

Notice of Ordinary Council Meeting and

# Agenda

18 MAY 2020

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## NOTICE OF MEETING

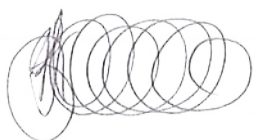
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 18 May 2020 commencing at 6.00pm. The meeting will be held in accordance with the approved electronic manner (Zoom conferencing) prescribed for within the Act and will be made available on the Council's website.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 4 January 2020.

Dated at Ulverstone this 13<sup>th</sup> day of May 2020.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.



Lou Brooke  
EXECUTIVE SERVICES OFFICER



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*QUALIFIED PERSON'S ADVICE*

The *Local Government Act 1993* (the Act), Section 65 provides as follows:

- “(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
  - (a) the general manager certifies, in writing –
    - (i) that such advice was obtained; and
    - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
  - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.”

In accordance with Section 65 of the Act, I certify:

- (i) that the reports within this agenda contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account another person's general advice who is appropriately qualified or experienced; and
- (iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.

  
Sandra Ayton  
GENERAL MANAGER

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## **AGENDA**

**COUNCILLORS ATTENDANCE**

**COUNCILLORS APOLOGIES**

**EMPLOYEES ATTENDANCE**

**GUEST(S) OF THE COUNCIL**

**MEDIA ATTENDANCE**

**PUBLIC ATTENDANCE**

**OPENING PRAYER**

May the words of our lips and the meditations of our hearts be always acceptable in Thy sight, O Lord.

**BUSINESS**

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## 1 CONFIRMATION OF MINUTES OF THE COUNCIL

### 1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 20 April 2020 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 20 April 2020 be confirmed.”
- .....
- .....
- .....

## 2 COUNCIL WORKSHOPS

### 2.1 Council workshops

The Executive Services Officer reports as follows:

“The following council workshops have been held since the last ordinary meeting of the Council.

- . 27.04.2020 – Cradle Coast Authority update with CEO and Chairman; Country Transfer Stations Review
- . 04.05.2020 – Hiscutt Park wall options; Annual Plan progress 2019–2020
- . 11.05.2020 – Strategic Actions – Annual Plan 2020–2021

This information is provided for the purpose of record only. A suggested resolution is submitted for consideration.”

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- “That the Officer’s report be received.”
- .....
- .....

### **3 MAYOR’S COMMUNICATIONS**

#### **3.1 Mayor’s communications**

The Mayor to report:

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#### **3.2 Mayor’s diary**

The Mayor reports as follows:

“I have attended the following events and functions on behalf of the Council:

- . Meeting with Minister Shelton, LGAT and Councils – COVID-19 Response – via video conference
- . Community Safety Partnership Meeting – via video conference
- . COVID-19 Local Government Recovery Plan Meeting – via video conference
- . Cradle Coast Authority Representatives Meeting – via video conference
- . Connecting Care Meeting – via video conference
- . Fortnightly Radio Interview.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”
- .....
- .....

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### 3.3 Declarations of interest

The Mayor reports as follows:

“Councillors are requested to indicate whether they have, or are likely to have, a pecuniary (or conflict of) interest in any item on the agenda.”

The Executive Services Officer reports as follows:

“The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

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## 4 COUNCILLOR REPORTS

### 4.1 Councillor reports

The Executive Services Officer reports as follows:

“Councillors who have been appointed by the Council to community and other organisations are invited at this time to report on actions or provide information arising out of meetings of those organisations.

Any matters for decision by the Council which might arise out of these reports should be placed on a subsequent agenda and made the subject of a considered resolution.”

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## 5 APPLICATIONS FOR LEAVE OF ABSENCE

### 5.1 Leave of absence

The Executive Services Officer reports as follows:

“The *Local Government Act 1993* provides that the office of a councillor becomes vacant if the councillor is absent without leave from three consecutive ordinary meetings of the council.

The Act also provides that applications by councillors for leave of absence may be discussed in a meeting or part of a meeting that is closed to the public.

There are no applications for consideration at this meeting.”

