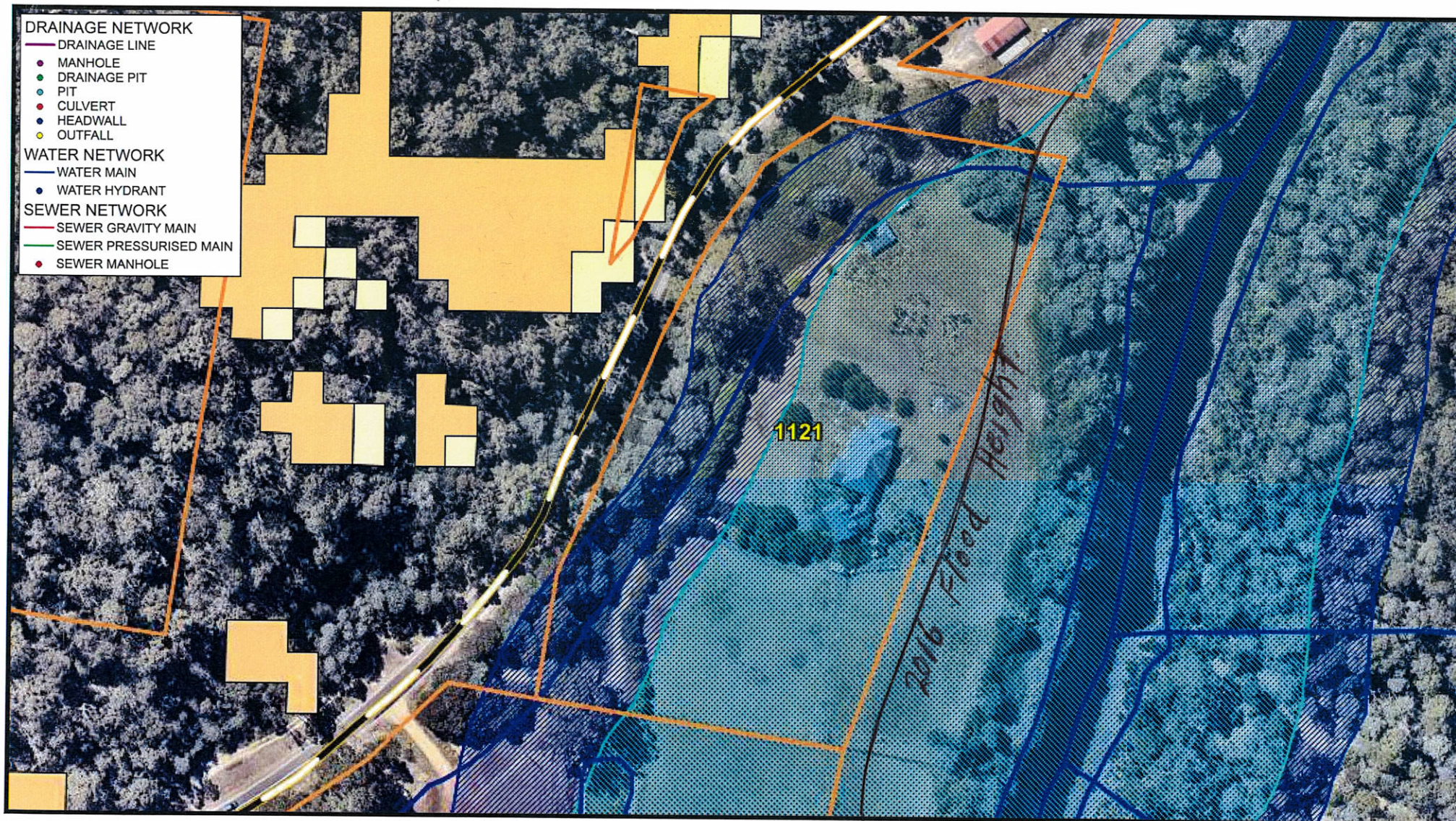


8. Further, during a discussion with Mary-Anne Edwards, in regard to the TPS Draft Central Coast Local Provisions Schedule, she stated that processes are being undertaken as *environmental management*, whereas, it should be considered as *landscape conservation*.
9. In reviewing all provided documentation, there is no reference to the above terms. What do the two terms mean and how does the application of one, rather than the other, impact on the proposed zoning variations? Why have they not been included in the information supplied to those affected by the proposed changes?

Yours sincerely

Brett Steers and Dianne Hayward-Steers





50 m



Scale = 1 : 1697.220

25-Jul-2019



**Central Coast Council**  
 19 King Edward St  
 Ulleroke  
 TAS 7315  
 Telephone: 03 6429 8900  
 Facsimile: 03 6425 1224  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

**Important**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geodetic Datum of 1984 (AGD84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**

**This map is not a precise survey document**

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CENTRAL COAST COUNCIL

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

31 July 2019

General Manager  
Central Coast Council  
King Edward Street  
**ULVERSTONE 7315**

Dear Sir

We refer to your letter of 20 June 2019 regarding the Tasmanian Planning Scheme and study flooding Forth River.

You advised that an extensive study has been undertaken with a copy of that supposed report by Entura.

After contacting Entura and the person who prepared that document, Mr Craig Ludlow, we received the email as attached which states that his report should not be used for planning purposes.

The map of the proposed flooding area is hopelessly flawed and unacceptable, e.g. height above previous major flood levels.

We consider that as a result of this letter, your planning of this area is at an end.

Yours faithfully



**RH & PJ Medwin**

18 Heathcote Street  
Ulverstone 7315



---

RE: Forth Flood Plan

1 message

---

Craig Ludlow <Craig.Ludlow@entura.com.au>  
To: Judy Gale <judy.gale@eldersrealestate.com.au>

15 July 2019 at 08:01

Hi Robert

I have reviewed the map that Council provided to you.


The accuracy of the flood modelling and mapping for the Forth River upstream of Forth is considered to be low due to lack of accurate survey data at the time of the study. The mapping prepared for the Forth River upstream of Forth was only intended as a guide for flood evacuation planning and not land use planning. The flood extent shown on the map provided to you by Council in the vicinity of 490 Willmot Road **should not be used** as the basis for land use planning. It is recommended that Council should not apply any land use restrictions based on the flood extent maps provided in the Forth Flood Plan.

Entura has recently been engaged by Central Coast Council to carry out detailed modelling along the Forth River. Land use planning should be put on hold until the new study has been finalised as the flood extent relevant to land use planning along the Forth River (the 1% annual exceedance probability flood, considering the potential impact of climate change) will be changed by the detailed analysis.

I hope the above is sufficient for your discussions with Council. I am happy to talk directly with Council if necessary, but I don't think it is necessary for me to come and visit your property.

Regards

Craig Ludlow | Specialist Civil Engineer

 **entura**  
Hydro Tasmania | The power of  
natural thinking

p +61 3 6245 4102 | f +61 3 6245 4550 | m +61 409 270 816

e craig.ludlow@entura.com.au

w www.entura.com.au

89 Cambridge Park Drive, Cambridge TAS 7170, Australia

## Mandy Good

---

**From:** Chris Benson <cbenson@biofarms.com.au>  
**Sent:** Wednesday, 31 July 2019 5:25 PM  
**To:** switch  
**Subject:** LPS2019  
**Attachments:** IMG\_2518.jpg; ATT00001.txt; IMG\_2519.jpg; ATT00002.txt; IMG\_2521.jpg; ATT00003.txt

Attn General Manager,

I am writing this submission to object to the Central Coast Council's Flood-Prone Areas Hazard Code.

We own and occupy the buildings situated at 520 Wilmot Road, Forth. In the overlay map of 520 Wilmot Road, which was provided by the Central Coast Council, the blue sectioned water line mark extends all the way through the resistance and into the packing shed facility.

The cover letter from the Central Coast Council contains wording which suggests that this report in which they are relying on identifies land "that has been subject to flooding".

Relying on our first hand knowledge of the 2016 flood (which was at a higher level than previous flood which this report is based on) the water level only peaked approximately 2 meters below Wilmot Road. From the surface of Wilmot Road to the blue overlay line extending into our packing shed the water level would need to rise a further approximately 3 metres.

In summary, the water level of any future flooding event would need to be approximately 5 meters higher than the 2016 flood, which was classed as a 1 in 100 year flood.

I have attached 2 photos in which the 2016 flood water level peak is marked by an orange witch's hat. One photo shows the flood level water peak in relation to the packing shed in the distance on the Western side of Wilmot Road. The second photo shows the flood level water peak in relation to the Forth River in full winter flow. The third attachment to this submission is a copy of a letter which was addressed to the owner of a neighbouring property which was in turn supplied to us.

This letter clearly states that the report that the Central Coast Council has relied on "should not be used as the basis for land use planning".

We believe that we would be adversely affected if this flood zone plan was enacted in its current form.

Therefore we request that this modelling not be relied upon which would inevitably incorrectly place our property within a flood when we do not believe that it is.

Thank you.

Regards,

Chris Benson

Biofarms Tasmania

**RE: Forth Flood Plan**

1 message

**Craig Ludlow** <Craig.Ludlow@entura.com.au>  
To: Judy Gale <judy.gale@eldersrealestate.com.au>

15 July 2019 at 08:05

Hi Robert

I have reviewed the map that Council provided to you.


The accuracy of the flood modelling and mapping for the Forth River upstream of Forth is considered to be low due to lack of accurate survey data at the time of the study. The mapping prepared for the Forth River upstream of Forth was only intended as a guide for flood evacuation planning and not land use planning. The flood extent shown on the map provided to you by Council in the vicinity of 490 Wilmot Road **should not be used** as the basis for land use planning. It is recommended that Council should not apply any land use restrictions based on the flood extent maps provided in the Forth Flood Plan.

Entura has recently been engaged by Central Coast Council to carry out detailed modelling along the Forth River. Land use planning should be put on hold until the new study has been finalised as the flood extent relevant to land use planning along the Forth River (the 1% annual exceedance probability flood, considering the potential impact of climate change) will be changed by the detailed analysis.

I hope the above is sufficient for your discussions with Council. I am happy to talk directly with Council if necessary, but I don't think it is necessary for me to come and visit your property.

Regards

**Craig Ludlow** | Specialist Civil Engineer

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e craig.ludlow@entura.com.au

w www.entura.com.au

89 Cambridge Park Drive, Cambridge TAS 7170, Australia











Annette and Eckhard Kalka  
184 Wilmot Road  
Forth TAS 7310  
Ph: 03 6428 2018

CENTRAL COAST COUNCIL

Division .....  
Rec'd 09 AUG 2019  
File No .....  
Doc. Id .....

Forth, 07 Aug 2019

**Subject:** Lodging of Representation 184 Wilmot Road, Forth

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

Attn: General Manager – Draft Central Coast LPS2019

Property ID 7536924

184 Wilmot Road, Forth 7310

Dear Sir/Madam

We appreciate the fact that an extensive study has been undertaken of the Forth River to identify land that is subject to flooding.

After viewing the map of our property we are objecting to the extent of the area that has been identified to be subject to flooding which includes our house and adjacent garage/shed and land beyond.

Our residence (which is approx. 100years old) is elevated and has to the best of our knowledge never been in danger of being flooded.

During the 2016 flood, which has been one of the worst floods in our area, our house was never in danger of being flooded with approx. 2m elevation between the highest water level and our house.

While we certainly agree and know that part of our property is subject to flooding we object to the inclusion of our residence and would like to see the flood prone area adjusted to reflect this.

- The house/garage/sheds were built on a higher level to be save from floods.
- To include them might deter potential buyers if we ever choose to sell.
- To include them might present some restrictions for potential extensions etc
- To consider the elevation and adjust the flood line will present a more accurate mapping of flood prone areas.

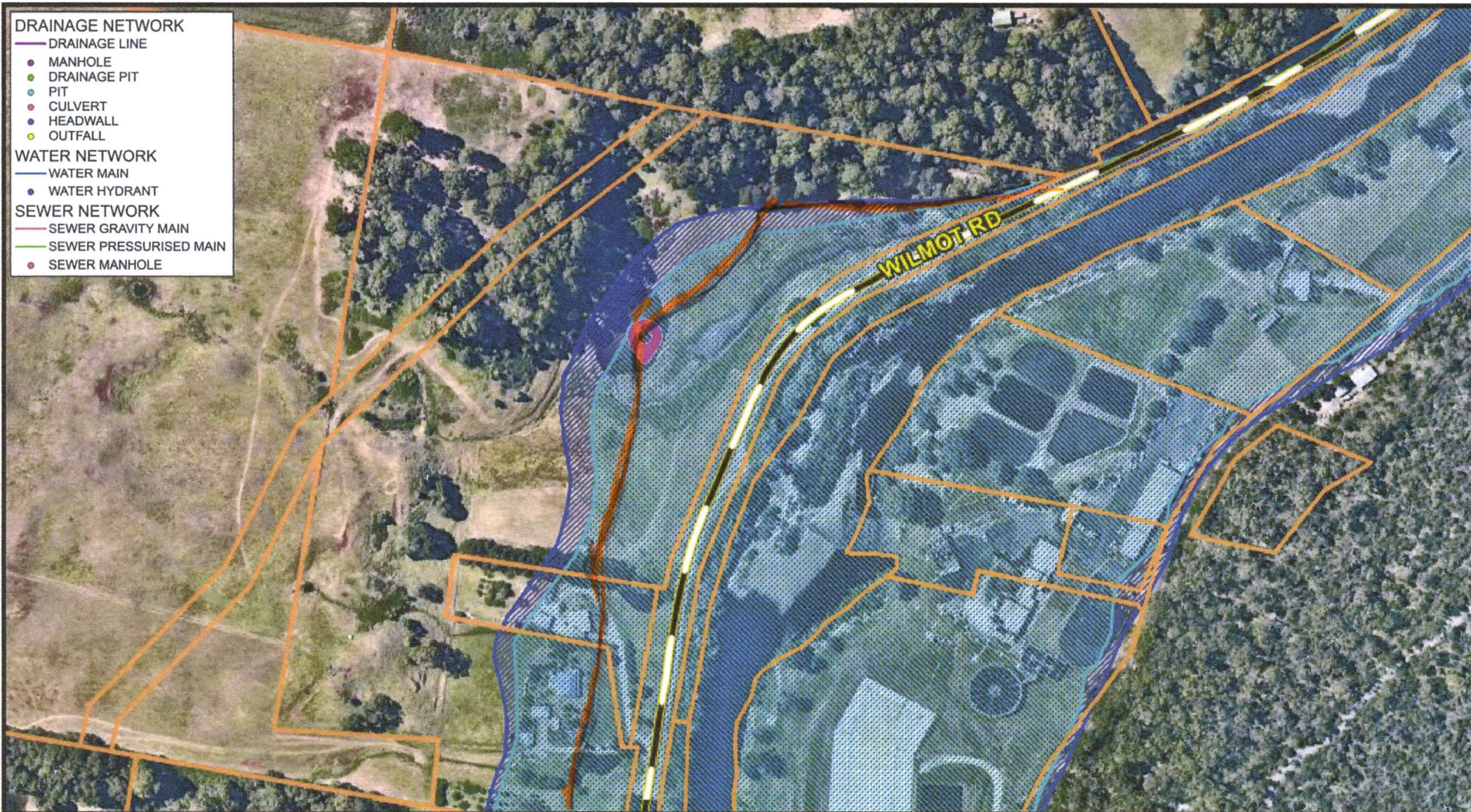
Attached please find a suggested flood prone area for our property and photo evidence of the highest level of water during the 2016 floods.

Thank you for your consideration and kind regards

  
4 encl



- DRAINAGE NETWORK**
- DRAINAGE LINE
  - MANHOLE
  - DRAINAGE PIT
  - PIT
  - CULVERT
  - HEADWALL
  - OUTFALL
- WATER NETWORK**
- WATER MAIN
  - WATER HYDRANT
- SEWER NETWORK**
- SEWER GRAVITY MAIN
  - SEWER PRESSURISED MAIN
  - SEWER MANHOLE



100 m



Central Coast Council  
19 King Edward St  
Ullarstone  
TAS 7315  
Telephone 03 6429 8900  
Facsimile 03 6425 1224  
admin@centralcoast.tas.gov.au

**Important**

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184 Wilmot Road, FORTH

— Highest water level 6.6.2016  
~ 12.30 pm

Scale = 1 : 3402.000

7-Aug-2019





— Highest water level 6.6.16  
≈ 12.30 pm









CENTRAL COAST COUNCIL



Highland Conservation Pty Ltd

c/o 491 Tinderbox Rd,  
Tinderbox, Tas, 7054  
jm\_whitehead@hotmail.com  
(m) 0448 271 270

Division .....

Rec'd 06 AUG 2019

File No .....

Doc. Id .....

5 August 2019

Dear MS S. Ayton (General Manager - Central Coast Council),

**Representation on LPPs Central Coast Council –  
scenic protection code application & private land zone  
amendments**

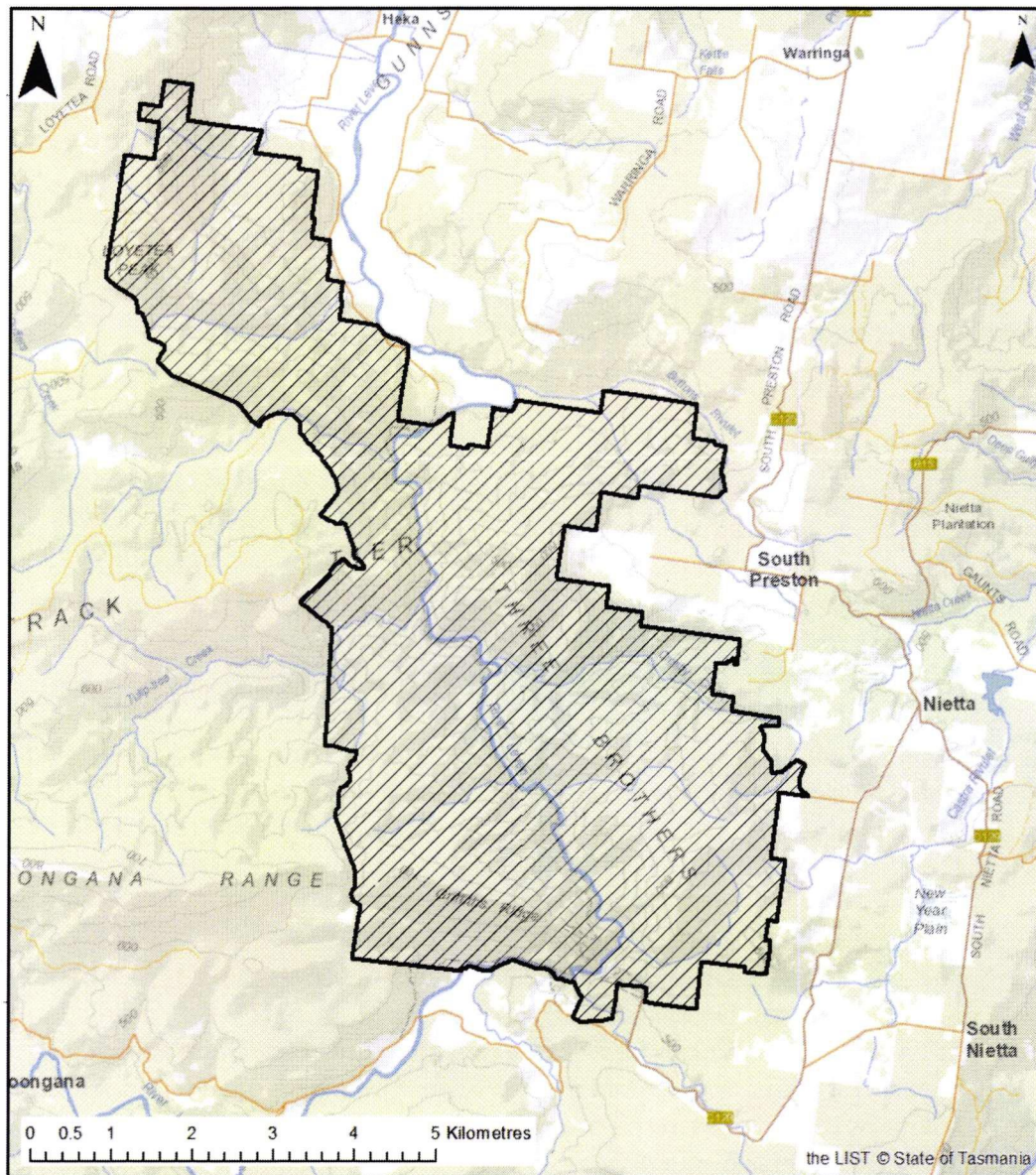
**i) scenic protection code application**

I am writing to request that the council support my request for the application of the '*Code 8.0 scenic protection code*' over the 'Loyetea Peak –Leven Canyon area' (Figure's attached) in the new planning scheme. I provided details that may be useful for the council in my earlier correspondence to you on the 30 May 2019, which included GIS layers that may be useful for council.

- Prior consultation justifies the application of the '*Code 8.0 scenic protection code*' over the Loyetea Peak –Leven Canyon area, as has occurred through the creation of the regions Master Plan 2018. Awareness of the scenic value of the area has also been raised more recently due to potential development risk, and as such I'm aware the council has received many requests for planning scenic protection of this area.
- I acknowledge that a Special Area Plan should not be created for this area under the Tasmanian Planning Scheme for the purpose of scenic protection, as I'm aware that "Local Area Objectives cannot be drafted and applied in a manner that sets requirements that are more restrictive than the Acceptable Solutions in the zones in this area." For this reason a SAP should not be applied for scenic protection, as the outcome would be ineffective, but instead scenic protection should be obtained over this area via application of the new Tasmanian Planning Scheme Code '*8.0 scenic protection*'.

I understand the council has processes to follow and is working within time and resource constraints. I hope the technical detail I provided earlier is of assistance to the council in deciding to support improved scenic protection for the Loyetea Peak – Leven Canyon area through seeking application of the Scenic Protection Code in the Central Coasts LPS.





**Figure 1.** Area of requested scenic protection code application.



## ii) private land zone amendments

The following 16 zone changes have been requested with accompanying documentation and justification.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
1	139289/ 2	26. Rural Resource	21. Agricultural	20. Rural
2	126824/1	26. Rural Resource	21. Agricultural	20. Rural
3	198562/1	26. Rural Resource	21. Agricultural	20. Rural
4	205150/1	26. Rural Resource	21. Agricultural	20. Rural

### Justification

We encourage collaborative research and development with the Tasmanian Institute of Agriculture at these site. This use in not a permitted use in the 21. Agriculture zone and would become a prohibited use under the states proposed zone change, we therefore seek a change to 20. Rural on these land titles.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
5	249257/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation
6	139289/1	26. Rural Resource	20. Rural	20. Rural and 22. Landscape Conservation

### Justification

The area covered by native vegetation is protected under a nature Conservation Covenant and the forested area ONLY on these titles should be 22. Landscape Conservation. The balance of the titles should remain as 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
7	213496/1	29. Environmental Management	23. Environmental Management	20. Rural
8	143262/1	26. Rural Resource & 29. Environmental Management	20. Rural & 23. Environmental Management	20. Rural

### Justification

The area that was encompassed as zone 23. environmental management has pine plantation covering the majority of the area , I request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
9	139052/2	26. Rural Resource	21. Agricultural	20. Rural & 21. Agricultural

### Justification

A portion of the property was a former hop shed and this infrastructure may be suitable for other future development. The area also contains a timber plantation incompatible with the Agricultural zone. The hop shed and timber plantation area should be zoned as 20. Rural with balance becoming 21 Agricultural.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
10	53698/1	29. Environmental Management	29. Environmental Management	20. Rural

### Justification

The area that was encompassed as zone 23. environmental management has pasture covering more than half request change to 20. Rural

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
11	165015/1	26. Rural Resource	21. Agricultural	20. Rural

**Justification**

This small 1.275 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
12	198565/1	26. Rural Resource	21. Agricultural	20. Rural

**Justification**

This small 1.1 Ha Title has farmhouse and associated sheds and should be zoned 20. Rural so as to enable continued more diversified use than possible in the 21. Agricultural zone.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
13	33196/1	26. Rural Resource	21. Agricultural	20. Rural

**Justification**

Request change to Rural as area s small farm, with houses, old dairy and sheds and is now used for paddock to plate farm experience and increased zoning flexibility is needed for this farm business to enable accommodation and food business growth.

Change	Title reference	Interim Planning Scheme ZONE	Proposed State Zone advertised	REQUESTED ZONE CHANGE
14	216223/1	29. Environmental Management	23. Environmental Management	20. Rural
15	207177/1	29. Environmental Management	23. Environmental Management	20. Rural
16	139052/1	29. Environmental Management	29. Environmental Management	20. Rural

**Justification**

Request change to Rural as area includes farmhouse and bushland buffers associated with rural holdings.

A hard copy has also been posted to you, please acknowledge receipt of my representation.

Kind regards,  
Jason Whitehead

Co-Director Highland Conservation Pty Ltd  
Garthfields Farm – Gunns Plains  
[jm\\_whitehead@hotmail.com](mailto:jm_whitehead@hotmail.com)

## Diane Grice

---

**From:** Susana Smith <susanasmith55@gmail.com>  
**Sent:** Wednesday, 7 August 2019 5:46 PM  
**To:** switch  
**Subject:** Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme  
**Attachments:** Letter to CCC re Scenic Protection - from S & D Smith - Copy.pdf; View to Black Bluff (S & D Smith).jpg; View looking south off South Preston Rd across fields of swedes and cattle (S & D Smith) - Copy.jpg; View looking south off South Preston Rd (S & D Smith) - Copy.jpg; View of farm on South Preston Rd and Black Bluff (S & D Smith) - Copy.jpg

Please find attached our letter and Attachment 1 with regard to the above, as well as four photographs of our area off South Preston Road.

We look forward to your response.

Regards  
Susana and Dudley Smith  
Station House  
775 South Preston Rd  
South Preston TAS 7315



Susana and Dudley Smith  
Station House  
775 South Preston Road  
South Preston TAS 7315

Tel: 6429 1357  
Email: susanasmith55@gmail.com

7th August 2019

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

Dear Sir/Madam

**Representation Re: Scenic Protection Area Overlay under new state-wide  
Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation. The purpose of the representation is to advocate that a scenic protection area overlay should be applied to the area highlighted in Attachment 1 as the land identified is important for the protection of scenic values at the regional level.