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## 6 DEPUTATIONS

### 6.1 Deputations

The Executive Services Officer reports as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

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## 7 PETITIONS

### 7.1 Petitions – Stop the development of units and the destruction of greenery and wildlife habitat

The Executive Services Officer reports as follows:

“The following petition has been received:

‘SUBJECT MATTER	Stop the development of units and the destruction of greenery and wildlife habitat.								
STATEMENT OF SUBJECT MATTER AND ACTION REQUESTED	<p>A developer from Sydney has begun purchasing land on a street in Ulverstone, Tasmania (William Street) in order to make a profit. This street has an abundance of greenery and wildlife that will be destroyed by this development. In times such as this, we should be focusing on preserving the small pockets of nature we have left, and protecting our wildlife, instead of destroying it to make money.</p> <p>This developer is not concerned with the atmosphere, the community or the nature that will be destroyed. He is preying on the locals who may be struggling financially at the moment with constant offers to buy their properties in exchange for being allowed to live in one of the units.</p>								
SIGNATORIES	<table><tr><td>Total No. Entries:</td><td>180</td></tr><tr><td>Duplicates:</td><td>–</td></tr><tr><td>Invalid:</td><td>–</td></tr><tr><td><b>TOTAL</b></td><td><b>180.’</b></td></tr></table>	Total No. Entries:	180	Duplicates:	–	Invalid:	–	<b>TOTAL</b>	<b>180.’</b>
Total No. Entries:	180								
Duplicates:	–								
Invalid:	–								
<b>TOTAL</b>	<b>180.’</b>								

The electronic petition was received on Sunday, 10 May 2020 and is provided for in this agenda via the following link: <https://www.change.org/p/central-coast-council-stop-the-development-of-units-and-the-destruction-of-greenery-and-wildlife-habitat>. The petition is in compliance with s.57 of the *Local Government Act 1993* and accordingly is able to be tabled. In reviewing the online petition, it should be noted that the signatory count at 12.00pm on 13 May 2020 was 180.

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The General Manager reports as follows:

‘In accordance with s.58 of the *Local Government Act 1993*, the General Manager is to table the petition at the next ordinary meeting of the Council, the petition has been appended to this report, enabling the Council to receive it.

A report concerning a related Planning Application at William Street, Ulverstone will be submitted to a Special Council Meeting to be held on 25 May 2020 for decision.’

A suggested resolution is submitted for consideration.”

- “That the electronic petition be noted and received.”
- .....
- .....
- .....

## 8 COUNCILLORS’ QUESTIONS

### 8.1 Councillors’ questions without notice

The Executive Services Officer reports as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:

’29 (1) A councillor at a meeting may ask a question without notice –

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

(a) offer an argument or opinion; or

- 
- (b) draw any inferences or make any imputations –  
except so far as may be necessary to explain the question.
  - (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
  - (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
  - (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
  - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
  - (7) The chairperson may require a councillor to put a question without notice in writing.'

If a question gives rise to a proposed matter for discussion and that matter is not listed on the agenda, Councillors are reminded of the following requirements of the Regulations:

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
  - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
  - (b) the general manager has reported that the matter is urgent; and
  - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

Councillors who have questions without notice are requested at this time to give an indication of what their questions are about so that the questions can be allocated to their appropriate Departmental Business section of the agenda."

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<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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## 8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

"The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:

'30 (1) A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.

(2) An answer to a question on notice must be in writing.'

It is to be noted that any question on notice and the written answer to the question will be recorded in the minutes of the meeting as provided by the Regulations.

Any questions on notice are to be allocated to their appropriate Departmental Business section of the agenda.

A question on notice has been received from Cr Fuller and is listed at agenda item 11.5."

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## **9 PUBLIC QUESTION TIME**

### **9.1 Public question time**

The Mayor reports as follows:

“Due to the current COVID-19 crisis and associated restrictions, this meeting will not be open to public attendance. Members of the public who would like to ask questions to the Council, that would normally have been heard during the Public Question Time section of the meeting agenda, are advised to provide their question on notice to the General Manager by 3.00pm Monday, 18 May 2020.

Any questions received will be read out by the General Manager at the meeting and a response provided following the meeting.”

### **9.2 Public questions taken on notice**

The Executive Services Officer reports as follows:

“No public questions were received for the 20 April 2020 meeting.”

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## NOTES

## 10 DEPARTMENTAL BUSINESS

### GENERAL MANAGEMENT

#### 10.1 Minutes and notes of committees of the Council and other organisations

The General Manager reports as follows:

“The following (non-confidential) minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

- Central Coast Council Audit Panel – meeting held 30 March 2020
- Central Coast Community Safety Partnership Committee – meeting held 29 April 2020

Copies of the minutes and notes having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the (non-confidential) minutes and notes of committees of the Council be received.”

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#### 10.2 Change in date of ordinary meeting of the Council – June 2020

The General Manager reports as follows:

*“PURPOSE*

The purpose of this report is to propose an adjustment to the Council’s meeting schedule for June 2020.

*BACKGROUND*

The *Local Government (Meeting Procedures) Regulations 2015* provide that an ordinary meeting of a council is to be held at least once in each month. The Council’s adopted meeting schedule provides in 2020 for an ordinary meeting to fall on 15 June.



### *DISCUSSION*

The Council's policy on the holding of ordinary meetings (Minute No. 380/2005 – 21.11.2005) provides for meetings to be held on the third Monday of the month unless otherwise resolved by the Council. Such a resolution is warranted in this case.

The request to change the date is to provide additional time to Council staff to ensure that the 2020–2021 Budget Estimates is inclusive of any impacts of the COVID–19 pandemic. The Budget Estimates are prepared in conjunction with the Annual Plan and explain how the Council will resource its operational and capital activities for the coming financial year. The Estimates contain detail of estimated revenue, expenditure, borrowings and capital works, and in light of COVID–19, all of these areas have been impacted in some way or another.

This would make a five-week break from the 18 May meeting and will shorten the break to the next scheduled meeting on 20 July back to four weeks.

### *CONSULTATION*

The matter was raised to Councillors at the conclusion of the 20 April 2020 Council meeting.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

This will have no impact on resources as all Council meetings are required to be advertised.

### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

Council Sustainability and Governance  
• Improve corporate governance.

### *CONCLUSION*

It is recommended that the ordinary meeting of the Council scheduled for 15 June 2020 be postponed until 22 June 2020.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the ordinary meeting of the Council scheduled for 15 June 2020 be postponed until 22 June 2020.”
- .....
- .....
- .....

### **10.3 Correspondence addressed to the Mayor and Councillors**

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 20 April to 18 May 2020 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received.”
- .....
- .....

### **10.4 Common seal**

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 20 April to 18 May 2020 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

The Schedule also includes for information advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”
- .....
- .....
- .....

### 10.5 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 20 April to 18 May 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
- .....
- .....
- .....

COMMUNITY SERVICES

**10.6 Statutory determinations**

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of April 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

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**10.7 Council acting as a planning authority**

The Mayor reports as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Items 10.8 and 10.9, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

“Councillors are reminded that the *Local Government (Meeting Procedures) Regulations 2015* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”

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#### **10.8 Planning Authority review of Tasmanian Planning Commission Directions of 29 January 2020, 13 March 2020 and 1 May 2020**

The Strategic Projects and Planning Consultant reports as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>‘PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993</i>
<i>Annexure 1</i>	Directions of the Tasmanian Planning Commission (TPC)
<i>Annexure 2</i>	Reports, Submissions and Positions to satisfy the TPC Directions
<i>Annexure 3</i>	Planning Authority’s response to TPC Direction No. 1 – Representation Nos. 57, 58 and 63
<i>Annexure 4</i>	Planning Authority’s response to TPC Direction No. 1 – Representation No. 81
<i>Annexure 5</i>	Planning Authority’s response to TPC Direction Nos. 1 to 7 and additional Direction No. 2 dated 13 March 2020.

#### *PURPOSE*

The purpose of this report is to consider the submissions that have been produced to satisfy the TPC’s Directions dated 29 January and 13 March 2020 coming from the TPC Hearings relating to the Central Coast draft Local Provisions Schedule (LPS), held during December 2019 and January 2020.

The submissions have been prepared by the Council's planning office, in consultation with others where they were nominated by the TPC in their Directions.

The TPC, in a letter received 1 May 2020, has now asked that the Council provide a consolidated document which includes the Planning Authority's position on the various submissions, including an indication of support, or otherwise, of recommendations, submissions and stated positions contained in these documents. The TPC requires that a brief statement on the Planning Authority's position be provided for each of the submissions.