The area highlighted in Attachment 1 identifies four distinct landscape segments. All four segments deserve scenic protection because they provide a powerful combination of scenic experiences, which are cherished by locals and which delight tourists from around the world. If one was to be scenically degraded, it would diminish the character of the entire area.

**Area A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hour's drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passengers disembarking there take a scenic coach trip to the Canyon and surrounds. As shown in Attachment 1, our property is in the area adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.

**Area B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the Canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply rises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled



elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise-ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.

**Area C** contains Black Bluff and northerly approaches, including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual beacon, which guides visitors from the coast south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image. There are significant native vegetation or bushland areas with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline and scenery provide an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests of myrtle, blackwood and man ferns at the base, and Alpine vegetation above the tree line. While arguably not as spectacular as Cradle Mountain or Mount Roland, this area is still unspoilt and has much potential for new nature-based hikes and wildness retreats—all within an hour's drive from the coast.

**Area D** contains the undulating rural areas of Nietta and surrounds, in the south-east corner of the shire. Here, a patchwork of beef cattle grazing, private forests and Nietta swede fields provides visitors, touring the area by car, with constantly changing glimpses of Black Bluff to the south-west and Mount Roland to the south-east, while old farm dwellings and buildings are a reminder of yester years.

Some photographs of the area are attached for your reference.

The four areas are distinct, but visual and landscape connectivity is provided through the Leven River and the Black Bluff reference. As identified in the 2018 Leven Canyon/Leven River Master Plan, each of these landscapes is magnificent and, in combination, provide a very strong tourist product moving forward. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences. Livelihoods of niche tourist businesses underpin much of the region's investment and jobs growth. While not as famous as Cradle Mountain, the area nevertheless features heavily in tourist promotion for the region and forms a vital part of "Product Tasmania". And it is easily accessible. The scenery is unique and unspoilt, and the area retains much of its natural vegetation. Inappropriate development would irrevocably diminish the scenic values. The scenic values require protection. Applying *Scenic Protection Area Overlay (Code C8.0)* is crucial for safeguarding these scenic values.

Yours sincerely



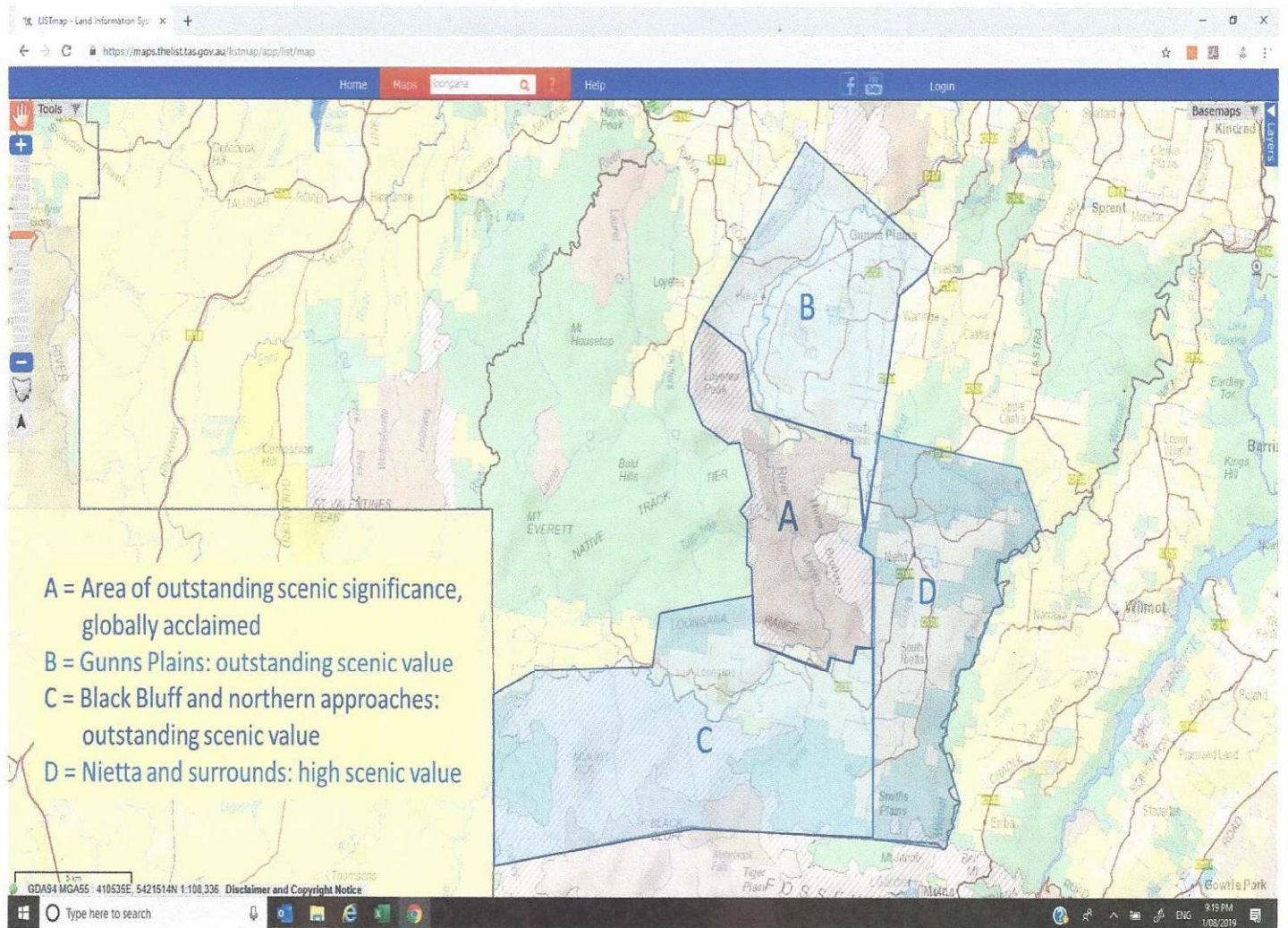
Susana Smith



Dudley Smith



## Attachment 1: Location map of southern part of the Central Coast Council Area



















**Tracey Clark**

---

**From:** becky Hosemans <piperbecky@hotmail.com>  
**Sent:** Friday, 9 August 2019 1:26 PM  
**To:** switch  
**Subject:** Representation for Scenic Protection Area Overlay from Glen Hosemans  
**Attachments:** Scan0061.pdf

Dear Sir/Madam

Please find attached my representation in regard to: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme

Kind regards

Glen Hosemans



Glen Hosemans  
1671 Loongana Road  
Loongana  
7315

6th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

The purpose of the representation is to advocate that a **scenic protection area overlay** should be applied to the area highlighted in Attachment 1 as the land identified is important for the protection of scenic values at the regional level.

The area highlighted in Attachment 1 identifies four distinct landscape segments. All four segments deserve scenic protection because they provide a powerful combination of scenic experiences, which are cherished by locals and which delight tourists from around the world. If one was to be scenically degraded, it would diminish the character of the entire area.

- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passenger disembarking there take a scenic coach trip to the Canyon and surrounds.



As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.

- **Area B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
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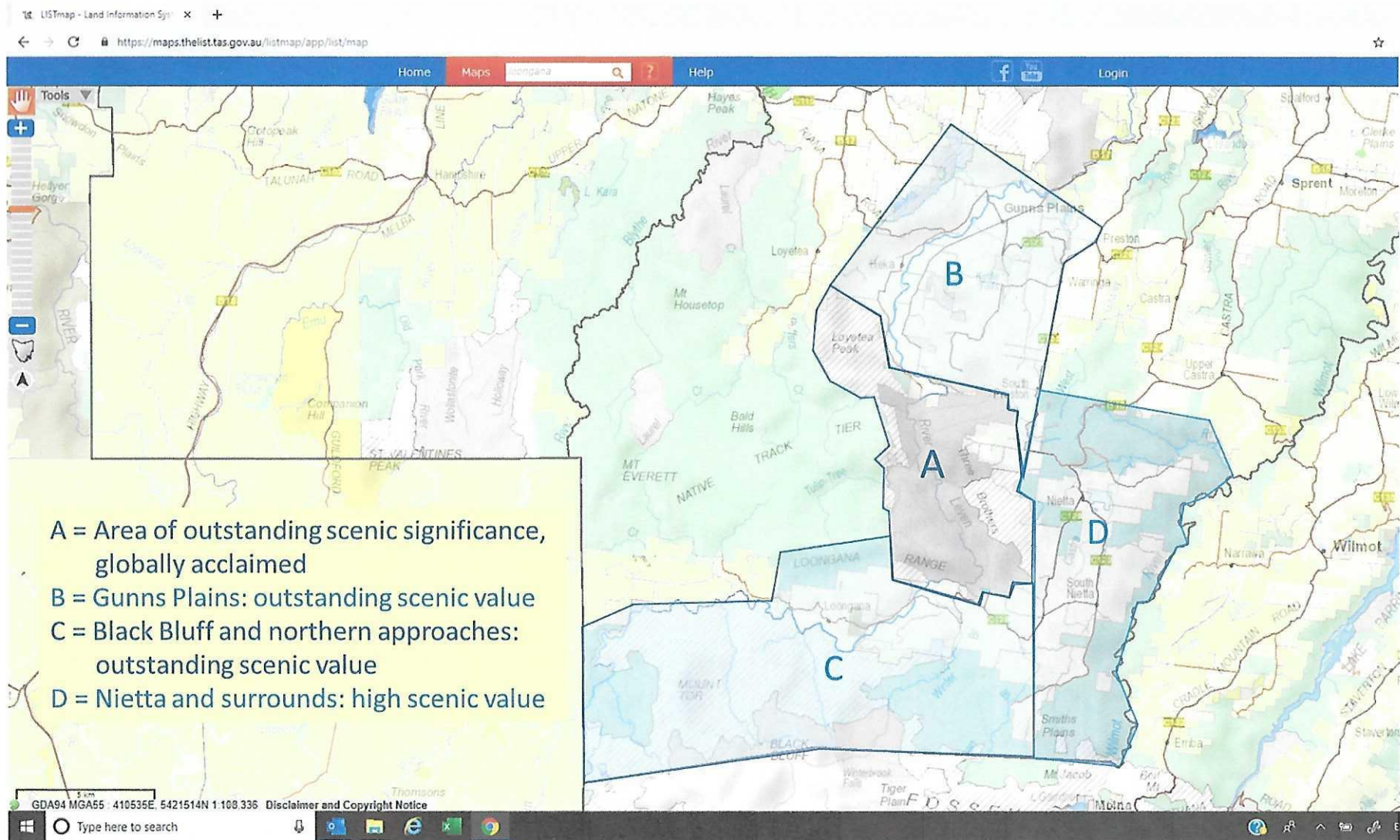
Yours sincerely,

Glen Hosemans

A handwritten signature in black ink, appearing to read 'Glen Hosemans', with a stylized flourish at the end.

Attachment 1: Location map of southern part of the Central Coast Council Area







Rebecca Piper  
1671 Loongana Road  
Loongana  
7315

6th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

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As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.

- **Area B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
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The four areas are distinct but visual and landscape connectivity is provided through the Leven River and the Black Bluff reference.

As identified in the 2018 Leven Canyon / Leven River Master Plan, each of these landscapes is magnificent and, in combination, provide a very strong tourist product moving forward. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of

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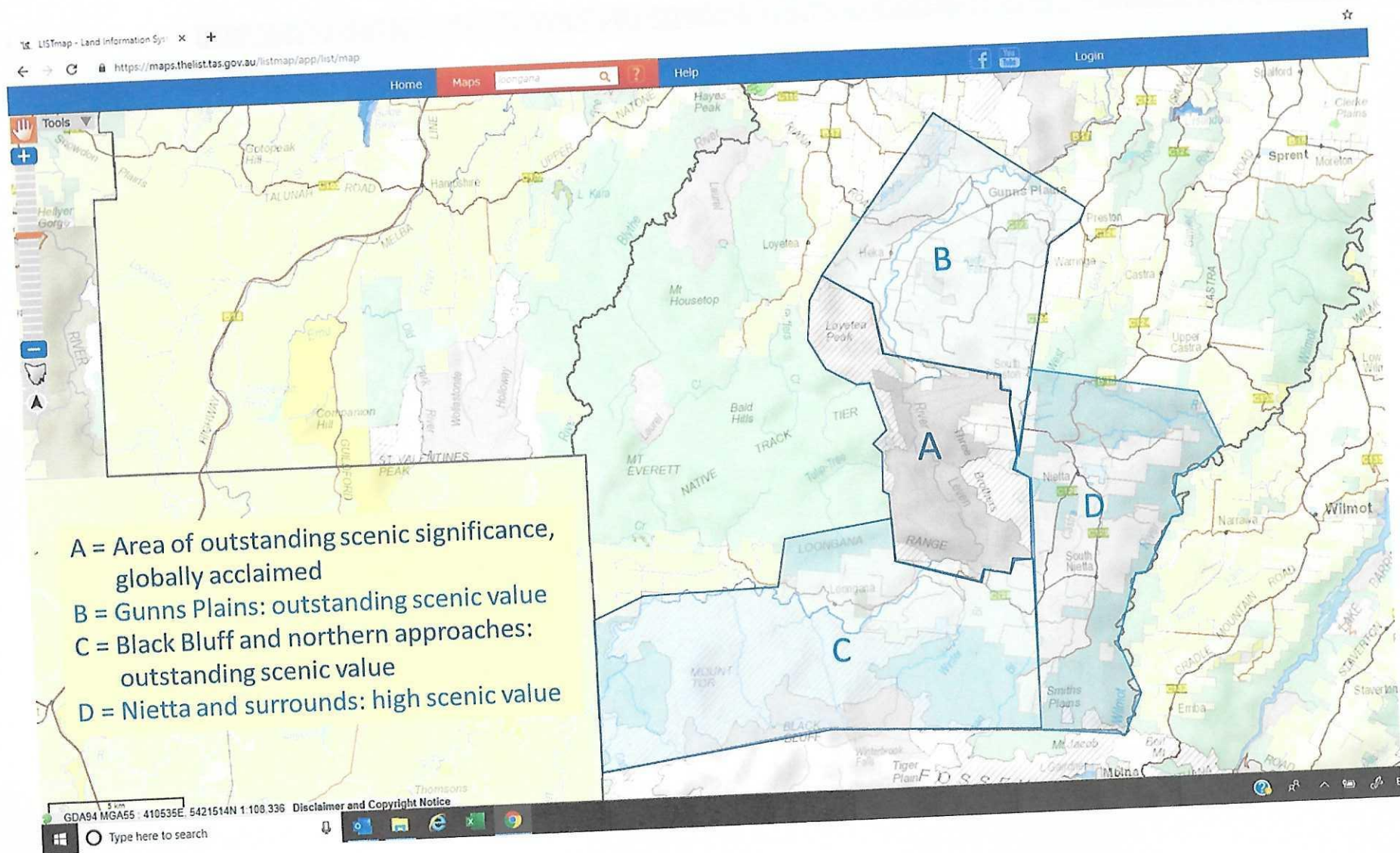
Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a smaller 'P' and a final flourish.

Rebecca Piper

Attachment 1: Location map of southern part of the Central Coast Council Area





## Tracey Clark

---

**From:** Romy Greiner <romy.f.greiner@gmail.com>  
**Sent:** Friday, 9 August 2019 8:49 AM  
**To:** switch  
**Subject:** Representation to Central Coast LPS  
**Attachments:** Representation-to-CCC\_Gibson.PDF

Attn: Mary-Ann Edwards

Hi Mary-Ann,

I am submitting the attached representation on behalf of Jenny and Darren Gibson.

Kind regards,  
Romy Greiner  
0418242156

Jenny and Darren Gibson  
694 South Preston Road, Nietta TAS 7315

8th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

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- Area A contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passenger disembarking there take a scenic coach trip to the Canyon and surrounds.

As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.



- Area **B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
- Area **C** contains Black Bluff and northerly approaches including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual beacon, which guides visitors from the coast south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image. There are significant native vegetation or bushland areas with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline and scenery provide an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests of myrtle, blackwood and man ferns at the base, and Alpine vegetation above the tree line. While arguably not as spectacular as Cradle Mountain or Mount Roland, this area is still unspoilt and has much potential for new nature-based hikes and wildness retreats—all within an hours drive from the coast.
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The four areas are distinct but visual and landscape connectivity is provided through the Leven River and the Black Bluff reference.

As identified in the 2018 Leven Canyon / Leven River Master Plan, each of these landscapes is magnificent and, in combination, provide a very strong tourist product moving forward. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences. Livelihoods of niche tourist businesses underpins much of the region's investment and jobs growth.

While not as famous as Cradle Mountain, the area nevertheless features heavily in tourist promotion for the region and forms a vital part of "Product Tasmania". And it is easily accessible.

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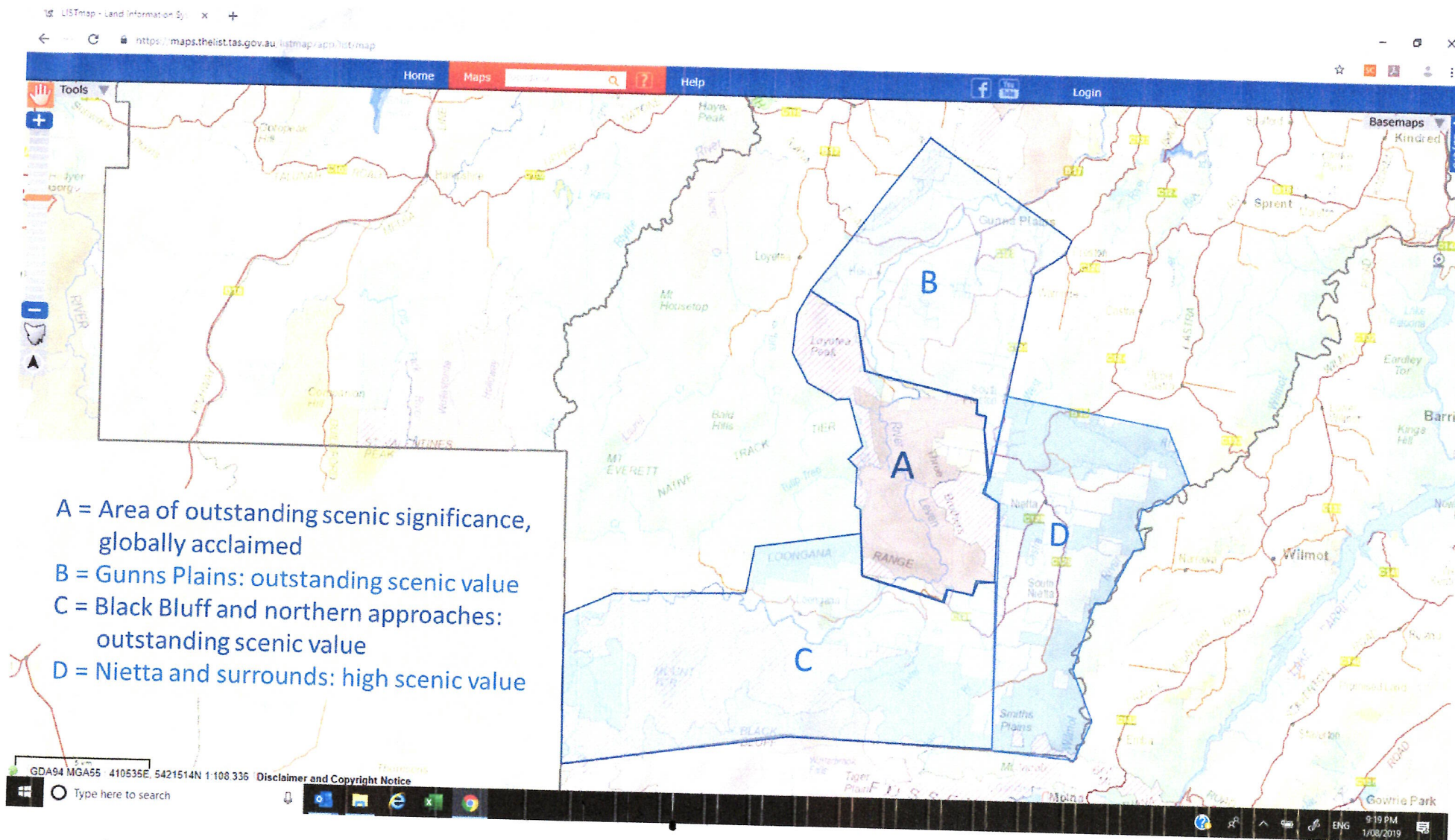
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Yours sincerely,

Darreh Gibson  


JENNIFER GIBSON  


# Attachment 1: Location map of southern part of the Central Coast Council Area





LW & PM Doherty  
Mountain Valley  
Wilderness Holidays &  
Private Nature Reserve  
1519 Loongana Rd  
Loongana  
Tas 7315  
Ph 03 64291394  
Email: info@mountainvalley.com.au

8th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

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The area highlighted in Attachment 1 identifies three distinct landscape segments. All three segments deserve scenic protection because they provide a powerful combination of scenic experiences, which are cherished by locals and which delight tourists from around the world. If one was to be scenically degraded, it would diminish the character of the entire area.

- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship

passenger disembarking there take a scenic coach trip to the Canyon and surrounds. Kaydale Lodge Gardens offers refreshments, garden tours and overnight stays to visitors to the area.

- Area **B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere. The scenery combines with Wings Wildlife Park, Gunns Plains Limestone Caves and the Preston Falls to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which guide tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
- Area **C** contains Black Bluff and northerly approaches including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual feature which guides visitors south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image on view right along the North West coast. There are significant native vegetation with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline with the 200m Winterbrook Falls and significant rainforest below with 2000yr old King Billy Pines at their most northern latitude the scenery provides an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests at the base and Alpine vegetation above the tree line. Mountain Valley Wilderness Holidays and Private Nature Reserve at the base of Black Bluff Mt caters to international guest wishing to experience the scenery and Tasmania's' unique wildlife in the wild

The three areas are distinct but visual and landscape connectivity is provided through the Leven River. The Penguin / Cradle Trail passes through Gunns Plain, Leven Canyon, Loongana and Black Bluff Mt linking on to Cradle Mt and the Overland Trail

As identified in the 2018 Leven Canyon / Leven River Master Plan, the each of the three landscapes is magnificent. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences.

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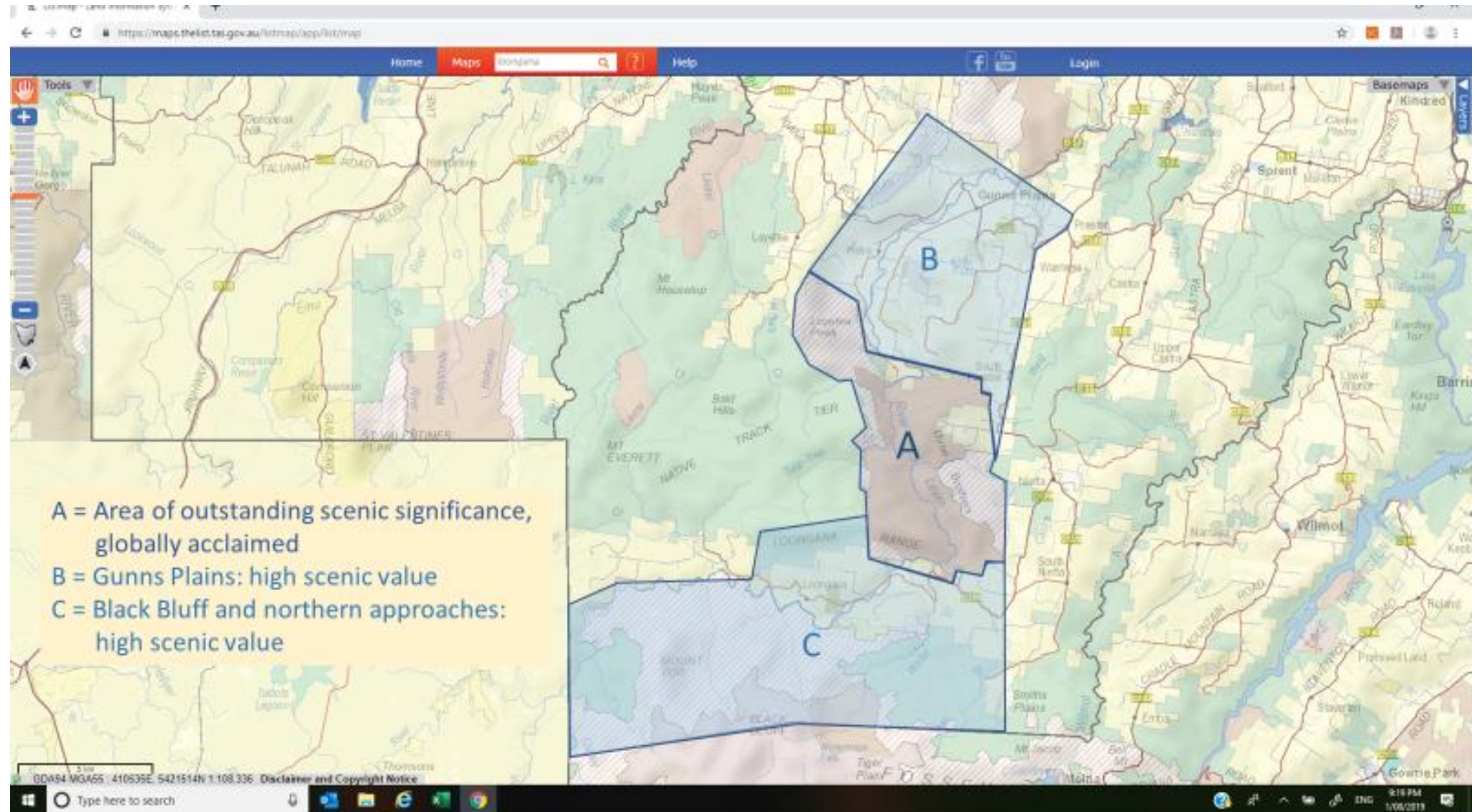
*L.W. Doherty* *P. Doherty*

Black Bluff Mt from Loongana valley





## Attachment 1: Location map of southern part of the Central Coast Council Area





## Mary-Ann Edwards

**From:** Faye & Brian <cadence1@westnet.com.au>  
**Sent:** Wednesday, 7 August 2019 9:14 AM  
**To:** switch  
**Subject:** Scenic Protection Area - Updated Map

### CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 07 AUG 2019

Application No: ..... LPS

Doc. Id ..... 330958

and 330783

795 Preston Road

North Motton Tas. 7315

The General  
Manager

6<sup>th</sup> August 2019

Central Coast Council  
PO Box 220  
Ulverstone TAS 7315

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- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passenger disembarking there take a scenic coach trip to the Canyon and surrounds. As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a **high-ridge skyline**, and we advocate for it to be included in the scenic protection overlay.
- Area **B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley



is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.

- Area **C** contains Black Bluff and northerly approaches including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual beacon, which guides visitors from the coast south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image. There are significant native vegetation or bushland areas with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline and scenery provide an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests of myrtle, blackwood and man ferns at the base, and Alpine vegetation above the tree line. While arguably not as spectacular as Cradle Mountain or Mount Roland, this area is still unspoilt and has much potential for new nature-based hikes and wilderness retreats—all within an hours drive from the coast.
- Area **D** contains the undulating rural areas of Nietta and surrounds, in the south-east corner of the shire. Here, a patch work of beef cattle grazing, private forests and Nietta weed fields provides the drive tourist with constantly changing glimpses of Black Bluff to the south-west and Mount Roland to the south-east, while old farm dwelling and buildings are a reminder of yester years.

The four areas are distinct but visual and landscape connectivity is provided through the Leven River and the Black Bluff reference.

As identified in the 2018 Leven Canyon / Leven River Master Plan, each of these landscapes is magnificent and, in combination, provide a very strong tourist product moving forward. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences. Livelihoods of niche tourist businesses underpins much of the region's investment and jobs growth.

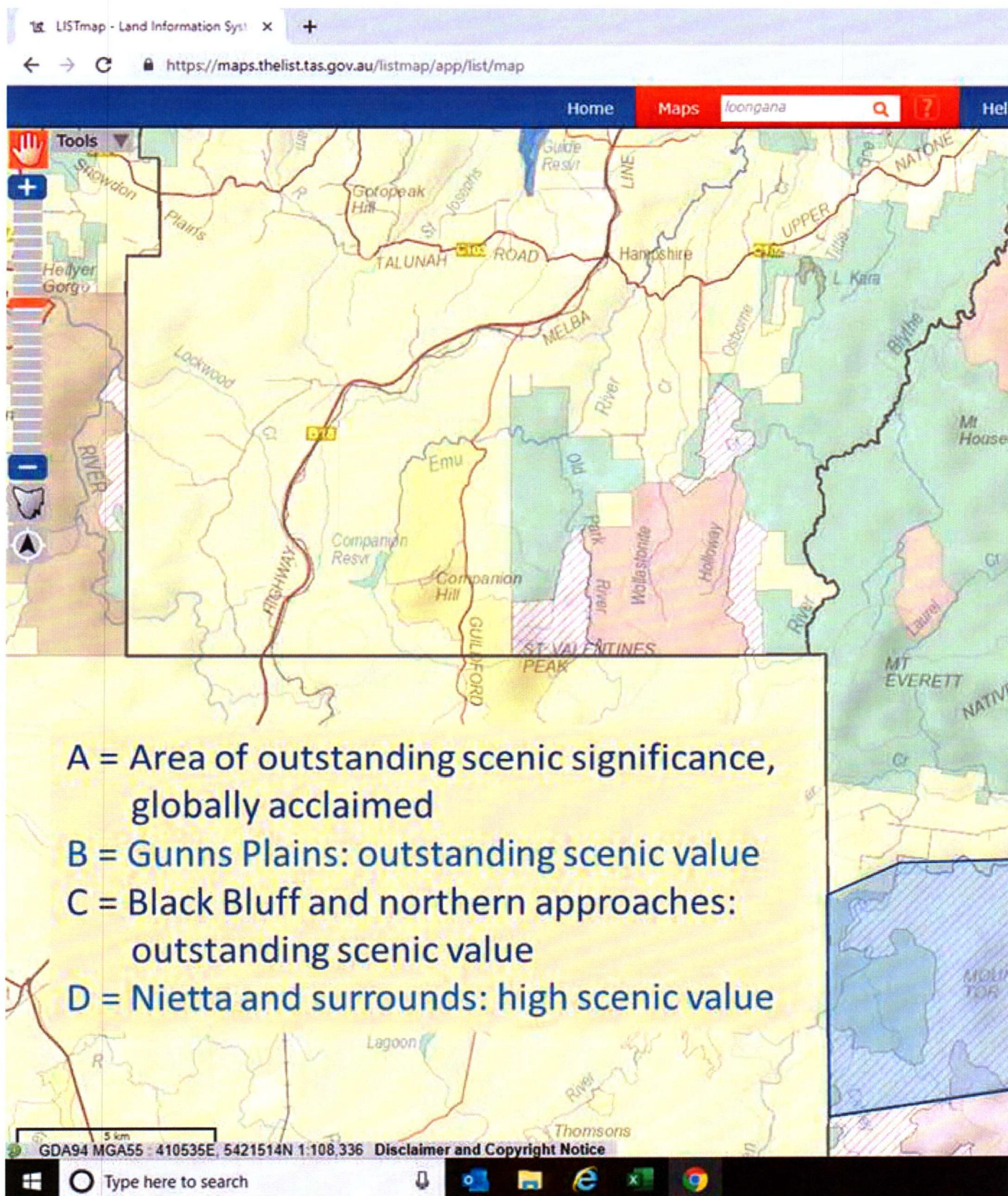
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The scenery is unique and unspoilt, and the area retains much of its natural vegetation. Inappropriate development would irrevocably diminish the scenic values. The scenic values require protection. Applying Scenic Protection Area Overlay (Code C8.0) is crucial for safeguarding the scenic values.

Yours sincerely,

Brian & Faye Poke





D R Chalmers and R Greiner  
121 Cullens Road, South Preston TAS 7315  
[cootharinga@gmail.com](mailto:cootharinga@gmail.com)

6th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. We live in this part of the shire and know the area intimately, which is why we feel strongly about making this representation.

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- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passenger disembarking there take a scenic coach trip to the Canyon and surrounds.

As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.

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While not as famous as Cradle Mountain, the area nevertheless features heavily in tourist promotion for the region and forms a vital part of "Product Tasmania". And it is much more easily accessible.



Attachment 2 offers a series of photographs, which illustrate the scenic values for the benefit of readers who may not be familiar with the area.

The scenery is unique and unspoilt, and the area retains much of its natural vegetation. Inappropriate development would irrevocably diminish the scenic values. The scenic values require protection. Applying Scenic Protection Area Overlay (Code C8.0) is crucial for safeguarding the scenic values.

Yours sincerely,

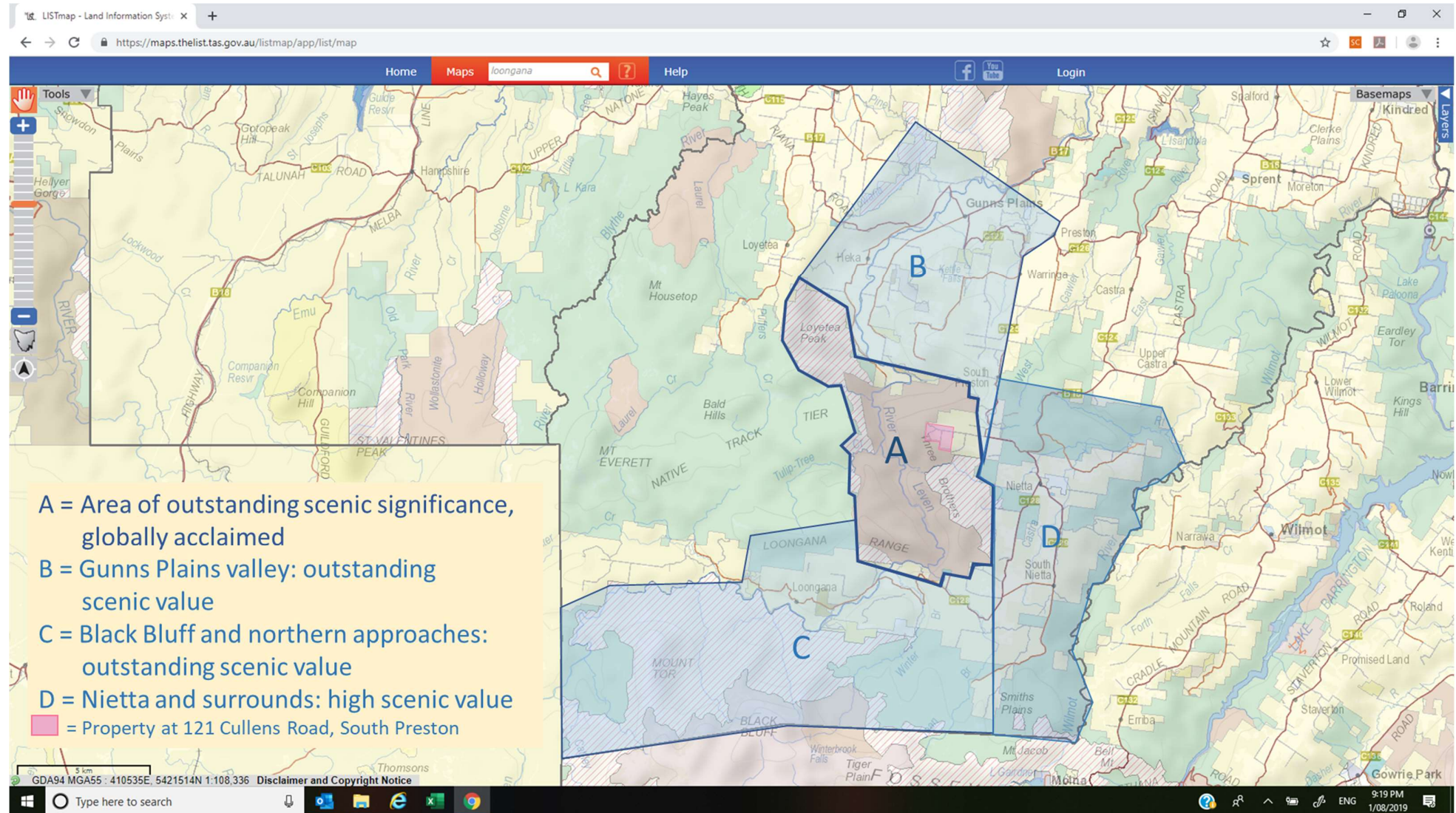


Duncan Chalmers



Romy Greiner

## Attachment 1: Location map of southern part of the Central Coast Council Area





**Attachment 2:** Photographs illustrating scenic values



German tourist Joerg Barner in awe of Leven Canyon's scenic grandeur

© Romy Greiner



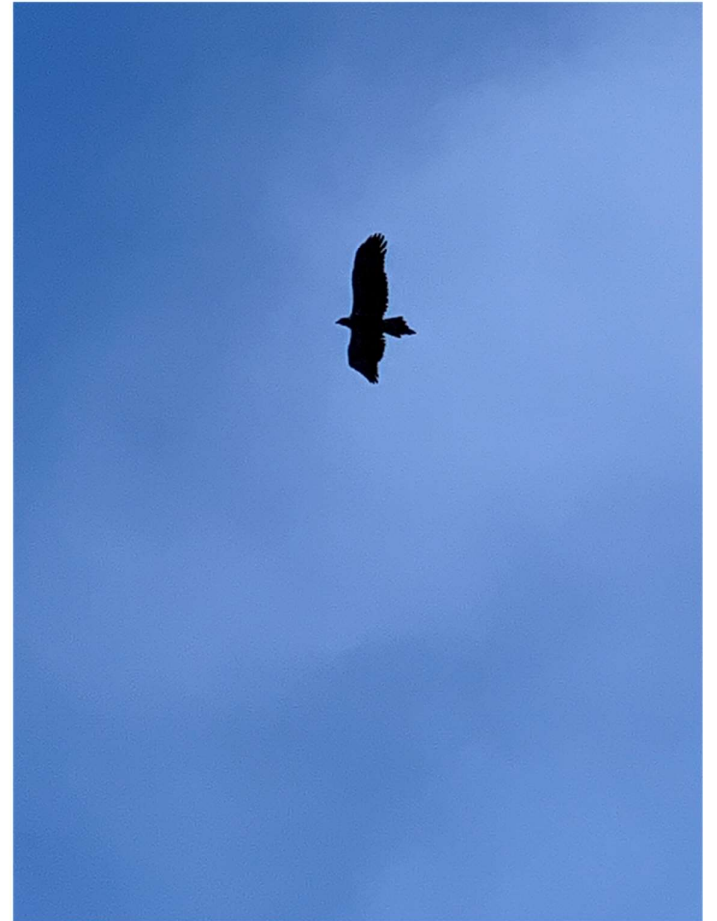


Leven Canyon Regional Reserve boundary skyline as seen from South Preston @121 Cullens Road © Romy Greiner



View south from property @ 121 Cullens Road; Black Bluff behind Loongana Range; critically endangered Tasmanian wedge-tailed eagle soaring overhead

© Romy Greiner





Gunns Plains from George Woodbridge lookout, view south to Loyetee Peak and Leven Canyon

© cannonhillchronicles





Leven River at Loongana with Black Bluff shrouded in clouds

© Romy Greiner





“Big sky” South Preston skyline looking towards Nietta from property @121 Cullens Road

© Romy Greiner

## Mandy Good

---

**From:** Ben Marshall <benmarshall.gipsy@gmail.com>  
**Sent:** Tuesday, 6 August 2019 9:27 AM  
**To:** switch  
**Subject:** Application for scenic protection overlay to southern shire  
**Attachments:** Application for scenic protection to CentralCoastCouncil-Planning-Scheme.docx

Hi,

Attached as a Word doc. is our application for areas of the southern part of the Shire to be considered for scenic protection overlays.

Thank you for providing this opportunity.

Kind regards,

Ben and Brenda Marshall

(Apologies for the large file size, due to images contained as part of the application.)



**Ben and Brenda Marshall**

1710 Loongana Road, Loongana, 7315

6th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

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- Area C contains Black Bluff and northerly approaches including Mount Tor and Loongana Valley and Loongana Range, which is the upper part of Leven River valley. These provide critical wildlife corridors to Black Bluff, which provides an impressive visual feature and walking trail for visitors. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image. There are significant native vegetation or bushland areas with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline and scenery provide an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests at the base and Alpine vegetation above the tree line.

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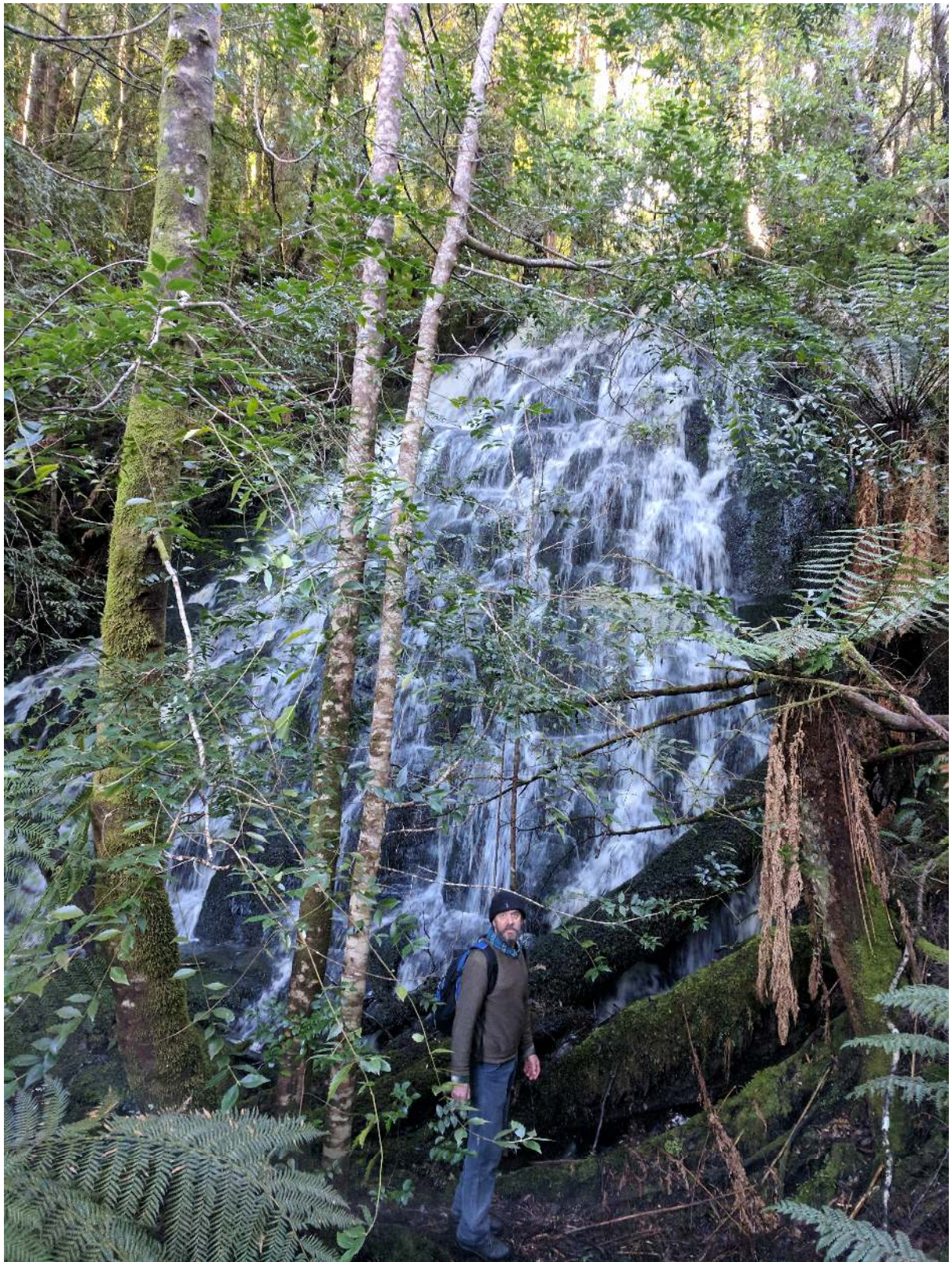
Yours sincerely,

Ben and Brenda Marshall





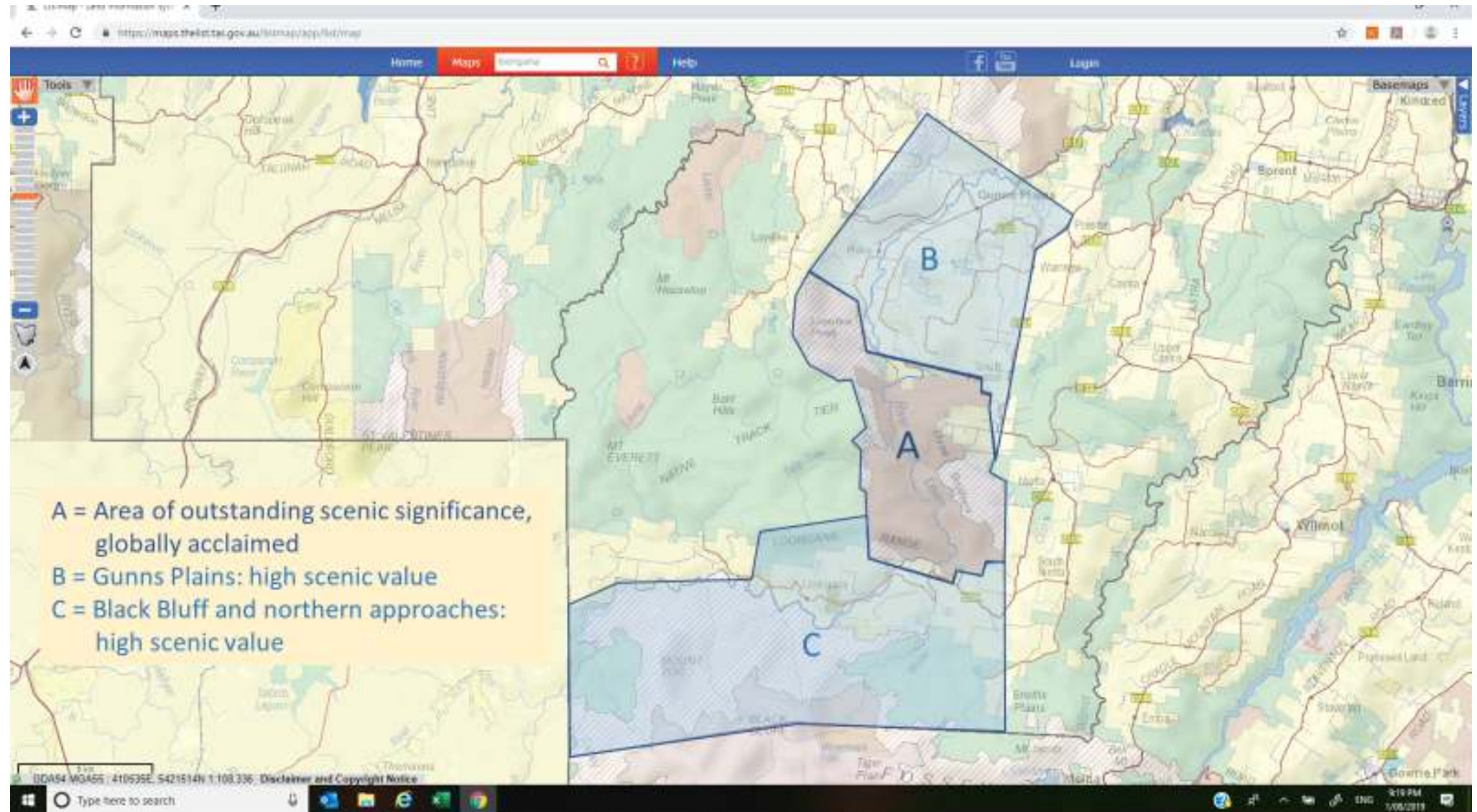








## Attachment 1: Location map of southern part of the Central Coast Council Area





Scott Harrison  
686 South Preston Road, South Preston TAS 7315

6th August 2019

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

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

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- Area **B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is

tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which guide tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.

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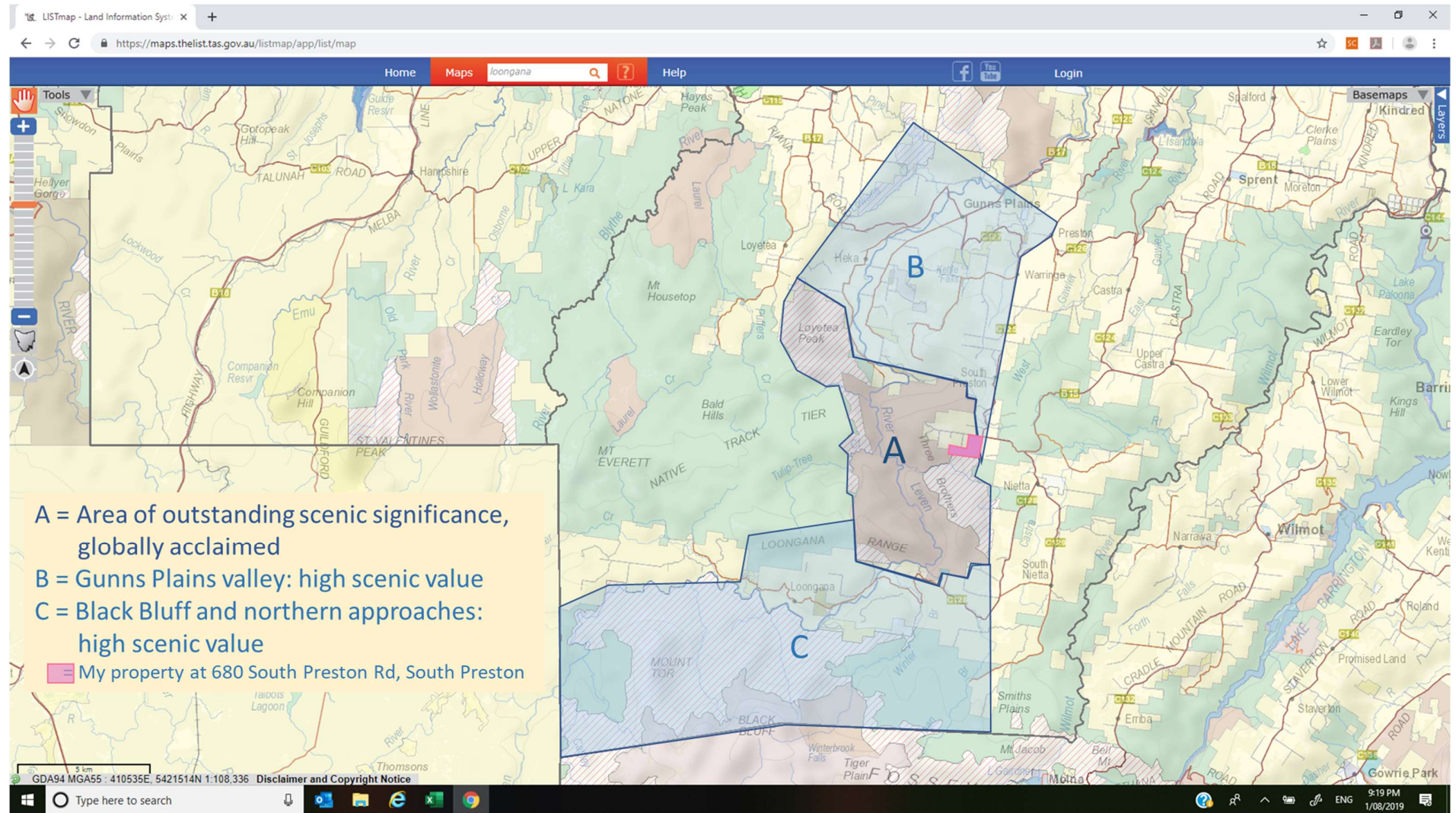
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Yours sincerely,

Signed: Scott Harrison

## Attachment 1: Location map of southern part of the Central Coast Council Area





## Mary-Ann Edwards

---

**From:** Loveless, Stephen (Health) <Stephen.Loveless@sa.gov.au>  
**Sent:** Wednesday, 7 August 2019 9:27 AM  
**To:** switch  
**Subject:** scenic protection of the southern part of the shire  
**Attachments:** letter to central coast council.pdf

Good morning,

Please find my attached letter with regards to Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme.