*BACKGROUND*

The draft Central Coast LPS was endorsed by the Council, in its role as the Planning Authority, in July 2018 and forwarded to the TPC for a preliminary examination, prior to the Commission directing the draft LPS be placed on public exhibition.

The draft LPS was placed on public exhibition on 11 June 2019 until 9 August 2019. During the exhibition period 109 representations were received.

In September 2019, the Planning Authority considered all representations and made recommendations to the TPC on preferred zone changes to the draft LPS. A s.35F report was forwarded to the TPC, detailing the Planning Authority's recommendations. The Planning Authority also resolved to grant authority to the General Manager to act on behalf of the Planning Authority at Hearings into the draft LPS.

The TPC held Hearings in December 2019 and January 2020, which considered all of the representations received.

Following the Hearings, the Council received Directions from the TPC, on 29 January and 13 March 2020 (refer Annexure 1), seeking further submissions and clarifications on seven specific matters, including:

- 1 The application of the Rural and Agriculture zones to 38 individual titles and 14 titles held by Highland Conservation Trust Pty Ltd. The submission is to be supported by expert evidence where appropriate, acknowledging the complexity of applying the Agriculture and Rural zones. The TPC in March 2020 further directed that eight of the Highland Conservation trust titles be peer reviewed by a suitably qualified consultant.

- 2 Loyetee Peak, Leven Canyon Reserve and other identified areas of Crown land – the application of Environmental Management zone (not Rural) to areas of Crown land. The submission was to be prepared in consultation with Peter Stronach for the Friends of the Leven Canyon. The TPC also requested that Mr Stronach provide a statement of his expertise in support of his submission for the Friends of Leven Canyon; this should identify his field of expertise, qualifications and experience.
- 3 GPS coordinates for two Titles proposed to be split zoned.
- 4 Drafting modifications to proposed Central Coast (CCO) – Table C8.1 – Scenic Protection Code. This submission was to be prepared in consultation with Jason Whitehead of the Highland Conservation Trust.
- 5 Advice from the Planning Authority on the proposed zoning of 83 Allegra Drive, Heybridge (CT174599/1) to Rural Living.
- 6 Land in the Utilities zone which has been identified by the Department of State Growth as suitable for alternative zoning. This submission was to be prepared in consultation with the Department of State Growth.
- 7 In relation to the Overlay for the Flood Prone Hazard Areas Code, provide the 2015 Entura report and a response to the SES's further submission dated 10 January 2020.

The Planning Authority, when considering the s.35F report, determined to grant delegation to the General Manager to represent Council's interests as part of the Hearings process. As each of the Directions were completed, the information was forwarded to the TPC to ensure compliance with their instructions.

The Council received a final Direction on 1 May 2020, requesting that the Planning Authority compile a consolidated document and indicate support or otherwise of the various submissions.

The TPC expects if there is a contrary view to those included within the submissions, the Planning Authority is to provide a statement outlining its reason for determining its position.

In relation to representation Nos. 57, 58, 69, 70 and 76, contrary views were received from elected members. The Planning Authority will need to make a decision to adopt either Option 1 or Option 2, in relation to these Titles, before addressing the reports resolution.

*DISCUSSION*

Refer to Annexures 3, 4 and 5 for the Planning Authority's response to each of the submissions.

*Recommendation –*

It is recommended that the Planning Authority forward a copy of this report and associated Annexures 1, 2, 3, 4 and 5 to the Tasmanian Planning Commission pursuant to their Direction received 1 May 2020.'

The Land Use Planning Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A copy of the Annexures referred to in the Land Use Planning Group Leader's report having been circulated to all Councillors, a resolution is submitted for consideration."

- "That the Planning Authority forward a copy of this report and associated Annexures 1, 2, 3, 4 and 5 to the Tasmanian Planning Commission pursuant to their Direction received 1 May 2020."