Kind regards  
Stephen Loveless  
0419 036 032

Mr Stephen Loveless  
2 Maxfields Road  
South Nietta  
Tas 7315

6th August 2019

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

Dear Sir/Madam,

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The three areas are distinct but visual and landscape connectivity is provided through the Leven River.

As identified in the 2018 Leven Canyon / Leven River Master Plan, the each of the three landscapes is magnificent. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences.

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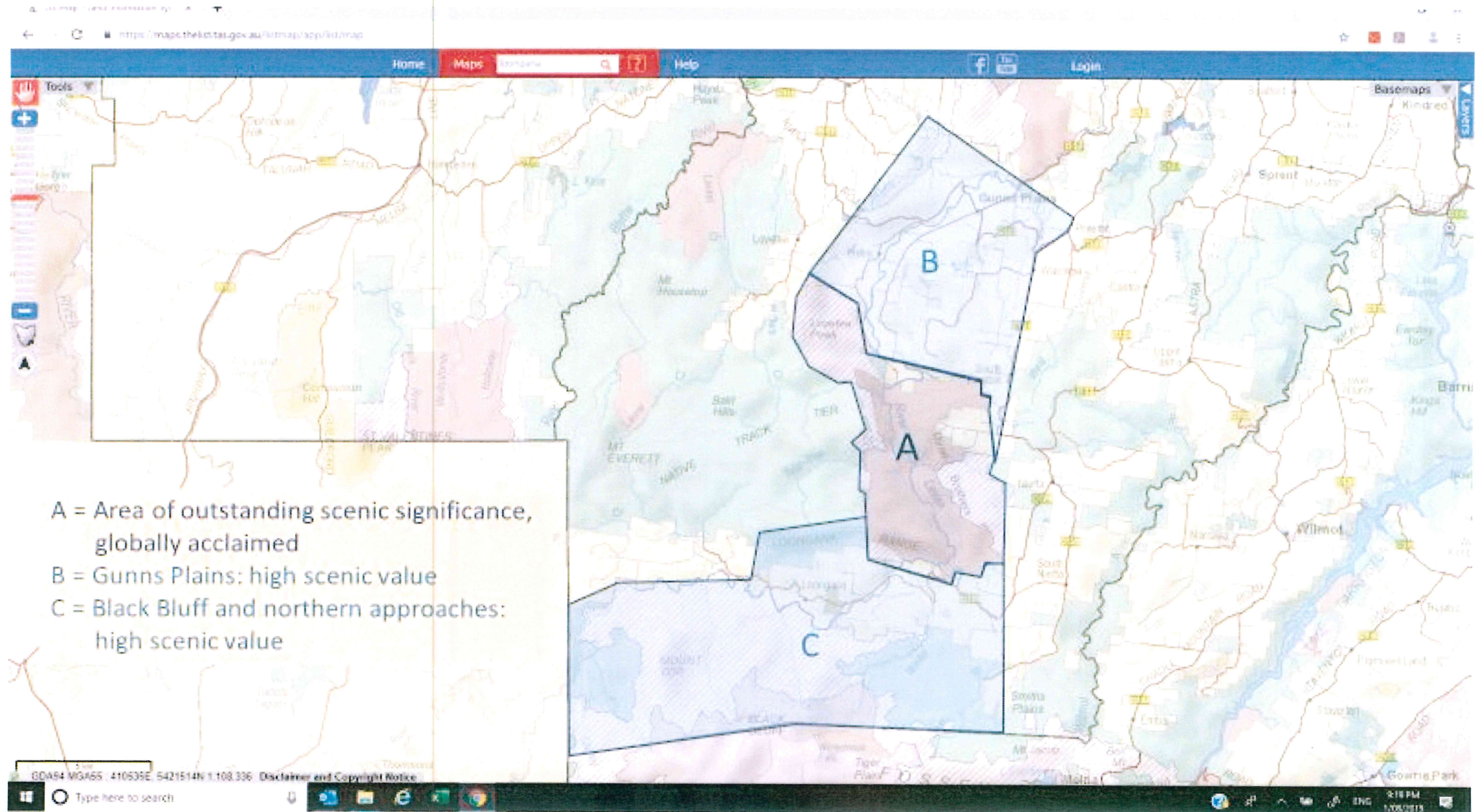
Stephen Loveless

0419 036 032





## Attachment 1: Location map of southern part of the Central Coast Council Area





## Gunns Plains Community Centre Association Inc.

### President

Miss Sonia Mitos  
935 Gunns Plains Road  
Gunns Plains 7315  
Ph : 6429 1163

### Secretary

Mrs Wendy Dontschuk  
321 Raymond Road  
Gunns Plains 7315  
Ph : 6429 1223

### Treasurer

Mr Steve Wolstenhome  
160 Lowana Road  
Gunns Plains 7315  
Ph : 6429 1176

Sandra Ayton – General Manager  
Central Coast Council  
PO Box 220  
Ulverstone TAS 7315

### *Representation to Central Coast Council re the Draft Central Coast Local Provisions Schedule – Addition of a Specific Area Plan to protect the Leven Canyon Regional Reserve and Loyetea Peak.*

Dear Sandra

Thank you for your letter of 11 June 2019 explaining Council's reasons for not proceeding with any changes to the Interim Planning Scheme and encouraging the Gunns Plains Community Centre Association (GPCCA) to make a representation on the above matter during the exhibition period of the Draft Local Provisions Schedule (LPS).

We accept that UPC Renewables will, as a result of the collective opposition to the proposed transmission line route through the Leven Canyon Regional Reserve, now be terminating their proposed transmission lines at Hampshire. While the immediate threat has gone, this recent episode has highlighted the vulnerability of the Leven Canyon Regional Reserve to such developments given the relatively weak protection afforded to Regional Reserves under the *Nature Conservation Act 2002*.

A new threat to the area has emerged with TasNetworks announcing via their [2019 Annual Planning Report](#) (pp 54-55) that they are proposing a new 220 kV transmission corridor between Hampshire and Sheffield. While the Report states that they are not considering the corridor proposed for the Robbins Island Wind Farm their map (below) suggests that a route through the Central Coast area north of Black Bluff is not precluded.

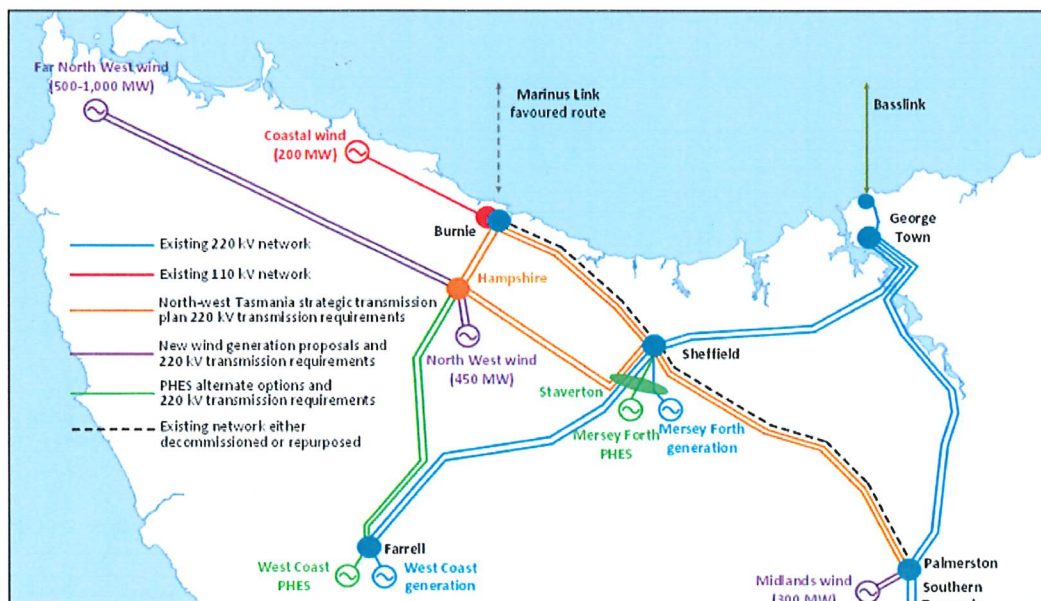
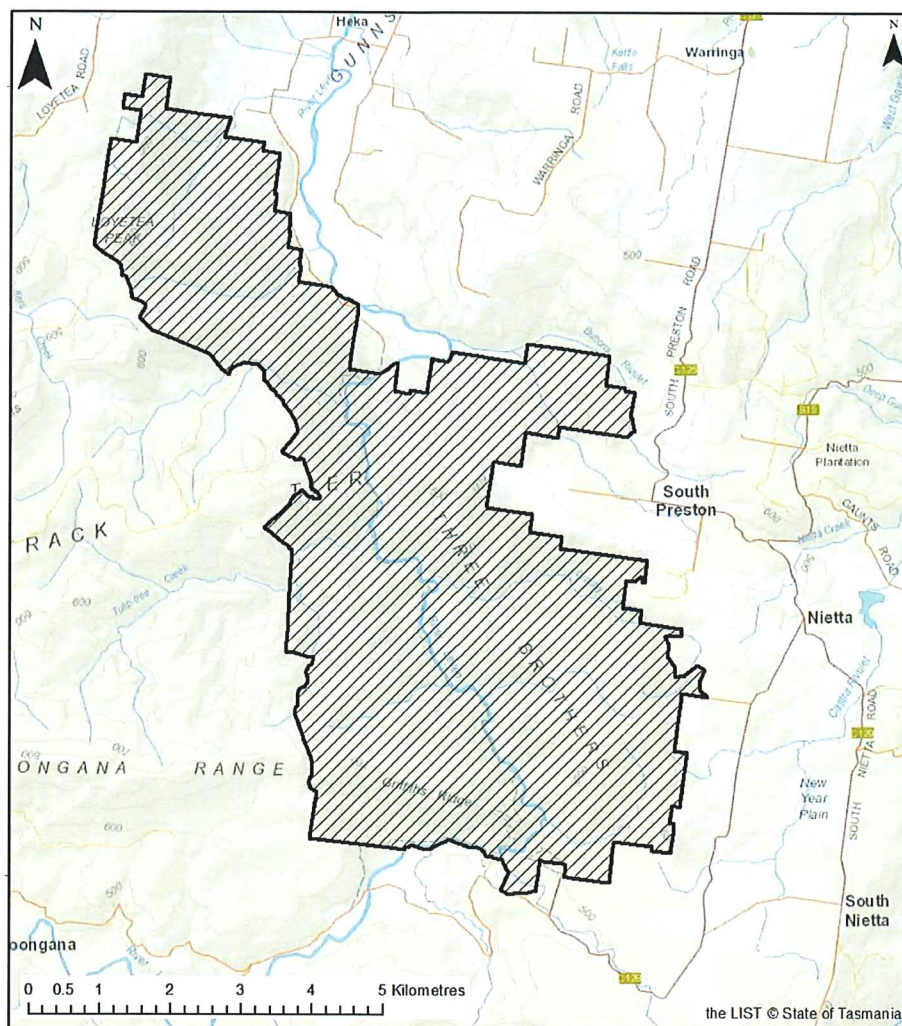


Figure 5-1: North-west Tasmania strategic transmission plan



GPCCA therefore requests that Central Coast Council initiates the process to apply planning protection to the Leven Canyon Regional Reserve and adjacent areas of Future Potential Production Forest, including Loyetee Peak, visible from the Gunns Plains valley by the addition of a Code C8.0 Scenic Protection to the LPS as proposed by Highland Conservation Pty Ltd in their 30<sup>th</sup> May 2019 email to Council.

This should apply to the areas proposed by Highland Conservation Pty Ltd (see map below) and would provide additional protection to the visual amenity and environmental values from degradation by infrastructure projects like the proposed transmission corridor and logging of the old growth forest within the Future Potential Production Forest along the south-west escarpment of the Gunns Plains valley.



We would appreciate Council's support for this proposal.

Kind regards

Sonia Mitos  
President – Gunns Plains Community Centre Association

12th July 2019



## CENTRAL COAST COUNCIL

Robin Duncan  
90 Diprose Road, Nietta TAS 7315

8th August 2019

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

Division .....

Rec'd -8 AUG 2019

File No .....

Doc. Id .....

Dear Sir/Madam,

### **Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

The purpose of the representation is to advocate that a **scenic protection area overlay** should be applied to the area highlighted in Attachment 1 as the land identified is important for the protection of scenic values at the regional level.

The area highlighted in Attachment 1 identifies four distinct landscape segments. All four segments deserve scenic protection because they provide a powerful combination of scenic experiences, which are cherished by locals and which delight tourists from around the world. If one was to be scenically degraded, it would diminish the character of the entire area.

- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. This land is of outstanding scenic value at a global scale. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship passenger disembarking there take a scenic coach trip to the Canyon and surrounds.

As shown in Attachment 1, our property is right adjacent to the Leven Canyon Regional Reserve, sharing a high-ridge skyline, and we advocate for it to be included in the scenic protection overlay.

- **Area B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere and most tourists stop at George Woodhouse lookout to take in the scene. The scenery combines with Wings Wildlife park and the Gunns Plains limestone caves to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which take tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
- **Area C** contains Black Bluff and northerly approaches including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual beacon, which guides visitors from the coast south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image. There are significant native vegetation or bushland areas with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline and scenery provide an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests of myrtle, blackwood and man ferns at the base, and Alpine vegetation above the tree line. While arguably not as spectacular as Cradle Mountain or Mount Roland, this area is still unspoilt and has much potential for new nature-based hikes and wildness retreats—all within an hour's drive from the coast.
- **Area D** contains the undulating rural areas of Nietta and surrounds, in the south-east corner of the shire. Here, a patch work of beef cattle grazing, private forests and Nietta sward fields provides the drive tourist with constantly changing glimpses of Black Bluff to the south-west and Mount Roland to the south-east, while old farm dwelling and buildings are a reminder of yester years.

The four areas are distinct but visual and landscape connectivity is provided through the Leven River and the Black Bluff reference.

As identified in the 2018 Leven Canyon / Leven River Master Plan, each of these landscapes is magnificent and, in combination, provide a very strong tourist product moving forward. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences. Livelihoods of niche tourist businesses underpins much of the region's investment and jobs growth.

While not as famous as Cradle Mountain, the area nevertheless features heavily in tourist promotion for the region and forms a vital part of "Product Tasmania". And it is easily accessible.

The scenery is unique and unspoilt, and the area retains much of its natural vegetation. Inappropriate development would irrevocably diminish the scenic values. The scenic values require

protection. Applying Scenic Protection Area Overlay (Code C8.0) is crucial for safeguarding the scenic values.

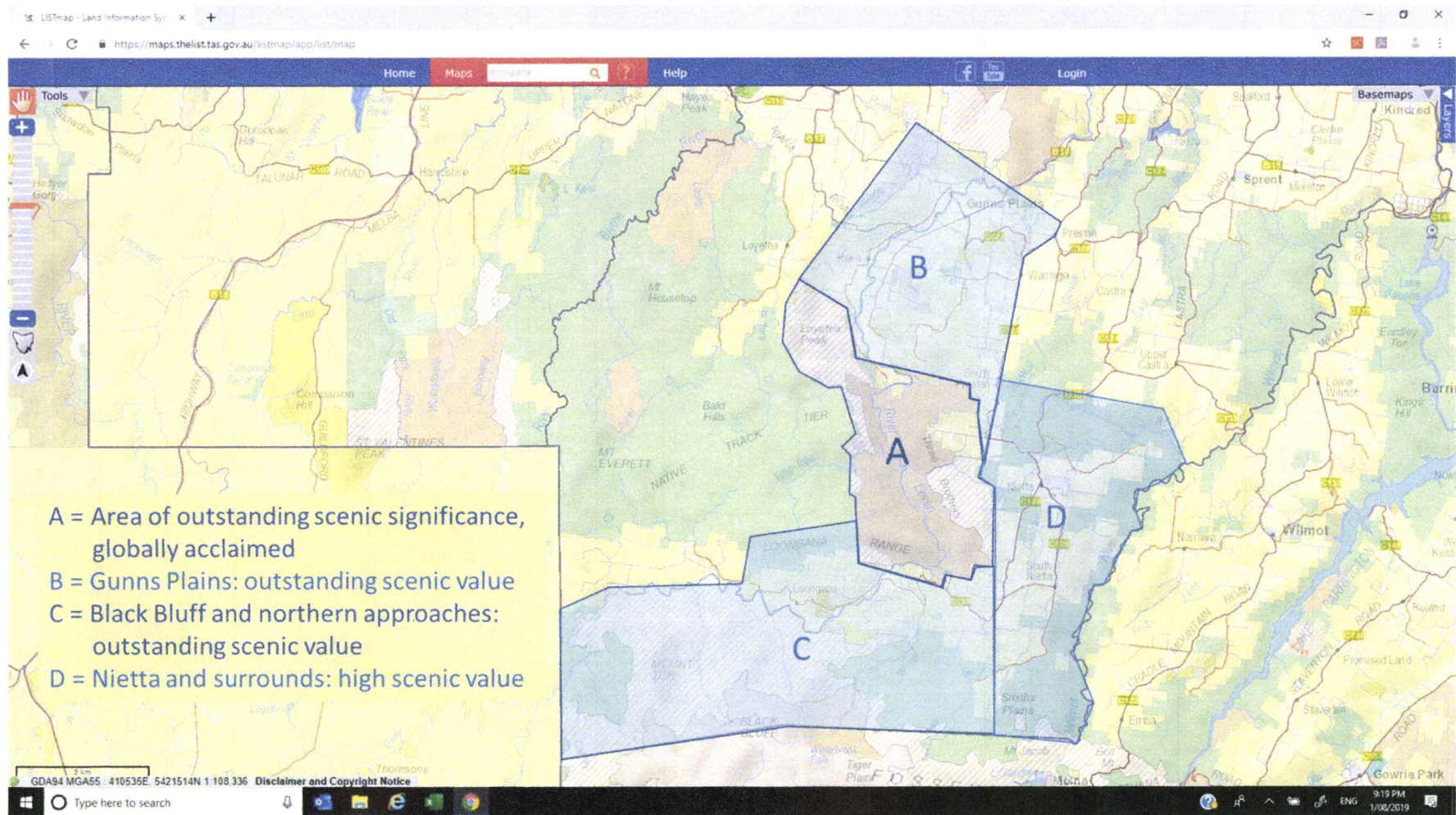
Yours sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a large 'D' and a horizontal line extending to the right.

Robin Duncan



Attachment 1: Location map of southern part of the Central Coast Council Area



## CENTRAL COAST COUNCIL

Robin Duncan  
90 Diprose Road, Nietta TAS 7315

8th August 2019

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

Division .....

Rec'd -8 AUG 2019

File No .....

Doc. Id .....

Dear Sir/Madam,

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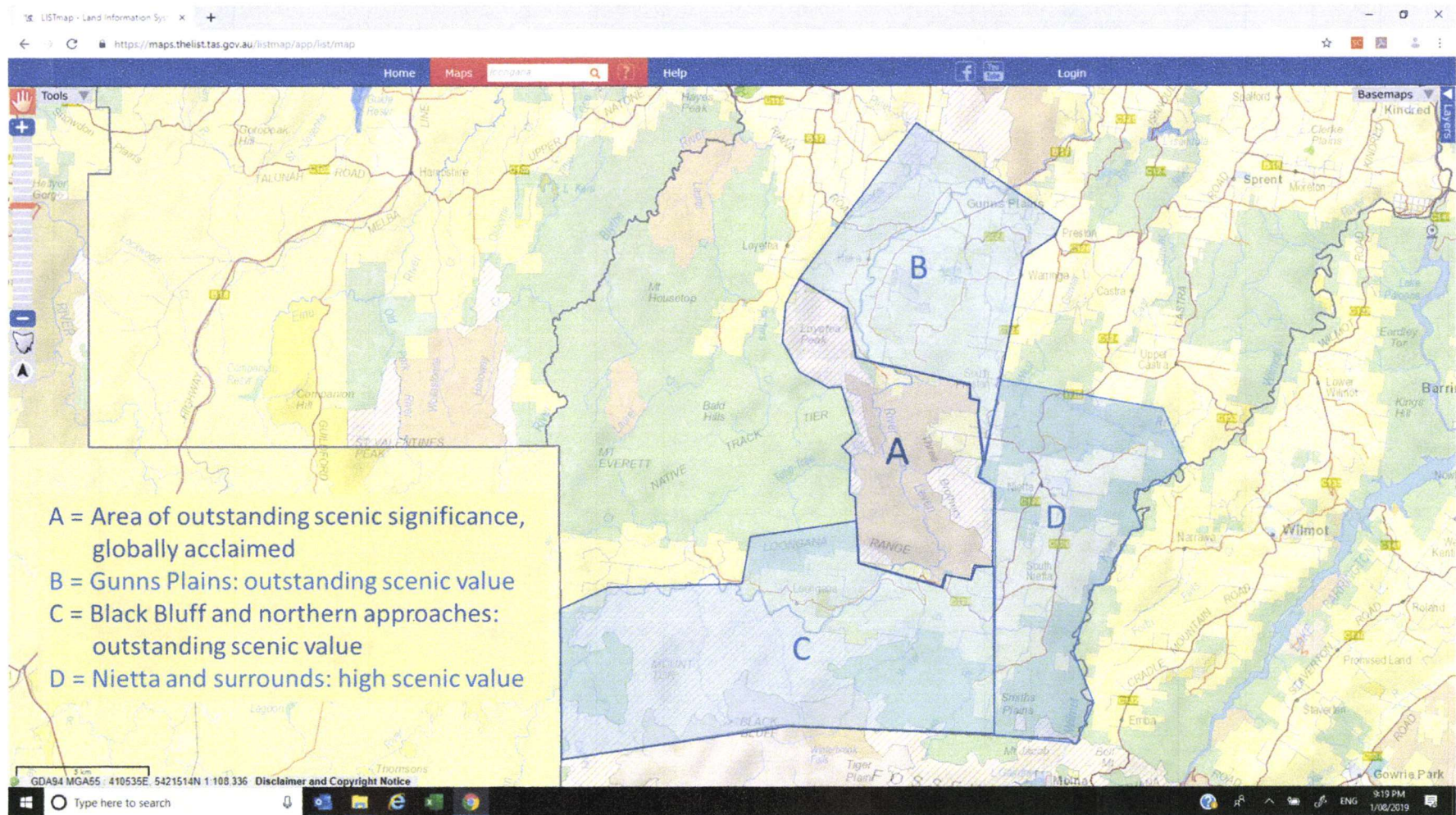
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Yours sincerely,

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Robin Duncan

Attachment 1: Location map of southern part of the Central Coast Council Area





Tracey Clark

Doc ID: 331274

**From:** Records  
**Sent:** Monday, 12 August 2019 7:55 AM  
**To:** Records  
**Subject:** FW: Priority Vegetation Layer - LPS representation  
**Attachments:** CC Veg Priority Amends.zip; Legend Priority Veg CC 2019.docx; CC 2019 Natural Assets Code Amends.jpg

Records Officer  
CENTRAL COAST COUNCIL  
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315  
03 6429 8913

[www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au) |  Find us on Facebook



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CENTRAL COAST COUNCIL

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Please consider the environment before printing this email.

**From:** Peter Stronach <[liteworka@hotmail.com](mailto:liteworka@hotmail.com)>  
**Sent:** Friday, 9 August 2019 4:13 PM  
**To:** Mary-Ann Edwards <[Mary-Ann.Edwards@centralcoast.tas.gov.au](mailto:Mary-Ann.Edwards@centralcoast.tas.gov.au)>  
**Cc:** Sonya Stallbaum <[sonya.stallbaum@centralcoast.tas.gov.au](mailto:sonya.stallbaum@centralcoast.tas.gov.au)>; Peter Stronach <[fol@landcaretas.org.au](mailto:fol@landcaretas.org.au)>  
**Subject:** Priority Vegetation Layer - More Information required

Hi Mary-Anne,

Sorry for the late information. As mentioned I only had time to look at this last night.

There are few questions relating to some of the omission of areas of high conservation value in the current Priority Veg Layer.

I have attached the shapefile with reasoning. A map and the key are also attached.

Some of these were quite significant, if you need more information I can provide.

Can this go in as a formal submission to council?

The submission would be from Friends of the Leven and myself as the contact. the main reason is that I have had some support from other members to put this together and some like 2, 10, 16, 17 and 18 have been ground truthed by members.



Talk soon

Peter

Peter Stronach

Convenor of Friends of the Leven

21 Bannons Bridge Rd

Gunns Plains, TAS 7315

0429858402

[liteworka@hotmail.com](mailto:liteworka@hotmail.com)












Received: 09 AUG 2019

Application No: 185

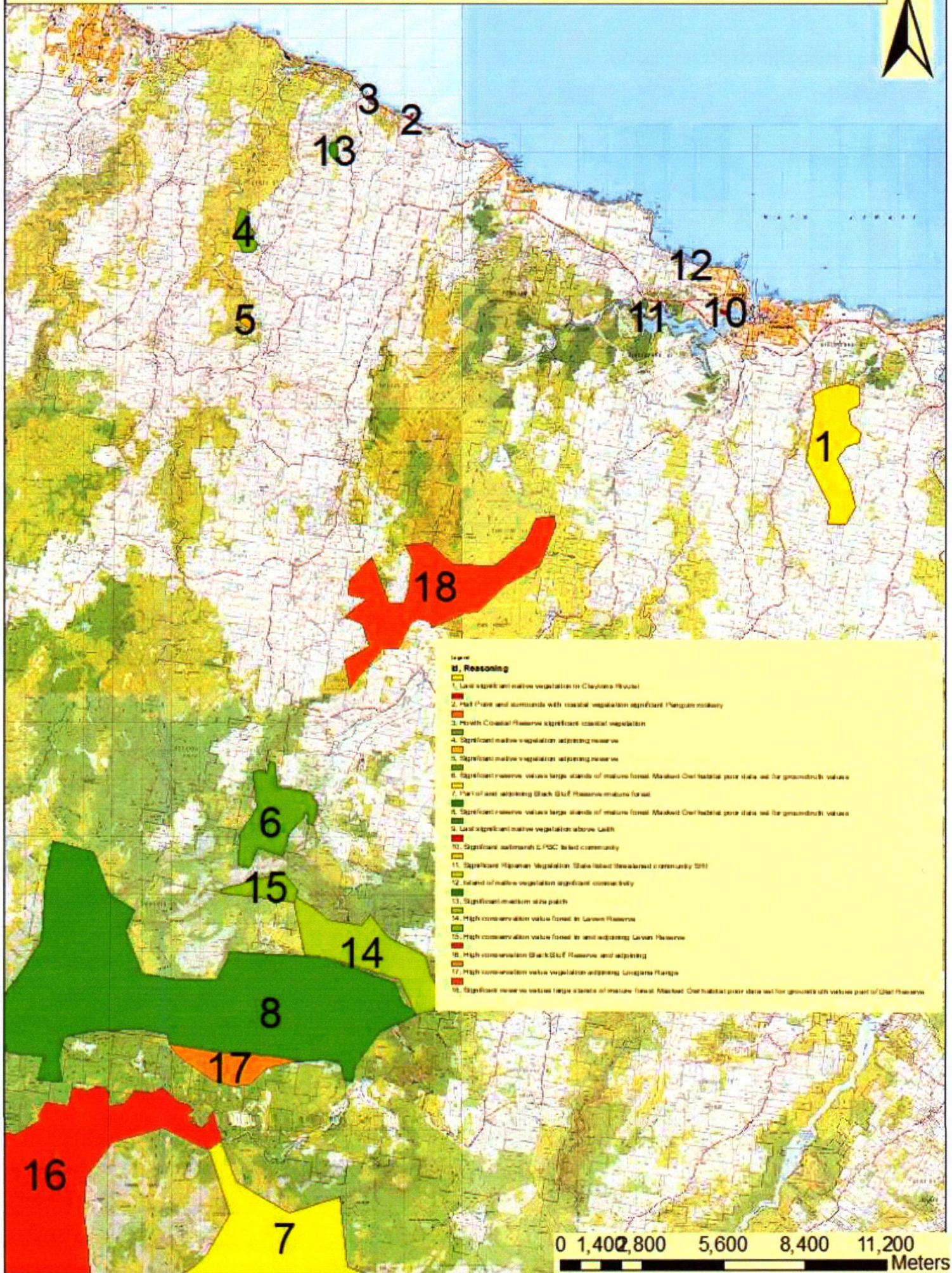
Doc. Id: 331274

## Legend

## Id, Reasoning

-  1, Last significant native vegetation in Claytons Rivulet
-  2, Hall Point and surrounds with coastal vegetation significant Penguin rookery
-  3, Howth Coastal Reserve significant coastal vegetation
-  4, Significant native vegetation adjoining reserve
-  5, Significant native vegetation adjoining reserve
-  6, Significant reserve values large stands of mature forest Masked Owl habitat poor data set for groundtruth values
-  7, Part of and adjoining Black Bluff Reserve mature forest
-  8, Significant reserve values large stands of mature forest Masked Owl habitat poor data set for groundtruth values
-  9, Last significant native vegetation above Leith
-  10, Significant saltmarsh EPBC listed community
-  11, Significant Riparian Vegetation State listed threatened community SRI
-  12, Island of native vegetation significant connectivity
-  13, Significant medium size patch
-  14, High conservation value forest in Leven Reserve
-  15, High conservation value forest in and adjoining Leven Reserve
-  16, High conservation Black Bluff Reserve and adjoining
-  17, High conservation value vegetation adjoining Loogana Range
-  18, Significant reserve values large stands of mature forest Masked Owl habitat poor data set for groundtruth values part of Dial Reserve







VEGETATION PRIORITY REASONING

Hall Point and surrounds with coastal vegetation significant Penguin rookery

High conservation value forest in and adjoining Leven Reserve

High conservation value forest in Leven Reserve

High conservation Black Bluff Reserve and adjoining

High conservation value vegetation adjoining Loogana Range

Howth Coastal Reserve significant coastal vegetation

Island of native vegetation significant connectivity

Last significant native vegetation above Leith

Last significant native vegetation in Claytons Rivulet

Part of and adjoining Black Bluff Reserve mature forest

Significant native vegetation adjoining reserve

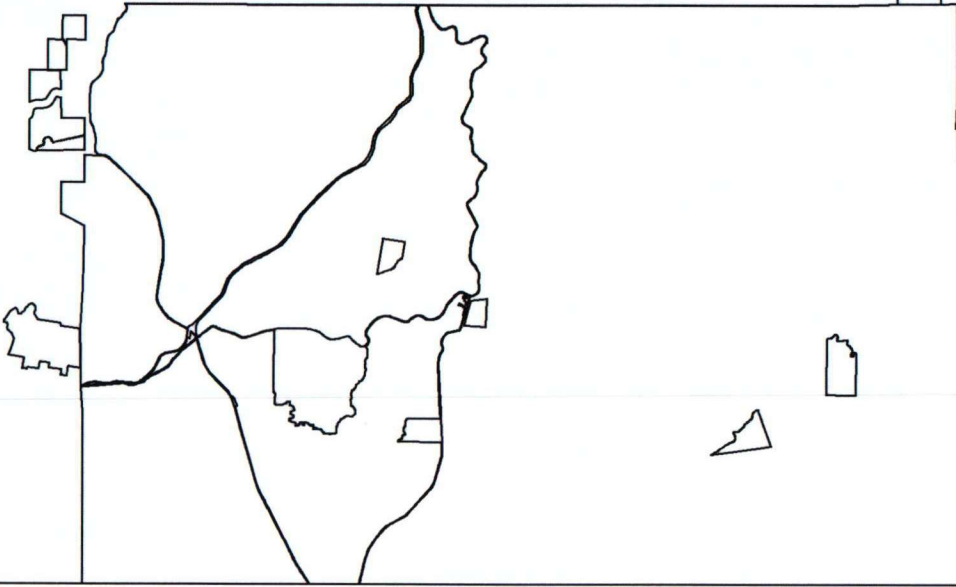
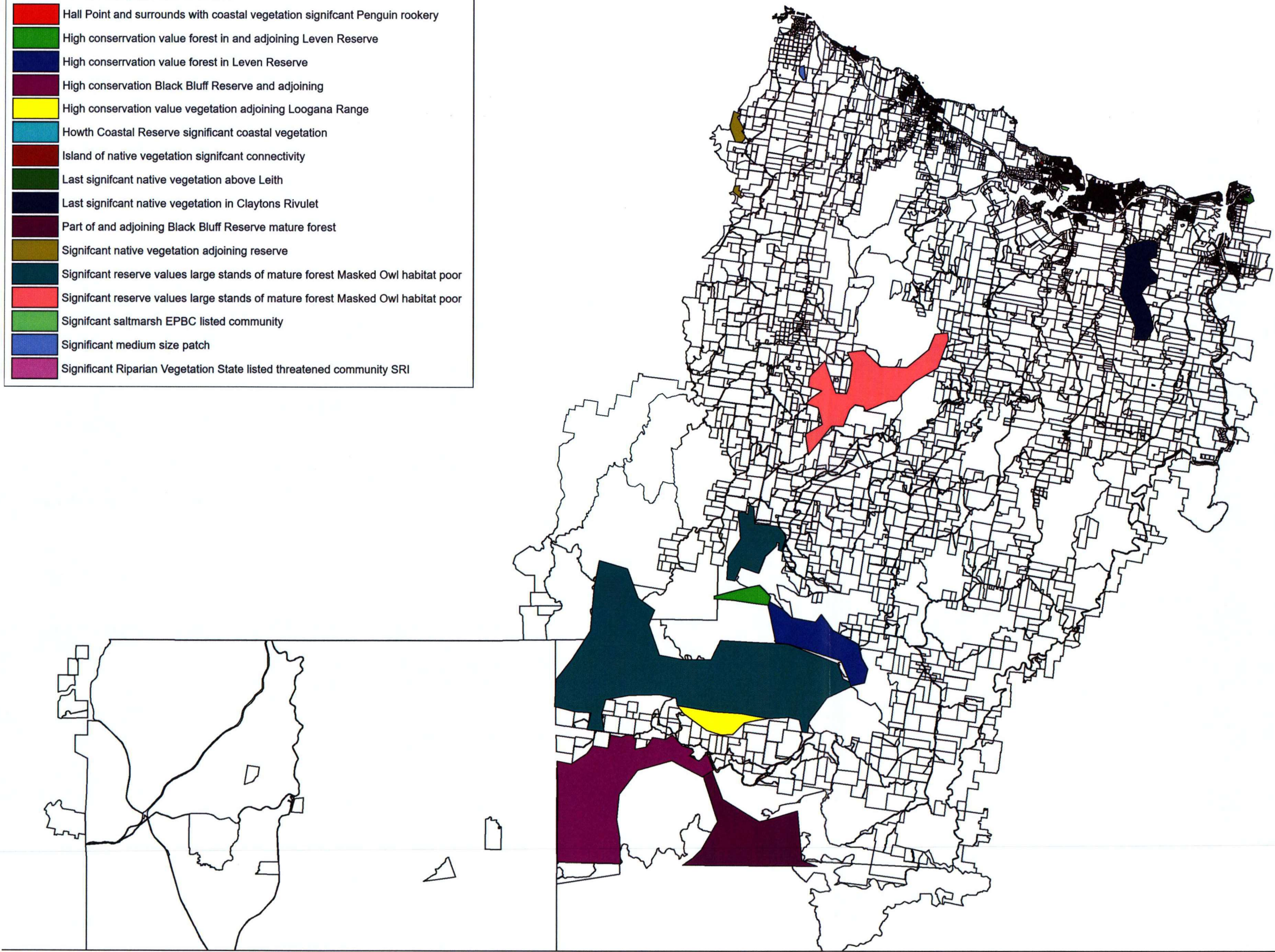
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Significant saltmarsh EPBC listed community

Significant medium size patch

Significant Riparian Vegetation State listed threatened community SRI



Contour Interval:

Projection: GDA94

Date: 4/09/2019

Drawn By: GIS

PRIORITY VEGETATION

REASONING

Scale 1: 200,000

1

0

1

2

3

4

5

6

7

8

km



9th August 2019

Amarlie Crowden  
250 Loongana Road  
Nietta Tas 7315  
03 64291293

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

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 9 AUG 2019

Dear Sandra Ayton

Application No:

Please find below my Representation on the Draft Central Coast Local Provisions Schedule in regards to:

## Crown Land in Nietta be accurately Zoned Environmental Protection

### Introduction

Please find the map below. Marked in red is the incorrectly Rural zoned Crown Land.

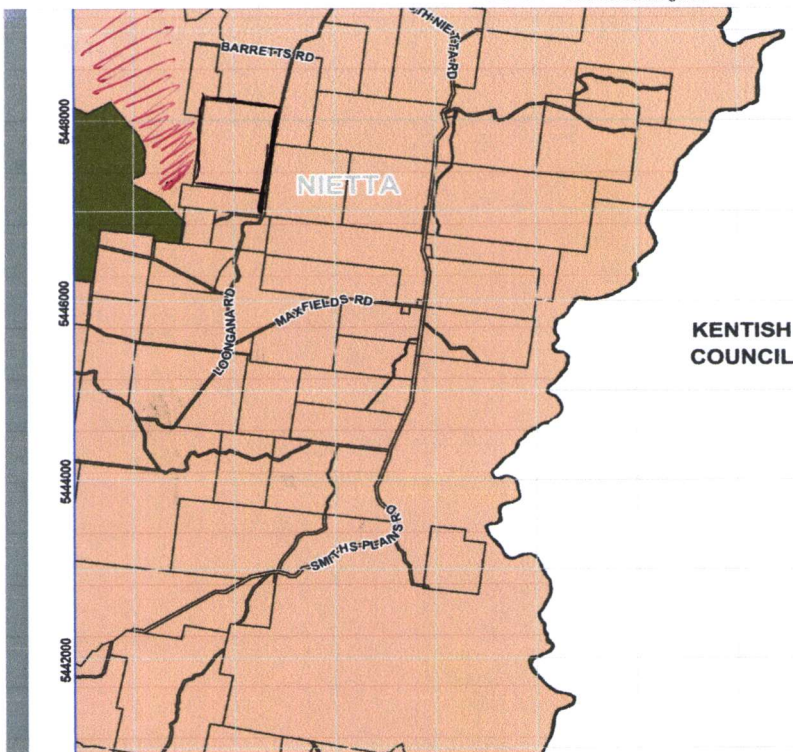
Can this please be changed to Environmental Protection. PID 3385209

This is Crown Land that is located next to the Leven Canyon Reserve.

10:04 am Fri 9 Aug

Not Secure — centralcoast.tas.gov.au

41%



Thank you for your time and consideration.

Kind Regards  
Amarlie Crowden

**Mary-Ann Edwards**

Doc ID: 332860

**From:** Peter Stronach <liteworka@hotmail.com>  
**Sent:** Monday, 5 August 2019 8:41 PM  
**To:** Mary-Ann Edwards  
**Subject:** Recommendations for changes to crownland to EM and LC  
**Attachments:** 2019 CC zoning Crown.zip; 2019 CCC Zoning Crown EM &LC .xlsx

Hi Mary-Anne,

I have been through as many of the crown blocks as I could and made recommendations based on high conservation value (HCV) or landscape context (including scenic value for some forestry blocks). Please let me know if the shapefile doesn't work, and also some of my PID's might be a bit old too.

I have attached it in a excel as well.

I will be sending through some comments on the code overlay as there are some very weird things missing in priority veg layer, although I didn't know this was being reviewed at the same time (so might be at COB on Friday).

I have already sent through our block recommendation from rural to Landscape Conservation.

Regards

Peter

Peter Stronach  
21 Bannons Bridge Rd  
Gunns Plains, TAS 7315  
0429858402  
liteworka@hotmail.com

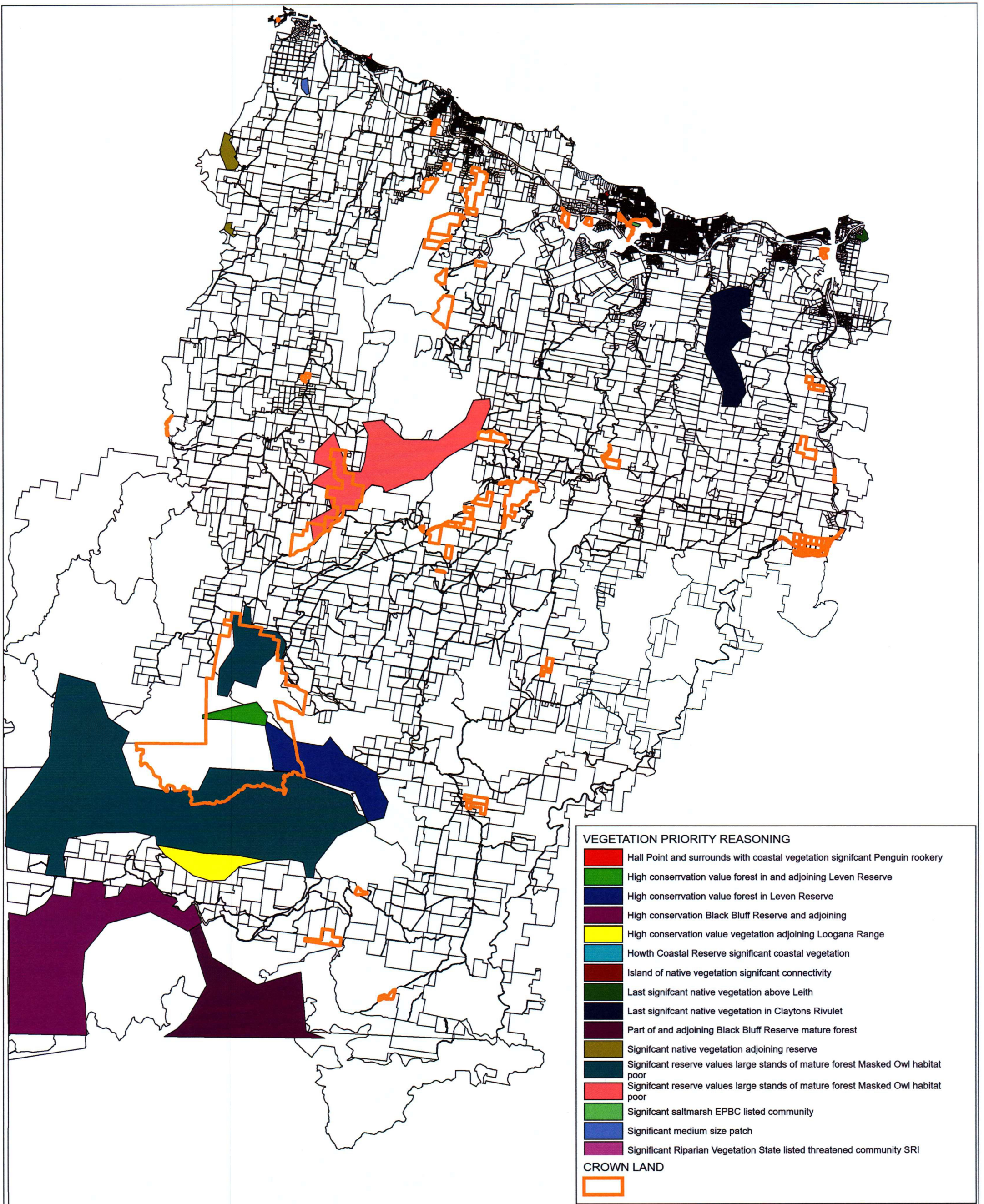


FID	_Planning_ Conservati	Shape *	CID	VOLUME	FOLIO	PID	POT_PID	LPI	TENURE_TY	COMP_ARE	UF	FMP	Shape_Len	Shape_Area
0 LC	HCV, Scenii	Polygon	734240			0 2540860		0 5702183	Crown Land	910218.8	cad010342	cad0000029	4799.575	910241.9
4 LC	HVC, Scenii	Polygon	733955			0 2540924		0 GFW54	Crown Land	1074658	cad012975	cad0000029	6677.779	1074658
9 LC	Riparian, Sr	Polygon	728034	89068	14	6977955		0 6300615	Council	62565.02	cad010752	cad0000029	1104.888	62564.91
17 LC	HVC, Scenii	Polygon	1063356	137421	1	2540801		0 GGM32	Crown Land	26368517	cad010555	cad0000029	33256.24	26368518
20 LC	HCV, Scenii	Polygon	1303885			0 0	2080593	5703096	Crown Land	716299.6	cad010840	cad0000029	5177.605	716299.6
29 LC	HCV, Scenii	Polygon	733766			0 2540860		0 GGM52	Crown Land	2110902	cad011705	cad0000029	11447.33	2110902
91 LC	Riparian, Sr	Polygon	1187008	159955	2	3044738		0 6300647	Crown Land	119059	cad012582	cad0000029	2023.458	119059
93 LC	Riparian, Sr	Polygon	725053	42906	1	7277221		0 EXT69	Crown Land	85972.72	cad012680	cad0000029	1757.101	85972.72
97 LC	Scenic, HCV	Polygon	1300827			0 0		0	Unknown	20239.27	cad012825	cad0000029	0	0
98 LC	Scenic, HCV	Polygon	728056			0 0	2083567	GDL26	Crown Land	40026.27	cad011115	cad0000029	0	0
1 EM	Geales	Polygon	734299			0 0	2082716	6307206	Crown Land	12354.75	cad012686	cad0000029	1042.873	12354.75
2 EM	HCV	Polygon	1328484	149251	5	6762719		0 GGM52	Crown Land	239454.6	cad011043	cad0000029	2345.737	239454.6
3 EM	HVC	Polygon	734226			0 2540908		0 6301589	Crown Land	104168.1	cad010342	cad0000029	1803.394	104164.4
5 EM	Riparian	Polygon	734262			0 0	2082783	6306864	Crown Land	17818.46	cad007881	cad0000029	1191.119	17818.71
6 EM	HCV	Polygon	733336			0 0	2081561	6301293	Crown Land	79124.72	cad007879	cad0000029	1188.615	79124.7
7 EM	Riparian, H	Polygon	1297760	146175	2	2540940		0 6301349	Crown Land	190714.4	cad012551	cad0000029	1991.641	190714.4
8 EM	Riparian, H	Polygon	732493	149251	3	6762719		0 GGM52	Crown Land	650064.8	cad011043	cad0000029	3622.198	650064.8
10 EM	Riparian, H	Polygon	733649			0 0	2079680	5700146	Crown Land	156865.4	cad007881	cad0000029	1648.78	156862.5
11 EM	Riparian, H	Polygon	731335	119760	3	1675800		0 FAF56	Crown Land	68873.4	cad003343	cad0000029	1514.269	68874.59
12 EM	HCV	Polygon	735200			0 0	2081764	6302426	Crown Land	462989.8	cad011457	cad0000029	4297.917	462991.5
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14 EM	HVC	Polygon	1411315			0 2540908		0 6301586	Crown Land	5266.357	cad012975	cad0000029	487.0041	5266.357
15 EM	Geales	Polygon	734276			0 0	2083102	6307197	Crown Land	67526.33	cad007881	cad0000029	1043.83	67526.55
16 EM	HVC	Polygon	1411314			0 2540908		0 6301586	Crown Land	85526.37	cad012975	cad0000029	1623.105	85526.37
18 EM	HVC	Polygon	734189			0 2540908		0 6302643	Crown Land	185634.8	cad010342	cad0000029	1855.6	185628.4
19 EM	Riparian	Polygon	734225			0 2540908		0 6301589	Crown Land	11423.42	cad010342	cad0000029	696.8379	11422.89
21 EM	Riparian, H	Polygon	732247	149251	4	2530670		0 6300842	Crown Land	161677	cad011043	cad0000029	1768.034	161677
22 EM	HCV	Polygon	733306	223760	5	6776272		0 5702177	Crown Land	27908.46	cad003345	cad0000029	747.9122	27909.01
23 EM	HCV	Polygon	1250900	47317	1	6762647		0 5700025	Crown Land	97381.68	cad010413	cad0000029	1805.301	97381.58
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25 EM	Geales	Polygon	734298			0 0	2082708	6306833	Crown Land	56339.79	cad007881	cad0000029	962.4081	56340.96
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27 EM	Geales	Polygon	734300			0 0	2082716	6306834	Crown Land	42591.66	cad007881	cad0000029	868.8032	42592.61
28 EM	HCV	Polygon	1303831	200319	1	6763439		0 5700086	Council	61172.95	cad010840	cad0000029	989.1062	61172.88
30 EM	Riparian	Polygon	733873	30710	3	0	2082556	6306401	Crown Land	24361.53	cad007881	cad0000029	1168.829	24361.86
31 EM	HCV	Polygon	733287			0 6776272		0 5702178	Crown Land	28511.68	cad010792	cad0000029	674.9654	28512.4
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33 EM	HCV	Polygon	1196499			0 6763543		0 5700067	Crown Land	222060.6	cad010324	cad0000029	2086.401	222060.6
34 EM	Geales	Polygon	734278			0 0	2082679	6306830	Crown Land	52234.33	cad007881	cad0000029	951.3135	52234.58
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38 EM	HCV	Polygon	734260			0 0	2079496	5700141	Crown Land	10646.65	cad007881	cad0000029	427.2787	10646.85
39 EM	Riparian, H	Polygon	733647			0 0	2079680	5700147	Crown Land	209639.2	cad007881	cad0000029	2043.466	209636.7
40 EM	Riparian, H	Polygon	733568			0 0	2080067	5702185	Crown Land	26368.27	cad007881	cad0000029	1898.379	26368.61
41 EM	Riparian, H	Polygon	734265			0 0	2080913	5712961	Crown Land	10173.53	cad007881	cad0000029	549.8017	10173.71
42 EM	Riparian, H	Polygon	733726			0 0	2083188	6312843	Crown Land	51815.2	cad007881	cad0000029	1458.116	51815.43
43 EM	HCV	Polygon	1104070	246861	1	6762719		0 GGM52	Crown Land	202622.1	cad005916	cad0000029	1947.733	202625.7
44 EM	Riparian, H	Polygon	734031			0 2540916		0 6301585	Crown Land	7579.848	cad010342	cad0000029	793.3256	7579.556



45 EM	HCV	Polygon	732159		0	0	2081262	6300756	Crown Land	70171.83	cad007879	cad000029	1166.654	70171.83
46 EM	HCV	Polygon	733274		0	0	2081561	6301292	Crown Land	105064.3	cad007879	cad000029	1708.019	105064.9
47 EM	Riparian	Polygon	734292		0	0	2083209	6312864	Crown Land	25653.97	cad007881	cad000029	1401.206	25654.16
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96 EM	HCV	Polygon	1253573		0	6770735	0	KFX03	Crown Land	4272.947	cad012943	cad000029	262.7233	4272.947





**Disclaimer**

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Contour Interval:

Projection: GDA94

Date: 4/09/2019

Drawn By: GIS

Scale 1: 135,000





**Subject:** Notice of Exhibition of Central Coast LPS TasWater TWSI 2019/00382-CC

**From:** TasWater - Development <Development@taswater.com.au>  
**Sent:** Monday, 5 August 2019 8:25 AM  
**To:** Mary-Ann Edwards <Mary-Ann.Edwards@centralcoast.tas.gov.au>  
**Subject:** RE: Notice of Exhibition of Central Coast LPS TasWater TWSI 2019/00382-CC