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**10.9 *Land Use Planning and Approvals Act 1993 – s.39 Report on representation to Draft Amendment No. PSA2020002 to the Central Coast Interim Planning Scheme 2013***

The Strategic Projects and Planning Consultant reports as follows:

"The Land Use Planning Group Leader has prepared the following report:

<i>'PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993 (the Act) and Central Coast Interim Planning Scheme 2013 (the Planning Scheme)</i>
<i>PUBLIC NOTIFICATION:</i>	30 March 2020 to 1 May 2020
<i>REPRESENTATIONS RECEIVED:</i>	One



### *PURPOSE*

The purpose of this report is to consider a representation received from the Central Coast community to amend the Planning Scheme whereby the Bushfire-Prone Area maps would be inserted into the Planning Scheme, and to provide a recommendation to the Tasmanian Planning Commission (TPC) pursuant to s.39 of the Act (previous).

Accompanying the report are the following documents:

- . Annexure 1 – representation;
- . Annexure 2 – Letter from Tasmania Fire Service (TFS) with comments on representation received.

### *BACKGROUND*

The draft amendment was initiated following a request from the Department of Justice (the Department).

The draft amendment aims to strengthen public awareness of bushfire risks and the mitigation measures required to reduce such risks. PlanBuild Tasmania and Tasmania Fire Service (TFS) have asked the Council to adopt the TFS Bushfire-Prone Area maps into the current Planning Scheme. The inclusion of the TFS maps into the Planning Scheme will ensure the bushfire-prone area maps can be readily made available to the public.

The Council, in its role as the Planning Authority, resolved to initiate and certify the draft amendment at its meeting held 16 March 2020.

### *DISCUSSION*

Following the public exhibition of the draft Central Coast Local Provisions Schedule (the draft LPS), s.39 of the Act (previous) requires the Planning Authority to prepare a report containing:

- . a copy of each representation made;
- . a statement of the Planning Authority's opinion as to the merit of each representation made and whether the draft amendment should be modified; and
- . any recommendations of the Planning Authority to the TPC in relation to the draft amendment.

The draft amendment was placed on public exhibition on 30 March 2020 until 1 May 2020.

During this period, one representation was received.

The representation is summarised below. The TFS have responded, separately, to some of the matters raised (refer to Annexure 2).

The Planner's response to the representation is as follows:

MATTERS RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Objection to the blanket definition of all but a few areas as "bushfire-prone" (red), including areas that have never been burnt.</p> <p>Singling out urban areas as "green" is not fair to all ratepayers. Urban areas are just as much at risk in an out of control bushfire.</p>	<p>The Planning Authority has initiated the draft amendment at the request of the Department of Justice, to hasten the availability of the bushfire-prone area maps to the general public and for use by building surveyors.</p> <p>Refer to the "Background" section of this report for the genesis of the draft amendment, the production of the TFS Bushfire-Prone Areas overlay maps and the associated TFS planning report.</p> <p>Note: The overlay also forms part of the draft LPS that is currently before the TPC for consideration.</p> <p>Also refer to comments by TFS-Annexure 2.</p>
<p>2 The overlay will impose considerable cost on the rural community, especially in relation to new development and renovations.</p> <p>The (overlay) will make the ability to develop rural areas for</p>	<p>The current Planning Scheme includes <i>E1 Bushfire Prone Areas Code</i>. However, other than for subdivision since September 2017 bushfire management requirements have sat under the <i>Building Act 2016</i> and <i>Building Regulations 2016</i> and</p>

<p>residential and infrastructure purposes cost prohibitive.</p> <p>The cost to have a written (bushfire) report to mitigate fire risk will become expensive. They (the reports) will be tested in courts by insurance companies and individuals. Same dilemma as building surveying.</p>	<p>associated Directors Determinations and are not examined at the planning approval stage of development.</p> <p>This means that the insertion of the maps into the Planning Scheme will better inform the subdivision of land. The construction of a dwelling in a rural area will not change from existing, as fire requirements are now within the building regulations.</p> <p>Having the maps available to the general public will also allow for due diligence, pre-planning and awareness of likely building requirements and land management in the early stages of development.</p> <p>Also refer to comments by TFS-Annexure 2.</p>
<p>3 Much of the farmland in Central Coast is in a declared irrigation district and not using that overlay is an omission in the report.</p>	<p>Agreed. Land that is located within a proclaimed irrigation district could have informed the overlay.</p> <p>Uncertain however that this would have altered the bushfire-prone area overlay mapping, as some urban areas that have access to reticulated fire hydrants are also within the overlay.</p> <p>Turners Beach area is a good example.</p> <p>Also refer to comments by TFS-Annexure 2.</p>

<p>4 The overlay will burden primary producers. Adds another layer of spatial analysis that will burden primary producers with unnecessary compliance.</p>	<p>The Planning Authority has initiated the draft amendment at the request of the Department of Justice, to hasten the availability of the bushfire-prone area maps to the general public and for use by building surveyors, the TFS and educators.</p> <p>The maps will aid community education and the promotion of bushfire safety. TFS will also use the maps to issue fire permits and to advise communities about planned fire burn offs.</p> <p>Council may also use the maps to inform fire abatement issues.</p> <p>Also refer to comments by TFS-Annexure 2.</p>
<p>5 Future insurances will increase as a result of the overlay. This will make areas less attractive to investment.</p>	<p>This is not a matter for consideration by the Planning Authority.</p> <p>Also refer to comments by TFS-Annexure 2.</p>
<p>6 Central Coast Council could better spend their money on hazard reduction burns rather than the production of the report.</p>	<p>The report has been produced by the Tasmania Fire Service. The Central Coast Council has not paid any money for the production of the report.</p>
<p>7 The Council may have limited time to act as the Planning Authority. The new statewide Planning Scheme will introduce a new layer of State bureaucracy.</p>	<p>Central Coast Council will retain its separate role as a Planning Authority under the Tasmanian Planning Scheme and Central Coast LPS.</p>

Following submission of this s.39 report to the TPC, the TPC is to decide if it wishes to hold a public hearing to examine the merits of any representations made and the merits of the draft amendment. The TFS and PlanBuild have committed to assist the Council with the processing of the draft amendment, including providing qualified information at a public hearing, if required.

Following a decision by the TPC, the TFS will then make the Bushfire-Prone Area maps available to the public on the Tas Alert Risk Ready website and on the Planning Scheme overlay mapping that is available on the Land Information System of Tasmania (LIST).

### *CONSULTATION*

The draft amendment was placed on public exhibition from 30 March 2020 to 1 May 2020.

Note: Where the draft amendment only relates to an individual parcel of land, then the Planning Authority is to also advise the landowner and adjoining landowners. This was not required under the Act in this case.

### *REPRESENTATIONS*

One representation was received. Refer to Annexure 1.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The proposal has no likely impact on the Council resources outside those usually required for assessment and reporting, as well as costs that may be associated with a hearing on the matter.

### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment

### *Recommendation –*

It is recommended that the Planning Authority:

- 1 not make any changes to the Bushfire-Prone Area maps overlay.

- 2 endorse this report to the Tasmanian Planning Commission pursuant to s.39 of the (previous) *Land Use Planning and Approvals Act 1993*.
- 3 delegate the General Manager its powers and functions to represent the Planning Authority at hearings pursuant to s.40 of the (previous) *Land Use Planning and Approvals Act 1993*.'

The report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Annexures referred to in the Land Use Planning Group Leader’s report having been circulated to all Councillors, a resolution is submitted for consideration.”

■ “That the Planning Authority:

- 1 not make any changes to the Bushfire-Prone Area maps overlay.
- 2 endorse this report to the Tasmanian Planning Commission pursuant to s.39 of the (previous) *Land Use Planning and Approvals Act 1993*.
- 3 delegate the General Manager its powers and functions to represent the Planning Authority at hearings pursuant to s.40 of the (previous) *Land Use Planning and Approvals Act 1993*.”

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## NOTES

INFRASTRUCTURE SERVICES

**10.10 Kerbside waste, recyclables and Food Organics and Garden Organics (FOGO) collection service (115/2019 – 15.04.2019)**

The Director Infrastructure Services reports as follows:

*“PURPOSE*

The purpose of this report is to consider the items raised for review in relation to the residential kerbside waste collection services following the introduction of fortnightly Food Organics and Garden Organics (FOGO) kerbside collection service for all current properties with residential waste and recycling kerbside collection.

*BACKGROUND*

The changes to waste management collection services, including FOGO was reported at the Council meeting held on 18 May 2015 (Minute No. 135/2015) where the Council resolved to provide in-principle support for a regional FOGO collection service. This was not supported by all councils and a regional tender process did not proceed.