Hi Mary-Ann,

PIDs as requested

24319/1 and 29631/2 – Reservoir **PID 7453723 & 7453723**  
230848/1 - Reservoir **PID 7144066**  
231848/1 – Tank **PID 2055267**  
173676/1 – Reservoir **PID 6768088**  
14749/2 – Reservoir **PID 3433557**

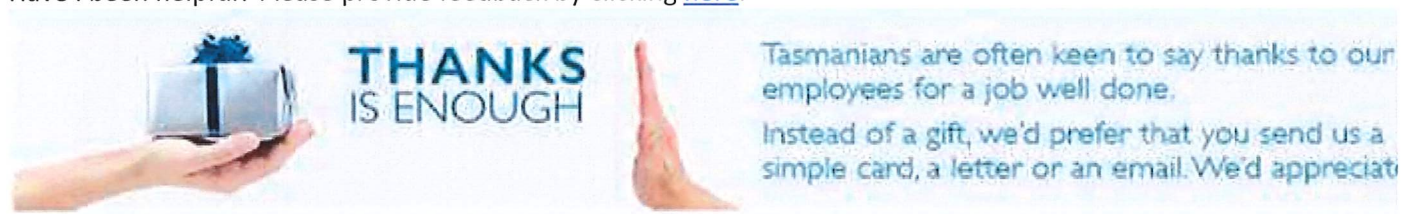
Regards

**David Boyle**

Development Assessment Manager (Acting)

**D** (03) 6345 6323  
**F** 1300 862 066  
**A** GPO Box 1393, Hobart TAS 7001  
36-42 Charles Street, Launceston, TAS 7250  
**E** [david.boyle@taswater.com.au](mailto:david.boyle@taswater.com.au)  
**W** <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



**From:** TasWater - Development <[Development@taswater.com.au](mailto:Development@taswater.com.au)>  
**Sent:** Thursday, 1 August 2019 1:18 PM  
**To:** Mary-Ann Edwards <[Mary-Ann.Edwards@centralcoast.tas.gov.au](mailto:Mary-Ann.Edwards@centralcoast.tas.gov.au)>  
**Cc:** Kellie Malone <[kellie.malone@centralcoast.tas.gov.au](mailto:kellie.malone@centralcoast.tas.gov.au)>  
**Subject:** Notice of Exhibition of Central Coast LPS TasWater TWSI 2019/00382-CC

Hi Mary-Ann,

I have looked over the new planning scheme maps, and TasWater requires some of the titles that our assets are located on to be changed to "Utilities"  
Here is the list below

24319/1 and 29631/2 - Reservoir  
230848/1 - Reservoir

33554/1 – Tank *Private land.*  
173676/1 – Reservoir  
14749/2 – Reservoir

Regards

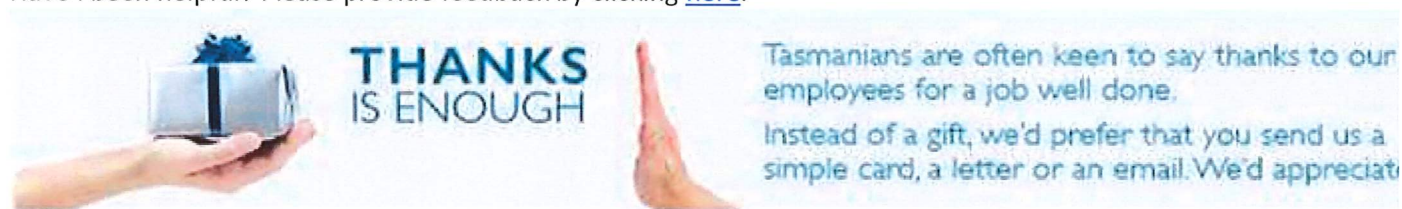
David Boyle

Development Assessment Manager (Acting)



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## Mary-Ann Edwards

---

**From:** Odin Kelly <Odin.Kelly@tasnetworks.com.au>  
**Sent:** Wednesday, 7 August 2019 11:57 AM  
**To:** switch; Gina Goodman  
**Subject:** Central Coast draft LPS - TasNetworks Submission  
**Attachments:** Central Coast LPS - TasNetworks Review.pdf

Hi Central Coast Council – Planning Department

Thank you for providing TasNetworks the opportunity to review and comment on the draft Local Provisions Schedule.

Please see attached TasNetworks representation.

If you require any further information please don't hesitate to contact me.

Regards




**Odin Kelly**  
Consultant Planner  
Strategic Asset Management  
**P: 6271 6717 E [odin.kelly@tasnetworks.com.au](mailto:odin.kelly@tasnetworks.com.au)**

*Monday & Wednesday*

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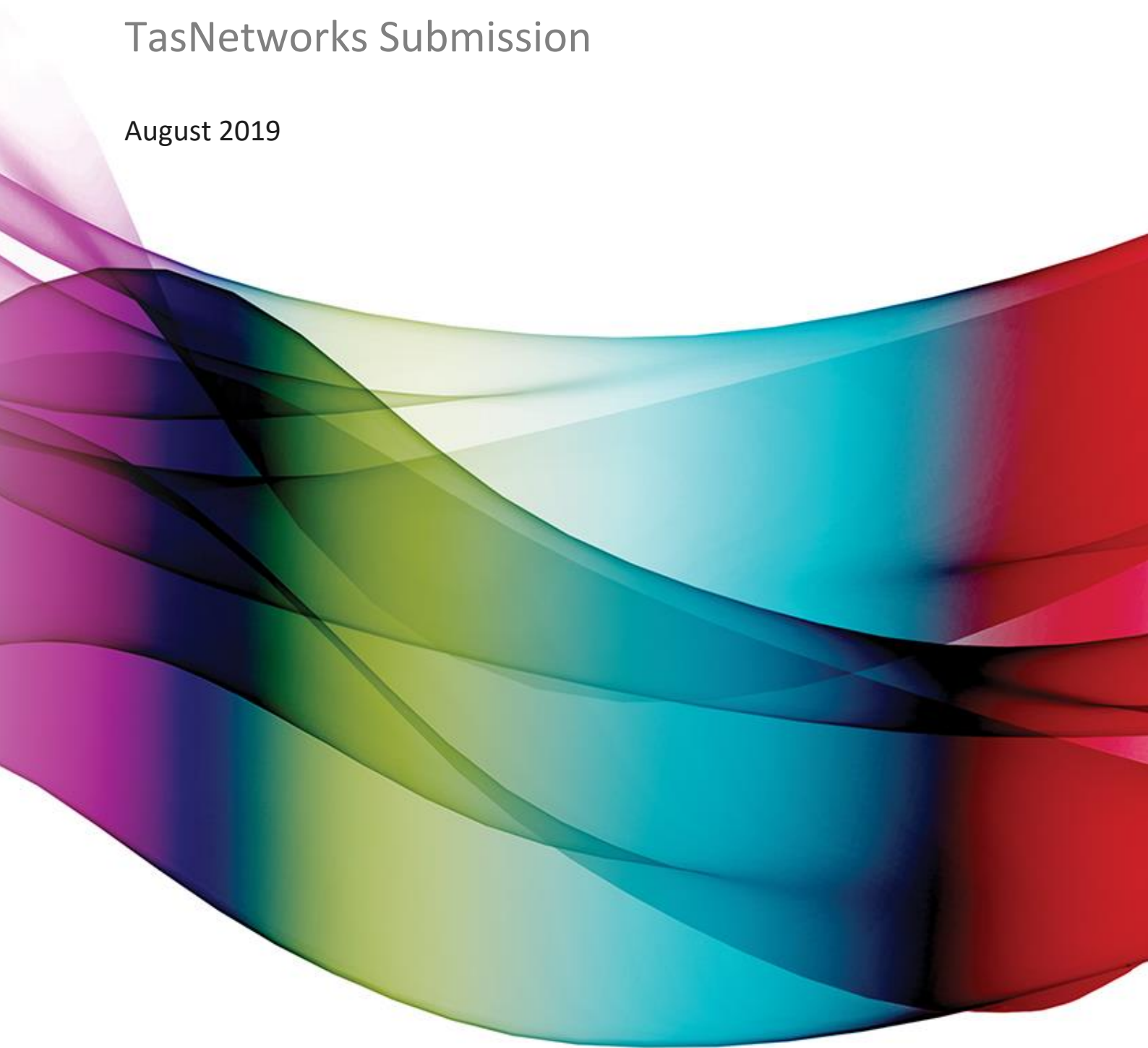
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# Central Coast Council - Draft Local Provisions Schedule

TasNetworks Submission

August 2019



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## **1. Who is TasNetworks?**

TasNetworks was formed on 1 July 2014, through a merger between Aurora Energy's distribution network (the poles and wires) and Transend Networks (the big towers and lines). We're a Tasmanian state-owned corporation that supplies power from the generation source to homes and businesses through a network of transmission towers, substations and powerlines.

### **Transmission**

TasNetworks own, operate and maintain 3564 circuit kilometres of transmission lines and underground cables, 49 transmission substations and six switching stations across the state.

### **Distribution**

TasNetworks own, operate and maintain 22,400km of distribution overhead lines and underground cables, 227,000 power poles, 18 large distribution substations and 33,000 small distribution substations. There's also 20,000 embedded generation and photovoltaic (PV) grid-connected installations connected to the distribution network.

### **Communications**

TasNetworks own, operate and maintain communication network infrastructure to enable safe and efficient operation of the electricity system.

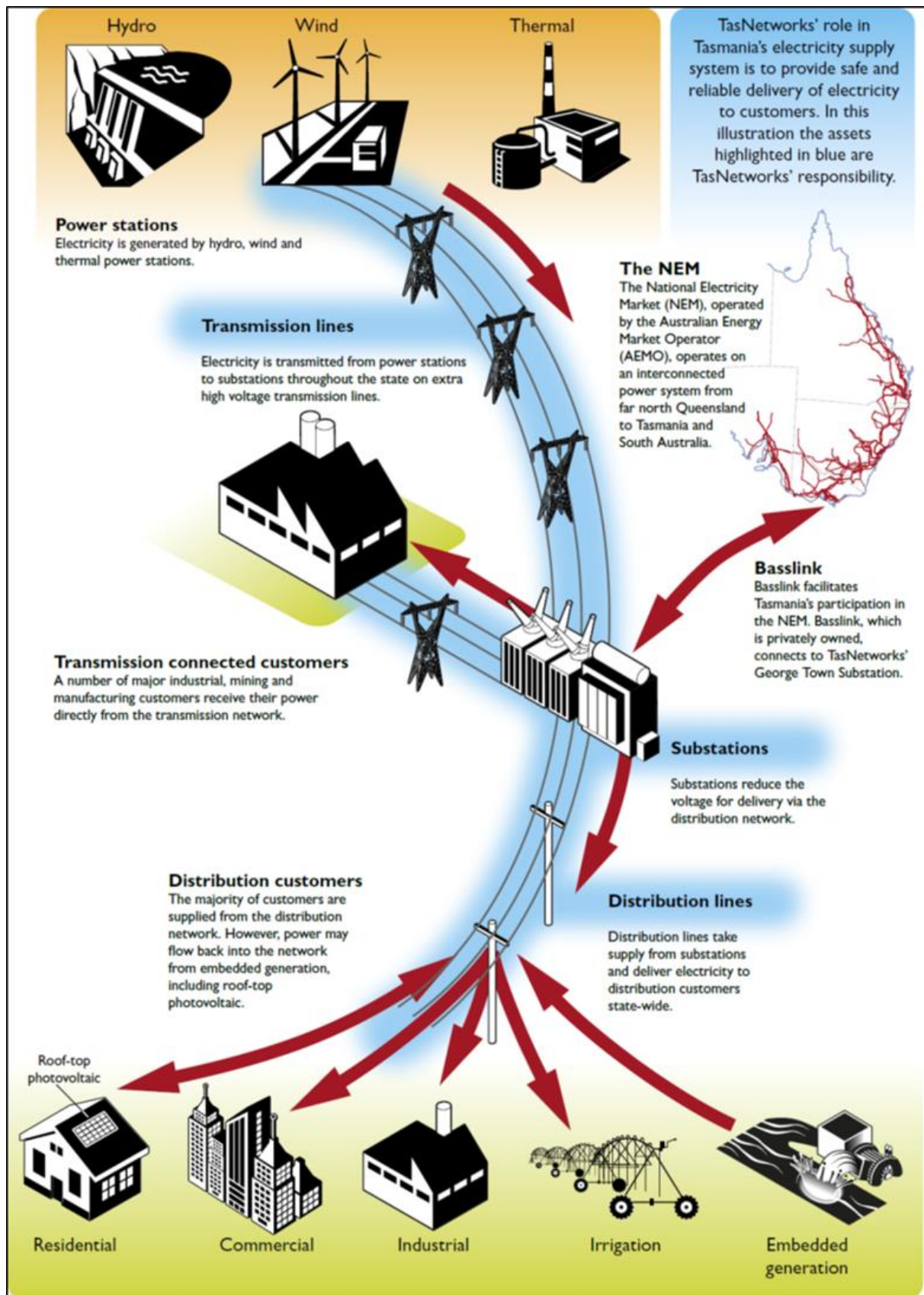


Figure 1 TasNetworks' Role in Tasmania's Electricity Supply System

## 2. Executive Summary

TasNetworks, as a referral agency, has been notified of the public exhibition of Central Coast Council's draft Local Provisions Schedule (LPS) under section 35B of the *Land Use Planning and Approvals Act 1993* (LUPAA). Council has been given direction by the Tasmanian Planning Commission to publicly exhibit the LPS and invite representations. TasNetworks has undertaken a review of the LPS and makes the following representation with a view of seeking a state-wide consistent approach to major electricity infrastructure.

TasNetworks assets within the Central Coast Local Government Area include one substation, four electricity transmission corridors and one communication facility. The communication facility is co-located with the substation.

Electricity transmission infrastructure is protected by the Electricity Transmission Infrastructure Protection Code (the Code) under the State Planning Provisions. The Code applies to transmission lines, terminal (or transmission) substations and switching stations and transmission communication assets. The Code purpose is:

- To protect use and development against hazards associated with proximity to electricity transmission infrastructure;
- To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- To maintain future opportunities for electricity transmission infrastructure.

The LPS includes the ETIPC Overlay maps which is based on data provided by TasNetworks. As part of its review, TasNetworks has examined the ETIPC Overlay maps to ensure that it applies to all relevant assets and that the locations of these assets is correct.

The LPS also includes the spatial application of zoning and overlays via the mapping. In preparing this representation, TasNetworks has reviewed the LPS maps for each of its assets. This representation seeks to ensure:

- Utilities zoning is applied to existing substations and communication facilities;
- Impacts on the strategic benefits and development potential of existing corridors through the application of the Landscape Conservation Zone are mitigated;
- The Natural Asset Code – Priority Vegetation Overlay is not applied to part of a substation or communication site that is cleared of native vegetation.

These submissions are consistent with those previously made by TasNetworks on the draft Brighton LPS and the draft Meander Valley LPS as well as the State Planning Provisions and Interim Planning Schemes.

The LPS and the potential impact on future development has also been reviewed. These considerations include whether there is a permissible approval pathway for Utilities under the Particular Purpose Zones or Specific Area Plans; and any Local Area Objectives or Site



Specific Qualifications. TasNetworks representation is made having regard to the LPS requirements under LUPAA.

### 3. Overview

#### 3.1. Glossary

The following table provides the definitions of the terms used throughout this submission.

Table 1 Definitions

Term	Definition
Commission	Tasmanian Planning Commission
Council	Central Coast Council
D	Discretionary
ESI exemption	Activities classified as ‘work of minor environmental impact’ for the purposes of Regulation 8 of the <i>Electricity Supply Industry Regulations 2008</i> .
ETC	Electricity Transmission Corridor
ETIPC	Electricity Transmission Infrastructure Protection Code
Guideline	<i>Guideline No. 1 – Local Provisions Schedule Zone and Code Application</i> (Tasmanian Planning Commission, 2018)
IPA	Inner Protection Area
IPS	Interim Planning Scheme
LGA	Local Government Area
LPS	Local Provision Schedule
NPR	No Permit Required
P	Permitted
SPP	State Planning Provisions
TPS	Tasmanian Planning Scheme
UWA	Unregistered Wayleave Agreement

### 3.2. Existing Assets

Central Coast LGA is located in TasNetworks North Western planning geographic area. An operationally significant part of the Tasmanian transmission electricity network is contained within the boundaries of the Central Coast LGA. These include:

- A number of transmission lines which:
  - o Provide critical power transfer from wind farms in the far north west via 220kV transmission lines between Burnie and Sheffield; and
  - o Transfer power to Ulverstone Substation via 110kV lines.
- Ulverstone Substation which has 110kV transmission assets and is the main 22kV distribution supply point for local customers in the Central Coast LGA; and
- A communication site used in operation of the transmission electricity network.

Notification and negotiation of work or changes in land use around these assets is critical for the safety and operation of the electricity network, the safety of people working on these assets and the general public whether living near or traversing the transmission network areas.

The following table and figure details TasNetworks' assets within the Central Coast LGA.

Table 2 TasNetworks Assets in Central Coast

Asset	Location
Substation sites (terminal)	1. Ulverstone Substation
Substation sites (zone)	None in this municipal area
Communication sites	1. Ulverstone Substation Communication Site
Electricity Transmission Corridors	1. Sheffield – Burnie 220kV (Line reference TL 504) 2. Sheffield – Burnie 110kV (Line reference TL 441) 3. Ulverstone Spur 110kV (Line reference TL 443) 4. UWA only (no physical assets)



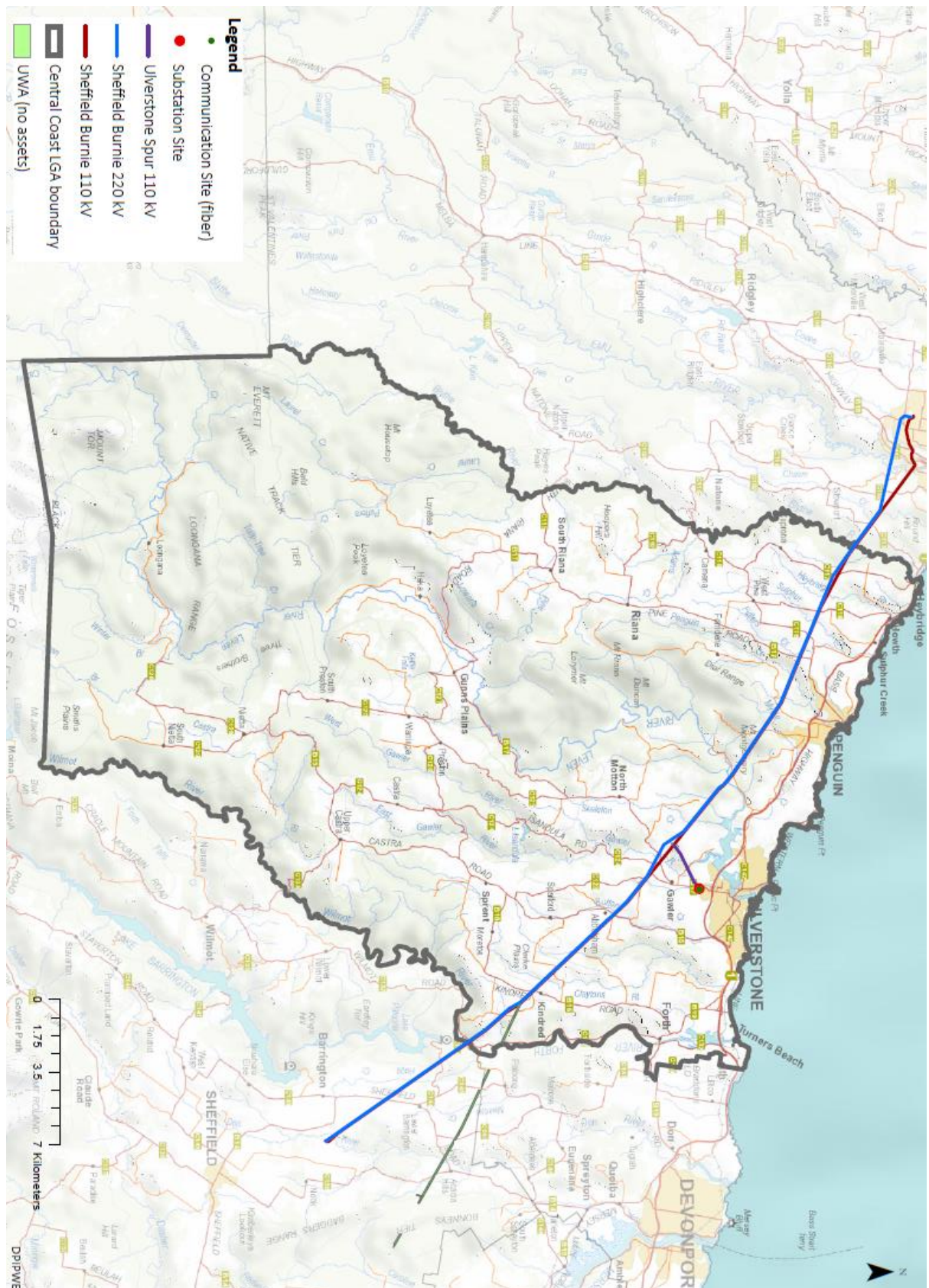


Figure 2 TasNetworks Assets within Central Coast LGA

### 3.3. Planned Future Development

As Tasmania's transmission and distribution network service provider, we have a responsibility to ensure the infrastructure to supply Tasmanians with electricity evolves to meet customer and network requirements in an optimal and sustainable way. We achieve this through our network planning process to ensure the most economic and technically acceptable solution is pursued.

The Australian Energy Market Operator (AEMO) has prepared an Integrated System Plan (ISP) that identifies a number of Renewable Energy Zones (REZ) in Tasmania<sup>1</sup>. The REZs in Tasmania are North West, North East and Central.

Taking into account current connection applications, feasibility assessment activities underway for additional interconnection via Project Marinus, and building on AEMO's ISP, TasNetworks has prepared the North West Tasmania Strategic Transmission Plan (the North West Plan). The objective of the North West Plan is to produce a preliminary staged augmentation pathway that will facilitate the establishment of REZ's in the North West and Central areas to maximise the economic benefit to Tasmania. The plan is based on several assumptions, and produces a limited number of alternate staged plans to support flexible delivery. Figure 3 presents the Renewable Energy Zones in Tasmania.

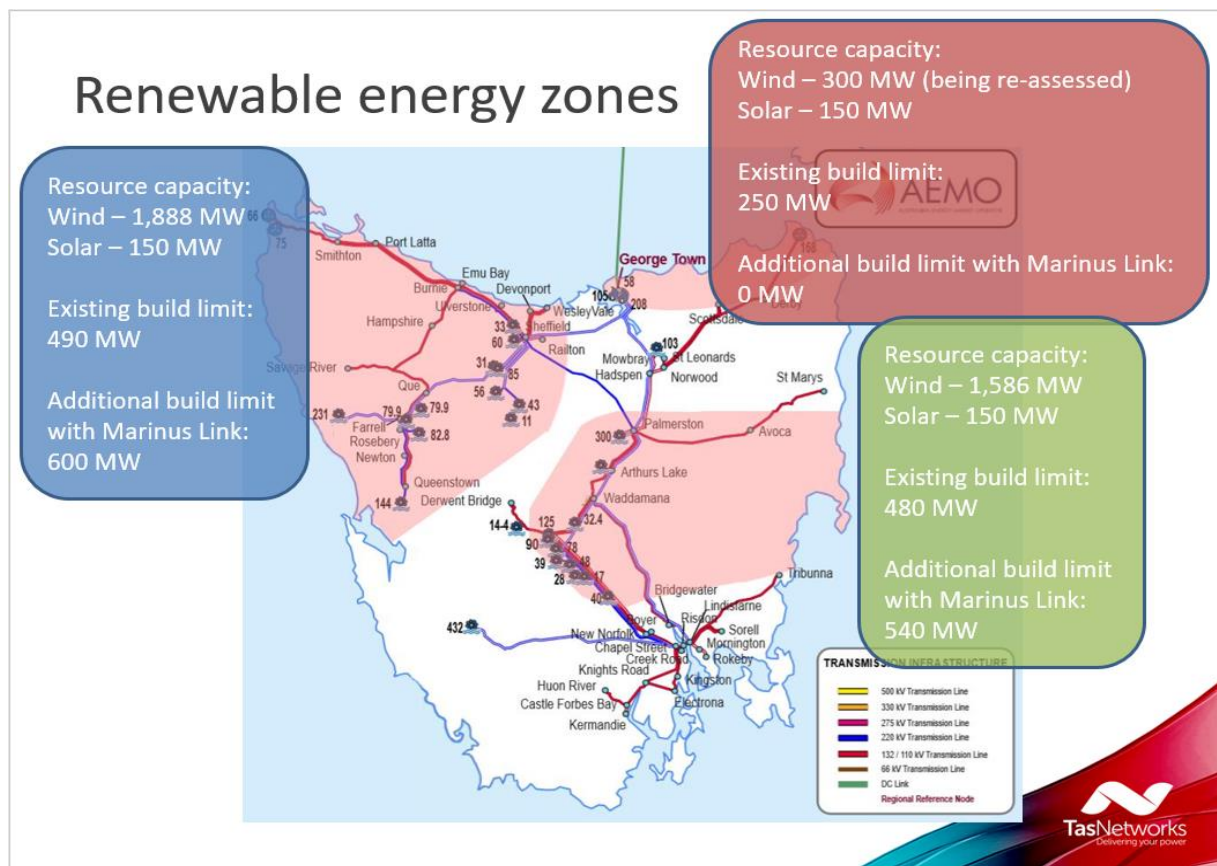


Figure 3 Renewable Energy Zones in Tasmania

<sup>1</sup> [Link to AEMO Integrated System Plan 2018](#)

Figure 4 illustrates the ultimate network that could be developed to support establishment of the REZ's in North West and Central Tasmania including additional generation and interconnection. You will note this could include activities in the Central Coast Municipal Area.