The Council at its Ordinary meeting held on 15 April 2019 (Minute No. 115/2019) resolved to:

- ‘1 Consider the implementation of a Food Organic and Garden Organics kerbside service commencing in October 2019 as discussed in this report with FOGO waste processing being undertaken at the LCC waste management facility and the collection and delivery of the waste to Launceston by the current contractor subject to the finalisation of negotiations on costs for the services provided to Council.*
- 2 That the following service levels apply to the waste and FOGO kerbside services:*
  - a) A fortnightly FOGO kerbside service using 240L bins for all residents within the current waste management and recycling collection areas,*
  - b) The frequency of the existing weekly domestic waste kerbside collection service be reduced to fortnightly using the existing 120/140L bins.*



- 3 *That the costs associated with the provision of the FOGO kerbside service be considered as part of the 2019–2020 budget process.*
- 4 *That a detailed communication plan be implemented from May 2019 to advise Central Coast Council residents of the new program and to provide a comprehensive education program on FOGO for affected ratepayers.*
- 5 *That the FOGO bins be purchased upfront in the 2019–2020 financial year through a combination of borrowings, funding from reserves and funding from the first three months of the annual FOGO kerbside Service charges.'*

The changes to the waste collection service including the additional FOGO service commenced on 28 October 2019.

The implementation of any new service includes a review. It was determined to allow sufficient time for residents to become familiar with the changes prior to this occurring. The review commenced on 17 February 2020 and concluded on 11 March 2020. An online survey and hard copy survey forms were used to receive information. All previous correspondence, discussions at information sessions, petition content, and Facebook comments received during the initial phases of the changed service were also included for consideration in the review. The responses were collated and presented to Councillors at a workshop held on 30 March 2020.

The aim of the review was not around viability or terminating the service, it was about finding ways to improve the service and make it more efficient and usable for residents of Central Coast.

Those properties receiving the kerbside waste collection service currently pay an annual waste management service charge. This was \$263 for 2019–2020 for each tenement and is payable in respect to all rateable land to which there is a supplying, or making available, of waste management services. Throughout this report those properties will be labelled as the 'Collection Area'.

### *DISCUSSION*

The kerbside waste collection service review has included input from correspondence, Facebook comments, feedback at information sessions and petitions in addition to survey responses.

Three petitions were received.

The first petition was received on 8 November 2019 and presented at the Council meeting held on 16 December 2019. The petition was in relation to:

- . consult with ratepayers further before introducing FOGO;
- . introduce FOGO for only those ratepayers who wish to opt-in; and
- . continue to collect general domestic waste weekly.

The petition further stated that:

FOGO is not required by many ratepayers who do not want to be forced into paying for it and see a reduction in the frequency of collection of their general domestic waste.

It was resolved:

‘That the Council, in relation to the petition concerning Food Organics Garden Organics (FOGO), note that the service has already commenced, and that a formal review of the service, including opt-in-opt-out and general waste collections, will form part of the review process.’

The second petition was received on 7 February 2020 and presented to the Council meeting held on 17 February 2020. The petition was in relation to:

- . immediately resume weekly kerbside collection of general garbage, and
- . Immediately rescind the compulsory Food and Garden Organics Collection program.

It was reported that the subject matter within the petition was to be considered during the FOGO review.

It was resolved:

‘That the petition be received.’

The third petition was received on 27 February 2020 and presented to the Council meeting held on 16 March 2020. The petition was in relation to:

- . Support of keeping FOGO ongoing.

It was reported that the subject matter within the petition was to be considered during the FOGO review.

It was resolved:

‘That the petition be received.’

The petition subject matters are dealt with in the following discussions.

There were 1,005 review responses in both electronic and paper-based form. This included multiple completions by residents at the same location and is approximately 13% of residents. Of these responses 76% use their FOGO bin on a regular basis and 99% use their recyclables and waste bins on a regular basis.

The concerns which received the highest ratings were around increasing capacity or frequency of the general waste collection, removing or making FOGO optional, and positive support for the revised services.

Due to the large numbers of varying comments and responses, only those with five or more responses are considered in further detail and discussed as follows, and generally include those lesser rating responses:

- . Change the waste collection from fortnightly collection back to weekly collection.

The main reasons around this request were the smell of waste bins after two weeks, health hazard, pests, and inability to cope with the reduced general waste capacity.