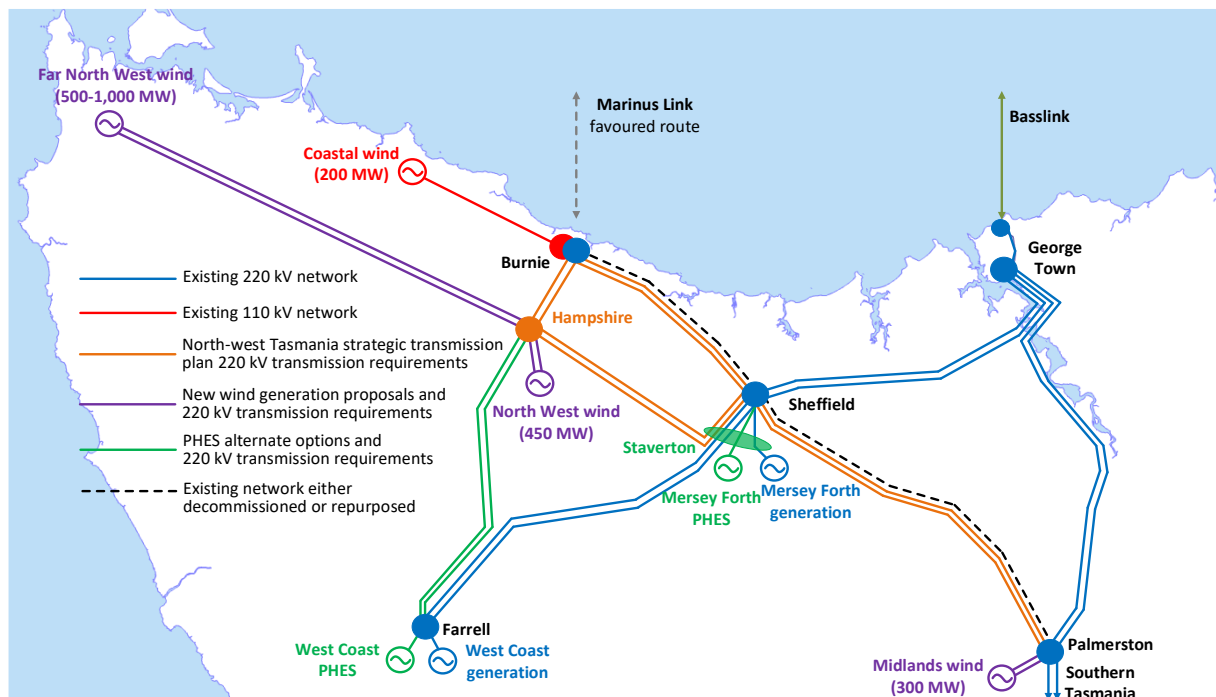


Figure 4 Extract from TasNetworks' Annual Planning Report<sup>2</sup> and the North West Plan.

Integrated more broadly into the network planning process is our [network transformation road map 2025](#). This ensures that what we do in the next 10 to 15 years facilitates an efficient and orderly transition of the network to its new roles in a changing energy sector. This includes consideration of impact of large scale wind farms, solar systems, pumped hydro (battery of the nation) batteries, electric vehicles, and a potential second inter connector. Given this context, it is important that the LPS provides for appropriate approval pathways for potential future TasNetworks development works.

<sup>2</sup> [Link to TasNetworks' Annual Planning Report 2019](#)



## 4. Submission

### 4.1. Overview

TasNetworks is seeking state-wide consistency across all LPSs in the treatment of its assets. TasNetworks policy position is summarised in Table 3 and is further detailed below.

Table 3 Policy Position – Submission Summary

LPS Mapping / Controls	Submission	Rationale
Zoning	<ul style="list-style-type: none"> <li>- Substations (terminal and zone) to be zoned Utilities</li> <li>- Communication sites to be zoned Utilities where the communications facility is the primary use of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Reflects the primary use of the site and the nature of the asset</li> <li>- Reflects the long asset lifespan</li> <li>- Utilities zone allows for the future operation, maintenance modification and development requirements of the asset (this is particularly important for communications sites as these do not enjoy any ESI Act exemptions once established)</li> <li>- Clear message to the community about the existing and long term use of the site.</li> </ul>
	No specific zoning is to be applied to ETC	<ul style="list-style-type: none"> <li>- Allows for other compatible uses to occur in corridor</li> <li>- Corridors are protected by ETIPC</li> </ul>
	Landscape Conservation Zone (through LPS rezoning) is not applied to ETC	<ul style="list-style-type: none"> <li>- Conflicts with the existing use of the land for electricity transmission</li> <li>- Diminishes strategic benefit of existing corridors making consideration of new corridors more likely</li> <li>- More onerous approvals pathway for augmentation of assets</li> <li>- Sends conflicting message to public regarding the ongoing use of the land</li> </ul>
Natural Asset Code – Priority Vegetation Overlay	Not to be applied to <ul style="list-style-type: none"> <li>- Substations or communication sites where the site is cleared of native vegetation</li> </ul>	<ul style="list-style-type: none"> <li>- Assets are required to be cleared for safety and maintenance</li> <li>- Clearing of vegetation is exempt under ESI Act</li> <li>- Where asset already exists impact on the natural assets have already been</li> </ul>

LPS Mapping / Controls	Submission	Rationale
		<p>assessed/ approved and will continue to be impacted for the lifespan of the asset</p> <ul style="list-style-type: none"> <li>- Supports strategic value of the site</li> <li>- Clear messaging to community regarding the use of the site.</li> </ul>
Utilities Use Approval Status	<p>In all zones, PPZ and SAPs the Use Class for Utilities and Minor Utilities must be either</p> <ul style="list-style-type: none"> <li>- No Permit Required,</li> <li>- Permitted or</li> <li>- Discretionary</li> </ul> <p>Utilities must not be Prohibited</p>	<p>The ability to consider Utilities Use Class in all zones is a requirement for the effective planning and development of linear utility infrastructure, which is required to be located in a range of areas and will be subject to multiple zonings.</p>
SAPs	Not to apply to substations	<p>To ensure that future development on these sites is not unreasonably affected by SAP.</p>
PPZs or SAPs use and development standards	<p>Are drafted with at least a discretionary approval pathway. For example:</p> <ul style="list-style-type: none"> <li>- No absolute height limit</li> <li>- Allow subdivision for utilities</li> </ul>	<ul style="list-style-type: none"> <li>- Consistent with policy in SPPs that enables consideration of Utilities in all zones and no finite quantitative development standards.</li> </ul>
ETIPC	Is mapped and applied to relevant transmission infrastructure	Consistent with policy in SPPs

#### 4.2. Zoning

This review has identified that the Ulverstone Substation and co-located communication site is partially zoned Utilities. The substation site is comprised of three individual titles, one of which is zoned Utilities. TasNetworks requests that the Utilities zoning be applied to all three titles that make up the Ulverstone Substation and co-located communication site. The area requested for Utilities zoning reflects the 'substation facility' identified in the Electricity Transmission Infrastructure Protection Code for the Ulverstone substation site.

No specific zoning, including the Landscape Conservation Zone, has been applied to the Electricity Transmission Corridors which is consistent with TasNetworks policy position.

### 4.3. Overlays – Natural Asset Code – Priority Vegetation Overlay

This review has identified that the Natural Asset Code – Priority Vegetation Overlay has not been applied to the Ulverstone Substation site. This is consistent with TasNetworks policy position. The following provides further context regarding vegetation clearance and TasNetworks exemption for future reference to Council.

The Priority Vegetation Overlay applies to threatened vegetation communities as identified by Council. It is understood that the values determined by council are based off the Regional Ecosystem Model and the data source is considered variable.

It is noted that under the *Electricity Supply Industry Act 1996* and associated *Electricity Supply Industry Regulations 2008* vegetation clearance for the safe and reliable operation of electricity infrastructure is classified as ‘work of minor environmental impact’ and as such, is not considered development for the purposes of LUPAA and is not subject to that Act in any way.

The SPP provides for vegetation clearance exemptions under Table 4.4. Relevant to TasNetworks this includes: Clause 4.4.1(b) *harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the Forest Practices Regulations 2007*. TasNetworks also has agreement with Parks and Wildlife Services in relation to Reserve Activity Assessments – Electricity Entities Operation Plan. This Plan identifies works that do not require formal assessment and includes those that relate to existing infrastructure within the existing transmission infrastructure footprint.

### 4.4. Utilities Approval Status

The draft LPS may include provisions that modify the application of the SPPs to a particular area via the PPZ, SAP or site specific provisions. This review identifies that no such provisions apply to existing assets.

The LPS provisions have also been reviewed to assess the potential impact on future Utilities use and development. This review has identified some SAP provisions do impact on the approval pathways for Utilities infrastructure. TasNetworks submits that this is inconsistent with the SPPs, which provide for the permissible consideration of Utilities in all zones. Representation is therefore made to make amendments to allow for the permissible consideration of Utilities under the use, development and subdivision standards consistent with the SPP policy approach and the state-wide nature of TasNetworks’ assets. This is outlined in more detail below.

### 4.5. ETIPC

Transmission infrastructure assets are often protected within easements. These are not however always easily apparent to developers and land owners. The application of the ETIPC Overlay provides for the spatial protection of these assets and then the opportunity



for TasNetworks and developers to negotiate outcomes at the planning phase of a development. It also provides an opportunity to highlight the ongoing responsibilities associated with the easement.

TasNetworks has reviewed and is satisfied that the ETIPC Overlay mapping appropriate reflects TasNetworks assets within Central Coast LGA.

TasNetworks wishes to note that this review was undertaken based on PDF documentation. It is acknowledged that Council has no obligation to provide electronic mapping and Councils must prioritise their resource allocation in preparation of the LPS, given the linear and state wide nature of TasNetworks assets, web based interactive mapping would result in a more efficient and accurate assessment.

#### **4.6. SPP Issues**

Please note, this aspect of TasNetworks' representation should not be taken as a request to change or amend the SPPs. However, this information is provided to highlight fundamental land use conflict issues and unreasonable fettering of the development potential for existing electricity transmission corridors that could occur as each LPS implements the SPPs across the State.

##### **4.6.1. Exemptions**

In this representation, TasNetworks would like to highlight a failing in the SPPs that causes a fundamental conflict between existing electricity transmission easement rights and SPP Exemptions and will prevent implementation of the purpose of the ETIPC. This failing is resulting from not applying the Code, in particular, the Electricity Transmission Corridor (ETC) and Inner Protection Area (IPA) to certain exemptions that would:

- On almost every occasion, conflict with easement rights (and have the potential to impact human safety) and compromise the Purpose of the Code; and
- Unless managed appropriately, have the potential to conflict with easement rights (and have the potential to impact human safety) and the Purpose of the Code.

Where the Code does not apply, easement rights still exist but can only be enforced once a breach has occurred or (at best) is imminent. This can result in a costly process of removal or relocation and in the interim, could pose a safety risk. When the Code applies, it provides developers, Council and TasNetworks an opportunity to avoid or manage this issue early in the application process. See Appendix 1 for benefits that can be realised by considering electricity transmission assets in the planning process and conflict examples.

##### **4.6.2. Scenic Protection Code**

Whilst the Scenic Protection Code has not been utilised within the draft Central Coast LPS, it has been applied in the Meander Valley LGA and could be applied in other Municipal areas as a result of the LPS process.

The Scenic Protection Code does not apply to sites in the Utilities Zone. As a result, assuming a Utilities zoning, TasNetworks' substations are not subject to the application of this Code, thus supporting the continued and consolidated use and development of these sites for electricity infrastructure.

TasNetworks' recognises that the Council may wish to regulate other activities in the Electricity Transmission Corridor that could impact on scenic values. However, application of the Scenic Protection Code to new electricity transmission use and development within an existing electricity transmission corridor has a number of impacts:

- unreasonably diminishes the strategic benefit of the ETC;
- devalues the substantial investment already made in the establishment of these corridors;
- imposes unreasonable development standards relating to scenic protection to electricity transmission use and development in an existing electricity transmission corridor;
- conflicts with the purpose of the ETIPC.

If the Scenic Protection Code in the SPPs were amended to ensure that, where this Code intersects with an ETC, it does not apply to electricity transmission use and development in that ETC, these impacts could be largely mitigated. This approach recognises the presence of this substantial electricity infrastructure:

- its place in a broader state-wide network that is essential to the safe and reliable provision of electricity to Tasmania (as recognised in the Regional Land Use Strategy);
- implements the purpose of the ETIPC;
- facilitates continued use or augmentation of existing corridors and ensures that future development (that is not otherwise exempt) can be efficiently provided.

The purpose of the Scenic Protection Code is to recognise and protect landscapes that are identified as important for their scenic values. In accordance with the Commission's Guidelines the Code is applied where: *SPC2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.*

The ETIPC Code Purpose is to:

- *To protect use and development against hazards associated with proximity to electricity transmission infrastructure.*
- *To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.*
- *To maintain future opportunities for electricity transmission infrastructure.*

The application of the Scenic Protection Code to electricity transmission use and development in an ETC is inconsistent with the ETIPC purpose to retain electricity

transmission infrastructure in these locations and to maintain future development opportunities.

For works that do not have the benefit of ESI exemptions, it would be difficult to comply with the Scenic Protection Code standards. Further, these assets form part of a wider network that is essential to the safe and reliable provision of electricity to Tasmania which is recognised in the regional land use strategy.

Please note that these issues have been previously raised and discussed with Meander Valley Council and the Commissioners throughout the draft Meander Valley LPS process.



## 5. Amendments by Asset

### 5.1. Ulverstone Substation

The Ulverstone Substation is located at 56 Gawler Road, Ulverstone and is the only substation within the Central Coast LGA. The substation site includes 110kV transmission assets and is the main 22kV distribution supply point for local customers within Central Coast LGA.

The site is comprised of three titles all of which are owned by TasNetworks. These are known as Certificate of Title 123004 Folio 1; Certificate of Title 13262 Folio 12 and Certificate of Title 13262 Folio 13.

The following figure is an extract from the TPS – Draft Central Coast LPS – Zones Mapping (Map 8 of 21). The Zones Mapping identifies one of the three titles associated with the Ulverstone Substation site as being within the Utilities Zone. All three titles make up the Ulverstone Substation site and the site in its entirety is required to be zoned Utilities to preserve the strategic benefit of the substation and to reflect the primary purpose of the site. Further, it is noted that the ETIPC identifies all three titles as being part of the Substation facility for this site.

TasNetworks therefore requests that the Draft LPS Zones Mapping be amended to apply the Utilities zoning to all three titles that make up the Ulverstone Substation site.

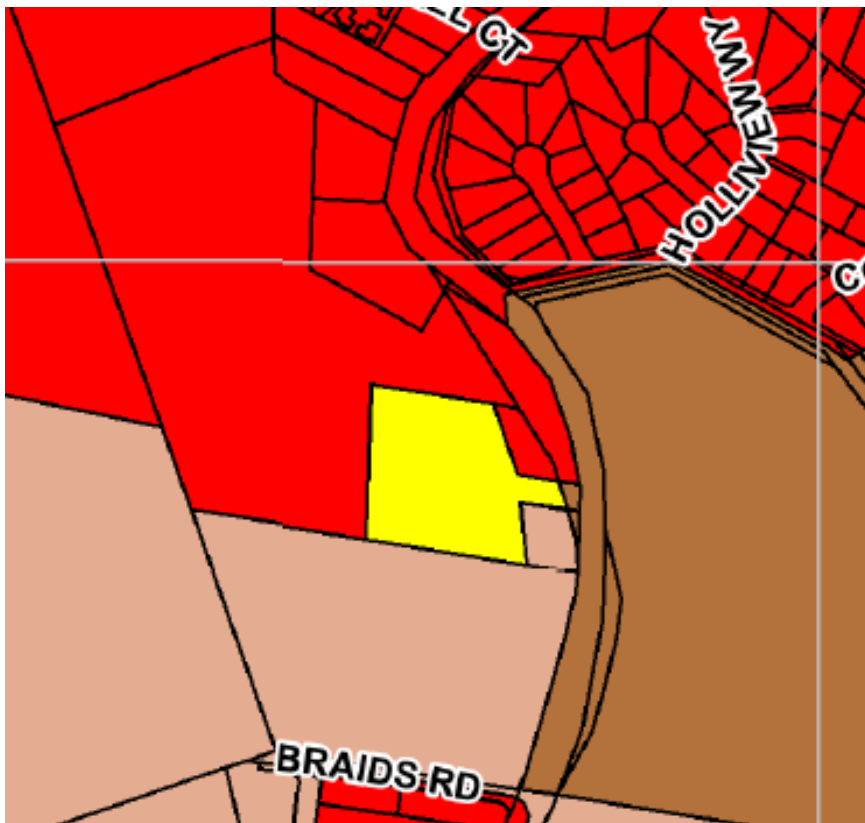


Figure 5 LPS Mapping Zoning of Ulverstone Substation

The following table provides an overview of the TPS – Draft Central Coast LPS – Code Overlay Maps with regard to the Ulverstone Substation site.

Table 4 Ulverstone Substation – Overlay Maps

Code	Applied to Ulverstone Substation (Y/N)	Map Reference
Parking Precinct Plan	N	-
Electricity Transmission Infrastructure	Y	Map 2 of 7
Natural Assets – Priority Vegetation Area	N	Map 8 of 21
Coastal Erosion Hazard	N	Map 10 of 10
Coastal Inundation Hazard	N	Map 10 of 10
Flood-Prone Areas	N	Map 1
Bushfire-Prone Areas	Y	Map 8 of 21
Landslip Hazard	Y	Map 8 of 21

As detailed above the Electricity Transmission Infrastructure Mapping (Map 2 of 7) has been applied to the Ulverstone Substation site. An extract of this map is shown in the following figure. The mapping appropriately identifies the Ulverstone Substation site, in its entirety, within the Substation Facility (brown) and the Substation Facility Buffer Area (brown hatching) overlays. TasNetworks is supportive of this mapping with relation to the substation site.

Having said this, the Electricity Transmission Corridor (ETC) and the Inner Protection Area (IPA) in relation to the Substation Facility and Substation Facility Buffer Area overlays are not appropriately detailed. The ETC and IPA must be shown in their entirety. TasNetworks requests that the interactive mapping includes independent mechanisms that identify each overlay in their entirety independently. That is, the mapping identifies the extent of the IPA, ETC as well as the Substation Facility and Substation Facility Buffer Area. This request is consistent with the TPC issued Guideline No. 1 Local Provisions Schedule: zone and code application.

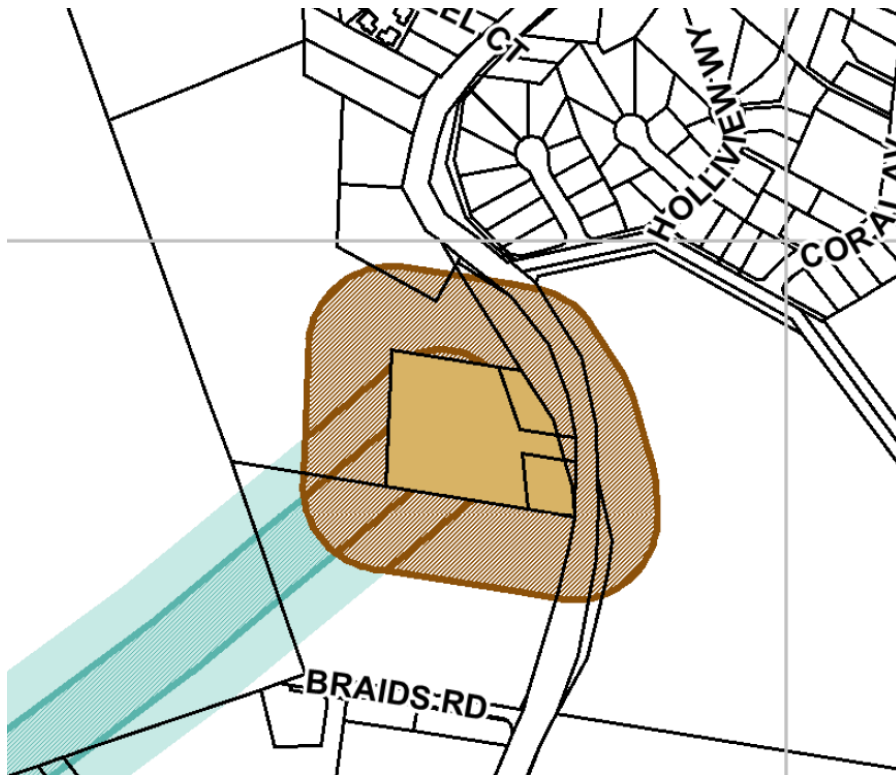


Figure 6 LPS Mapping – Electricity Transmission Infrastructure: Ulverstone Substation

Table 5 and Table 6 provide an overview assessment of the proposed LPS planning controls applied to the site against the TasNetworks planning policy position with respect to substations. This identifies that an amendment is required to appropriately reflect the zoning and overlays associated with the site.

Table 5 Substation Policy Position Summary

Zoning	Overlay	ETIPC	SAP / PPZ
Zoned Utilities	Priority Vegetation - Not applied where the site is cleared of native vegetation	Applied	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards

Table 6 Substation Assessment Overview

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Amendment Request
1. Ulverstone Substation	N	N	Y	- Amend zoning map to apply Utilities zoning to entire site. - Amend ETIPC to identify all overlays independently.



## 5.2. Communication sites

Communication between power generators and TasNetworks control room is required to enable safe and reliable operation of the electricity transmission network in Tasmania.

There is one TasNetworks operated communication site within the Central Coast LGA. This communication site is co-located with the Ulverstone Substation at 56 Gawler Road, Ulverstone. As the communication site is connected via fibre rather than microwave transmission, the Electricity Transmission Infrastructure Protection Code – Communication Station Buffer is not required. This is reflected in the LPS mapping.

The following tables provide an overview assessment of the proposed LPS planning controls applied to the communication facility against the TasNetworks communication site policy. TasNetworks is supportive of how the LPS considers the communication site.

Table 7 Communication Site Policy Position Summary

Zoning	Overlay	ETIPC	SAP / PPZ
Communication sites to be zoned Utilities	Priority Vegetation Overlay  - Not applied where the site is cleared of native vegetation	Applied to transmission communication backbone sites	Not applied; or  - Utilities use is NPR, P or D.  - No finite discretionary development standards

Table 8 Communication Site Assessment Overview

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)
1. Ulverstone Substation Communication Site	Y	Y	N

## 5.3. Electricity Transmission Corridors

There are four electricity transmission corridors that extend through the Central Coast LGA. These include:

- The Sheffield – Burnie 220kV;
- The Sheffield – Burnie 110kV;
- The Ulverstone Spur 110kV; and
- A UWA only (no physical assets).

These corridors are identified in the following figure and are located within Inner Protection Area and Electricity Transmission Corridor of the TPS – Draft Central Coast LPS – Code Overlay Maps - Electricity Transmission Infrastructure Maps 1-7. This mapping is supported by TasNetworks.

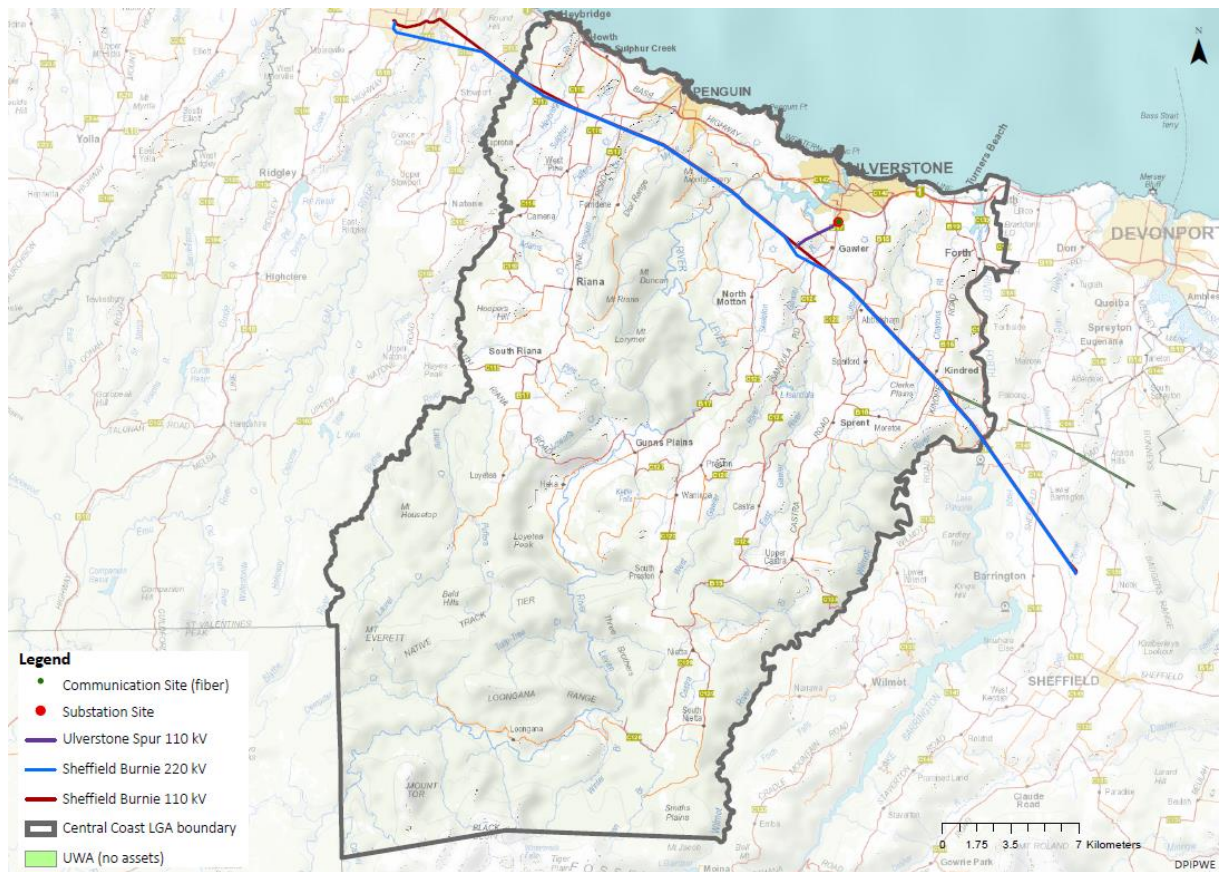


Figure 7 Electricity Transmission Infrastructure within Central Coast LGA

There are a range of zones applied to the land underneath these corridors and as the SPP allows for consideration Utilities in all zones this is acceptable to TasNetworks.

The introduction of the Landscape Conservation Zone in the SPPs has caused a number of unforeseen issues for TasNetworks. Primarily the Landscape Conservation Zone – Zone Purpose is *to provide for the protection, conservation and management of landscape values*. This is considered to conflict with the Purpose of the ETIPC which is to *maintain future opportunities for electricity transmission infrastructure*. It is noted that the Landscape Conservation Zone has not been applied to any of TasNetworks corridors in the Central Coast LGA. This is supported by TasNetworks.

It is noted that the Scenic Management Code was not implemented in the LPS.

Table 9 Electricity Transmission Corridor Policy Position Summary

Zoning	Overlay	ETIPC	SAP / PPZ
<ul style="list-style-type: none"> <li>- No specific zoning applied to ETC;</li> <li>- Landscape Conservation Zone not applied to ETC</li> </ul>	Scenic Protection Code not applied to ETC	Applied	Not applied or <ul style="list-style-type: none"> <li>- Utilities use is NPR, P or D.</li> <li>- No finite discretionary development standards</li> </ul>

Table 10 Electricity Transmission Corridor Assessment Overview

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)
1. Sheffield – Burnie 220kV	Y	Y	N
2. Sheffield – Burnie 110kV	Y	Y	N
3. Ulverstone Spur 110kV	Y	Y	N
4. UWA	Y	Y	N

#### 5.4. Particular Purpose Zones and Specific Area Plans

The following table provides an overview of TasNetworks policy position regarding Particular Purpose Zones (PPZ) and Specific Area Plans (SAP).

The LPS includes five Specific Area Plans. None of which are applied to any of TasNetworks corridors or the Ulverstone Substation site. This is supported by TasNetworks.

It is noted that the LPS does not include the use of Particular Purpose Zones.

Table 11 PPZ and SAP Policy Position Summary

Application	Policy
Use Standards in PPZ or SAP	<ul style="list-style-type: none"> <li>- Use Class for Utilities or Minor Utilities must be either NPR, P or D. Must not be Prohibited</li> <li>- Use standards must include Utilities as an excluded use (e.g. hours of operation)</li> </ul>
Development Standards in PPZ or SAP	<ul style="list-style-type: none"> <li>- Are not drafted without a discretionary approval pathway (e.g. not include an absolute height limit)</li> <li>- Allow subdivision for Utilities use in all zones</li> </ul>

The following provides an assessment of the SAPs within the LPS. Amendments are sort for four out of the five SAPs to allow for utilities development pathway and compatibility with SPP drafting guidelines.

It is acknowledged that the LPS seeks to transition four the five SAPs through Schedule 6. TasNetworks seek to discuss the implications associated with the direct transition of the SAPs further with the TPC and Council.

Table 12 SAP Assessment Overview

Instrument	Clause	Amendment
S1.0 Forth SAP	1.5 Use Table	Use Table to include Utilities as a Discretionary Use
S2.0 Leith SAP	No comment	



Instrument	Clause	Amendment
S3.0 Penguin SAP	3.7.1 Building design	<p>P1</p> <p>Building height must:</p> <p>(a)...</p> <p>(c) <i>Except if required for Utilities</i>, be not more than 10m</p>
S4.0 Revell Lane SAP	4.8.1 Lot size	<p>A1</p> <p>Each lot, or a lot proposed on a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i>, must...</p>
S5.0 Turners Beach SAP	5.7.1 Setbacks and building envelope for all buildings	<p>P2.2</p> <p>Building height...</p> <p>(a)...</p> <p>(g)...</p> <p>and, <i>except if required for Utilities</i>, is not more than 7.5m</p>

## 6. Appendix

### 6.1. Appendix 1 SPP Issues

#### **Benefits of considering electricity transmission assets in the planning process for new development**

The following benefits can be realised if impact on electricity transmission assets are considered in the planning process. (See Table 1 for the list of relevant exemptions):

- Removes the incorrect perception that buildings and other works exempt under the SPPs can safely occur in a transmission line or underground cable easements without the need to consider asset easement rights or operational requirements.
- Empowers the Planning Authority to request further information, condition or refuse a development that conflict with the Code requirements and Purposes.
- Saves developers, Councils, TasNetworks and the community time, cost and distress associated with easement right enforcement after a building, structure or other works have either commenced construction or have been built.
- Reflects the reality with respect to what can and cannot safely occur in an electricity easement.
- Saves developers project delay and cost required as a result of reworking proposals to ensure easement rights are not compromised later in the process.
- Increases the chances of considering the impact of new development on electricity assets early in the planning assessment process, before significant expenditure on project preparation has occurred.
- Prevents land use conflict between existing critical electricity transmission assets and new development.
- Protects human safety.
- Aligns the planning considerations and electricity easement rights.
- Avoids increased acquisition or construction cost for future assets as a result of encroachment (eg: dwelling encroachments within strategically beneficial easements may not cause operational issues for existing assets. However, dwelling acquisition and increased community and social impact of processes required to remove dwellings in the easement if it is required later can be avoided if encroachment is prevented in the first place.
- Supports compliance with AS 7000.

- The strategic benefit of existing electricity easements and the strategic purpose of the Code is preserved.

### Conflict Examples

Table 1 presents examples of exempt development where TasNetworks believes conflict with easement rights can occur.

Colour coding indicates the following:

Conflicts with easement rights and may be capable of management to ensure appropriate alignment with easement rights.
Conflicts with easement rights. In almost all cases, this exemption will pose a safety and operational hazard for overhead and underground transmission lines and cables.

Table 1 Exemptions and land use conflict with electricity transmission assets

SPP exemption	Comment
4.3.6 unroofed decks	<p>If not attached to a house and floor level is less than 1m above ground level.</p> <p>A deck of this nature can pose an impediment to safe access and due to other exemptions can be roofed without further assessment which is in conflict with easement rights and could compromise safety.</p> <p>A deck over the operational area required for an underground cable would always be unacceptable.</p>
4.3.7 outbuildings	<p>One shed: up to 18m<sup>2</sup>, roof span 3m, height 2.4m, fill of up to 0.5m.</p> <p>Up to two shed: 10m<sup>2</sup>, sides 3.2m, height 2.4m.</p> <p>Similar to PD1.</p> <p>This type of building almost always poses a safety and operational hazard for transmission lines, cables and human safety.</p> <p>This type of building over the operational area required for an underground cable always poses an unacceptable safety risk.</p>
4.3.8 outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone	<p>4.3.8</p> <p>Provides for an unlimited number of outbuilding per lot as follows:</p>



SPP exemption	Comment
<p>4.3.9 agricultural buildings and works in the Rural Zone or Agriculture Zone</p>	<p>Floor area 108m<sup>2</sup>, height 6m, wall height 4m.</p> <p>Already subject to the Local Historic Heritage Code.</p> <p>Slightly broader than PD1.</p> <p>4.3.9</p> <p>New and broader than PD1 exemptions.</p> <p>Provides for unlimited number of outbuilding per lot as follows:</p> <p>Must be for agricultural use, floor area 200m<sup>2</sup>, height 12m.</p> <p>Already subject to the Local Historic Heritage Code and the Scenic Protection Code.</p> <p><b>TN COMMENT:</b></p> <p>These exemptions create a new and potentially more dangerous conflict with electricity transmission lines and cables where a larger and higher building can be constructed in an electricity transmission easement without the need for planning approval.</p> <p>Buildings of this nature can severely impede TasNetworks' ability to safely access, operate and maintain electricity transmission lines. If built, these buildings could also present a threat to human safety.</p> <p>As a result, in almost all cases, if built, buildings covered by these exemptions would necessitate the enforcement of easement rights, either during or after construction and after the planning and building (exemption), process has occurred. This will likely mean relocating the proposal, a further planning assessment and added cost and time to a development.</p> <p>The nature of electricity transmission line assets (ie: running from isolated generation locations into populated areas) means the zones mentioned in this exemption are almost certain to contain (and appropriately so) electricity transmission assets. The cost of removing substantial agricultural buildings from easements required for new assets also adds to future asset construction costs.</p>

SPP exemption	Comment
4.3.11 garden structures	<p>Unlimited number, 20m<sup>2</sup>, 3m height max. Already subject to the Local Historic Heritage Code.</p> <p>If not managed appropriately, this type of structure has the potential to compromise clearances and the safe and reliable operation of transmission lines and underground cables. Depending on location within an easement, could also present a threat to human safety.</p> <p>Cost of removal is limited, however still requires post breach enforcement of easement rights.</p>
4.5.1 ground mounted solar energy installations	<p>Each installation can be 18m<sup>2</sup> area. Already subject to the Local Historic Heritage Code.</p> <p>This type of activity has the potential to compromise clearances or adversely impact easement access (especially during emergency repair conditions).</p>
4.5.2 roof mounted solar energy installations	<p>Already subject to the Local Historic Heritage Code. This would likely only apply to existing buildings within easements.</p> <p>Encroachment is likely existing, however, this exemption has the potential to compromise clearances in what may be a compliant situation.</p>
4.6.8 retaining walls	<p>4.6.8 Allows for retaining 1m difference in ground level. This exemption is already subject to the Local Historic Heritage Code and the Landslip Hazard Code. Reflects what was in PD1.</p>
4.6.9 land filling	
	<p>4.6.9 Allows for filling of up to 1m above ground level. This exemption is already subject to the Natural Assets Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code and Landslip Hazard Code. Reflects what was in PD1.</p> <p><b>TN COMMENT:</b></p> <p>This type of activity has the potential to compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Subject to appropriate management, this type of activity can usually occur within transmission line easements, however, may pose a more challenging risk for underground cables.</p>

SPP exemption	Comment
4.6.13 rain-water tanks	<p>Rainwater, hot water &amp; air conditioner exemptions with the 1.2m stand were already included in PD1 and were carried through to the draft and finalised SPPs.</p> <p>This was one exemption in the draft SPPs and was modified by the Commission into four exemptions. TasNetworks requested the original exemption be subject to the Code.</p> <p>4.6.13: attached or located to the side or rear of a building and can be on a stand height 1.2m high. Subject to the Local Historic Heritage Code.</p> <p>4.6.14 attached or located to the side or rear of a building with no height limit. Subject to the Local Historic Heritage Code.</p> <p>4.6.15 no height limit, no requirement is be located near a building. Limited when storage of hazardous chemicals is of a manifest quantity and Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code or Landslip Hazard Code, applies and requires a permit for the use or development.</p> <p>4.6.16 must be attached or located to the side or rear of a building, max 1kL capacity, on a stand up to 1.2m high and subject to the Local Historic Heritage Code.</p> <p><b>TN COMMENT:</b></p> <p>These exemptions allow for water tanks on stands and some have no height limit. These developments have the potential to compromise access to the easement, compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Depending on location in the easement, these developments could pose a threat to human safety. Subject to appropriate management, this type of activity may occur within transmission line easements, however, may pose a more challenging risk for underground cables.</p>
4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone	
4.6.15 fuel tanks in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone	
4.6.16 fuel tanks in other zones	



## Mary-Ann Edwards

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**From:** Office of the Secretary (StateGrowth) <ots@stategrowth.tas.gov.au>  
**Sent:** Monday, 5 August 2019 3:28 PM  
**To:** switch  
**Subject:** Letter from Mr Kim Evans - Secretary of State Growth re. State Growth submission - Central Coast Council - Draft Local Provisions Schedule  
**Attachments:** Letter from Mr Kim Evans - Secretary of State Growth submission - Central Coast Council - Draft Local Provisions Schedule.PDF

Dear Ms Ayton,

Please find attached correspondence from the Secretary of the Department of State Growth.

Kind Regards  
Hayley

**Hayley Followes** | Executive Officer  
Office of the Secretary | Department of State Growth  
4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
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Ms Sandra Ayton  
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By email: [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

### **Tasmanian Planning Scheme – Central Coast Draft Local Provisions Schedule**

Dear Ms Ayton

Thank you for your invitation to comment on the draft Central Coast Local Provisions Schedule (LPS). The Department of State Growth (State Growth) has reviewed the draft LPS, and supporting mapping and overlay information and believes it largely reflects a sound translation from the *Central Coast Interim Planning Scheme 2013* in accordance with the Tasmanian Planning Commission's Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

However, a detailed review has highlighted a small number of issues that will require rectification or further discussion with Council officers, particularly in terms of ensuring the application of appropriate zoning to the State Road network. I have outlined each of the issues in the attached document for your consideration.

Please do not hesitate to contact Di Gee, Manager, Major Initiatives on (03) 6165 5346 or email at [Di.Gee@stategrowth.tas.gov.au](mailto:Di.Gee@stategrowth.tas.gov.au) who can arrange for relevant officers to meet with Central Coast Council staff to discuss these issues further.

Yours sincerely

Kim Evans  
**Secretary**

5 August 2019

# Attachment 1. Central Coast Council – Draft Local Provisions Schedule

## State Road Network

All State Roads should be zoned Utilities in accordance with the *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application* issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993*. Under Zone Application Guidelines for the Utilities Zone -

*UZ 1 The Utilities Zone should be applied to land that is used, or intended to be used, for major utilities infrastructure, including:*

- a) *category 1, 2, 3, 4 and 5 roads as defined in the Tasmanian State Road Hierarchy published by the Tasmanian Department of State Growth;*
- b) *any listed major local roads;*
- c) *future road corridors for major local and all State roads;*
- d) *energy production facilities, such as power stations, and major electricity substation facilities;*
- e) *waste water treatment plants; or*
- f) *rail corridors.*

*UZ 2 The application of the Utilities Zone to category 1, 2, 3, 4 or 5 roads as defined in the Tasmanian State Road Hierarchy should be based on the 'State Road Casement' layer published on the LIST.*

State Growth has developed the State Road Casement layer, which was published on the LIST in 2018 to assist Councils in drafting their LPSs. The layer sought to clearly identify land forming part of the State road network for inclusion in the Utilities Zone.

The principles for development of the State Road Casement layer were as follows:

- Category 1, 2 & 3 Roads under the State Road Hierarchy are the priority.
- Zone boundaries are generally based on State road proclamation boundaries – this where the land is designated as a State highway or subsidiary road under the *Roads and Jetties Act 1935*, although excess land may have been acquired at the time the road was built or upgraded.
- In general the Utilities Zone is applied to the width of road reserve parcel with the following exceptions where:
  - Proclamation differs to cadastral boundaries
  - State Growth does not own the underlying land but the proclamation sits over it = 'right of user road' (fence line to fence line or other distinguishing features, 2.5m from edge of works, see s.9 of *Highways Act 1951*).
  - Land surplus to the State road network is identified as suitable for divestment into private (or public) ownership.
  - Land is required for future roadworks (may extend onto private land).

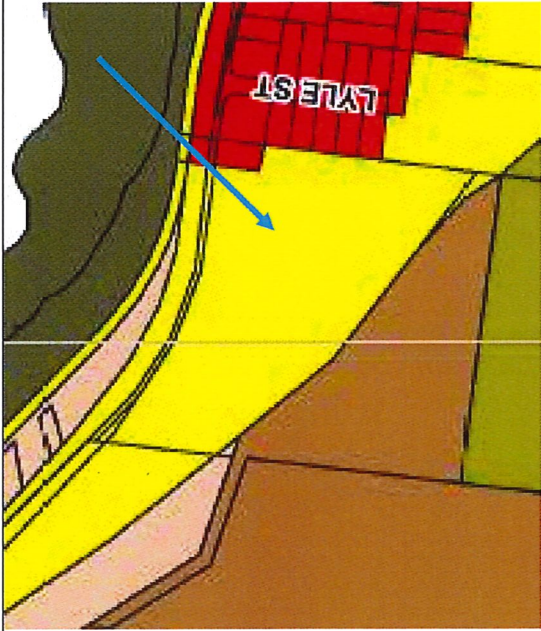
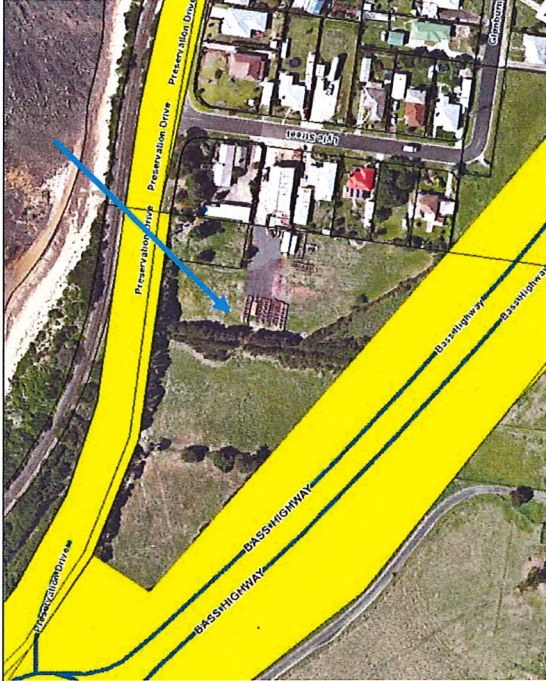
The layer also sought to update the Utilities Zone applying to the State Road network in the Interim Schemes in circumstances where State Growth had undertaken a number of road upgrades requiring land acquisitions. Frequently, these were small pieces of land alongside existing roads required for road widening, curve improvements, junction upgrades and similar, but could also include greenfield sites. There are also a number of situations where State Growth has (often historically) acquired a larger area of land than required for a new road reserve – this land is not functionally part of the road and it is more appropriate to apply or retain the adjacent zoning such as Rural or General Residential to enable use of the land for that purpose, where deemed appropriate.

A review of the LPS Zoning Maps indicates the zoning of the Bass Highway and other State Roads is not based on the State Road Casement as published on the LIST.

As the submission affects all the State Road Casement along the Bass Highway and other State roads, it is not possible to provide a comprehensive list of all affected land as part of this submission. However, several examples are provided in table 1 below of State Growth-owned land that does not form part of the State Road network. Additional detail will be provided at the hearing relating to specific parcels that State Growth requests consideration for rezoning from Utilities.

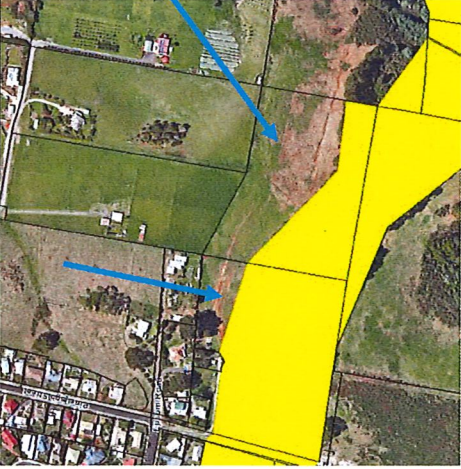


Table 1. Example of potential zoning changes based on State Road casement mapping

Map No.	Location	Proposed LPS Mapping	State Road Casement Mapping	Issues/Comment
Map 2	Sulphur Creek Part of CT 123065/3			Not part of State road network and suitable for urban development.  Recommend rezone to General Residential.



Map 2	Sulphur Creek Part of CT 199745/1			Not part of State road network and suitable for residential development.  Recommend rezone to General Residential.
Map 3	Sulphur Creek Part of CTs 109809/1 and 109809/3			Not part of State Road network and suitable for alternative use and development.  Recommend rezone CT 109809/1 to General Residential or Rural.  Recommend rezone CT 109809/3 to Rural.


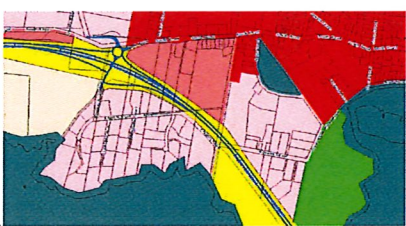
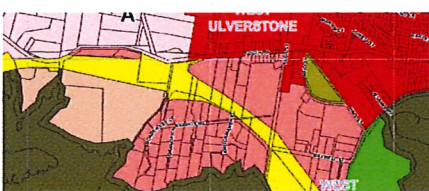
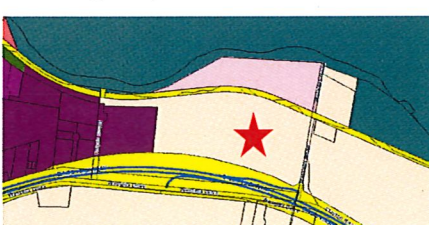

Map 4	Penguin Part of CTs 175618/1 and 29463/1		<p>Not part of State Road network and suitable for alternative use and development.</p> <p>Recommend rezone to Rural.</p>
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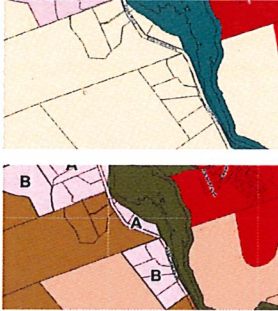
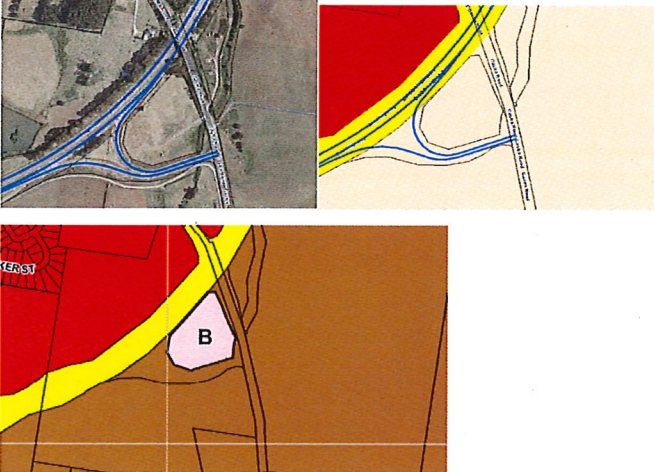



## State Growth comments on individual zoning maps

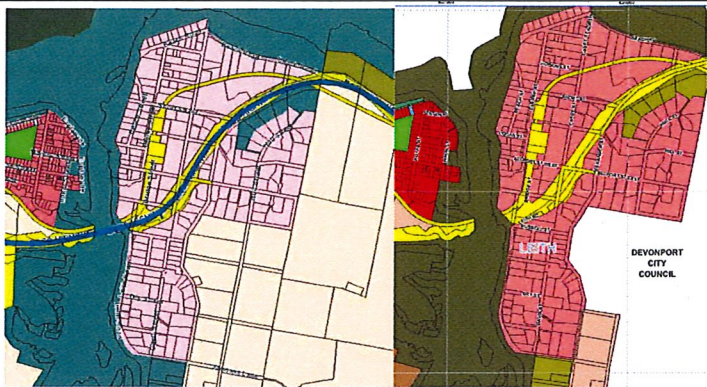

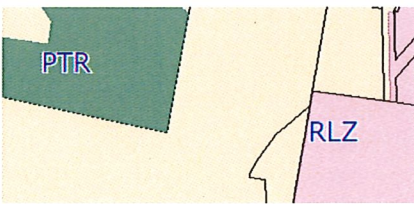
Please note, State Growth has only provided comments on zoning maps for which an issue has been identified.

There are no comments on the overlay maps.

No	Title	Issues / Variations
<b>Zoning of Land (Municipal)</b>		
Map 5		<p>The proposed zoning change will see significant areas of future agricultural land re-zoned to Rural. Has Council undertaken strategic work in relation to the value of this land to the agricultural estate?</p> 
Map 6		<p>Large areas of Rural Living have been rezoned to Low Density Residential adjacent to the Bass Highway. This will see an intensification of residential uses adjacent to a major freight and passenger corridor.</p> <p>Current below</p>  <p>LPS below</p> 
Map 7		<p>In relation to the proposed change from Rural Resource zoned land (PID 3196908) east of Ulverstone to Light Industrial, has any strategic work been undertaken to address the traffic impacts off Maskells Road to the Bass Highway?</p>  
Map 8		<p>Rural Resource parcels changed to Rural Living B. This introduces Residential land adjacent to Rural, with potential for land use conflicts.</p>

No	Title	Issues / Variations
		
Map 9	East Ulverstone	<p data-bbox="520 479 1390 577">Existing Rural Resource zoned land located within the off-ramp has been changed to Rural Living. This land is adjacent to the Bass Highway and is not an appropriate location for residential development.</p>  <p data-bbox="520 1088 1390 1187">Proposed change to existing Rural Living zoned land adjacent to the Bass Highway, to Low Density Residential. This would see an intensification of residential development adjacent to the Bass Highway.</p> 
Map 11	Turners Beach	<p data-bbox="520 1682 1390 1771">Proposed zoning change near Leith, from Rural Living to Low Density Residential, will allow increased residential development close to the Bass Highway and other State Roads.</p>



No	Title	Issues / Variations
		
Map 15	Kimberleys Road, Ulverstone	<p>Change of scheme zoning within 1000m of 2047P/M due east from Rural to Rural Living. This site operates with a Level 2 permit, and has a large crushing facility with some blasting. There are historic and current issues associated with residences encroaching on the activity, and complaining about noise, dust etc. This proposed change may further increase the issues at this site.</p>  <p>Change of zoning 600m north of 703P/M from Rural to Rural Living, together with land across the road from Rural to Community Purpose (Ulverstone lawn cemetery). This is a Level 1 operation with steady extraction.</p> <p>In both the draft LPS and the Interim Scheme there is a property (PID 6764343) containing a Private Timber Reserve (PTR ID 3505). The PTR is approximately 230m from a Rural Living Zone. The attenuation distance for wood processing works is 250m.</p> 
Map 17		<p>1402p/m currently Utilities going forward no change. However, Extractive industries are not permitted in this zone, (council owned Mining lease). Consider rezoning.</p> 