The fortnightly collection of waste is a common practice throughout mainland Australia and in other areas of Tasmania. The smell, health and pest concerns have not proven problematic for the other areas. As Tasmania is an area with a milder climate it was not deemed necessary to consider this further. There are also various ways to minimise odour which have previously been included in education documents. The Council resolution in April 2019 resolved that the frequency of existing weekly domestic waste kerbside collection be reduced to fortnightly. The decision was based on there being less waste for each household through diversion to FOGO and offsetting of the cost of the FOGO service by reducing the waste service. The cost of reverting back to weekly collection of waste is approximately \$324,000 per year or \$37.00 per tenement.

Any additional capacity in general waste is likely to increase the amount of waste into landfill by not imposing the need to sort waste. This is contrary to the intent of the changes to kerbside waste collection. It also effectively penalises, in a monetary sense, those residents that have embraced the revised three bin collection service.

- . Change the fortnightly waste collection from a 120 litre bin to a 240 litre bin.

If an increase in general waste capacity from 120 litre to 240 litre is requested and deemed warranted, the additional capacity will be considered by providing a second 140 litre waste bin. Two hundred and forty litre bins are not consistent with the standard 120/140 litre bins currently provided for general waste.

- . Increase the fortnightly waste collection from a 120 litre bin to a 140 litre bin.

If an increase in general waste capacity is requested and deemed warranted, the additional capacity increase to 140 litre is already available, and will continue to be available at no cost, subject to meeting selected criteria.

- . Allow a fortnightly collection of an additional 140 litre bin.

The standard service cannot cater to all households and personal circumstances, and generally households need to make their own arrangements to dispose of any additional waste. There are some households which for varying legitimate reasons cannot cope with the provided kerbside collection service. Consideration will be given for those households to apply for an additional 140 litre bin to be provided and collected on their normal collection day subject to strict criteria. This criteria will include education by having a discussion with Council staff about ways to minimise their waste and showing that these measures for their household have not achieved the required reduction in general waste. The number of household occupants, health and medical reasons, and social hardship will also be considered.

This cost of the full kerbside collection service was \$263 for 2019–2020. The portion of this cost for the general waste service is \$80.00 which includes supply of the bin, fortnightly collection, disposal at landfill and administration costs. It is suggested that the cost of the additional service is also \$80.00.

If approved the second bin would be fitted with a red lid to distinguish the service from the standard collection and make it clearer for the collection contractor to ascertain approved bins. The requirement would be reviewed annually.

These additional fees will be included in the Fees and Charges for the year ending 30 June 2021.

The additional fees may be waived or reduced for special circumstances, e.g. medical conditions, crisis care facilities, disability care facilities etc. This will be via a remission process.

- . Remove the FOGO collection service.

The Council resolution in April 2019 introduced FOGO on a fortnightly basis and altered general waste from weekly to fortnightly collection. These changes were made to minimise waste into landfill and to meet the waste reduction targets the Council is trying to achieve. To remove the FOGO service would require the reintroduction of weekly waste collections and result in additional waste being sent to landfill again. The surveys indicated that over 75% of respondents now use their FOGO bin on a regular basis, and this is confirmed by the collection contractors. This number is

expected to increase over time, similar to the way recycling has now become an accepted part of the regular collection service, with 99% of respondents using the recyclables bin on a regular basis. Removal of the FOGO service is not considered warranted nor what the community would now expect.

- . Provide the option to opt-out of FOGO.

The Council resolution in April 2019 made no allowance for opt-in or opt-out due to the waste targets and environmental targets it was trying to achieve through changes to the collection services. In order to keep costs to a minimum for the whole community the service is reliant on having all properties pay for the service. The surveys indicated that over 75% of respondents use their FOGO bin on a regular basis, and this is confirmed by the collection contractors. Less than 7% of responses requested the opt-out option.

- . Provide options for unit or strata developments.

Unit complexes may have different requirements for kerbside collection. There are also issues regarding storage and adequate street frontage to present the bins. To provide for these circumstances it may be possible for the collection to be adjusted. To manage the dealings in this circumstance, it would be necessary to deal only with the body corporate, rather than several individuals, or if the complex is all owned by an individual or company, with that owner. If a complex does not have one point of authority or contact it would not meet the criteria for consideration of a changed service. For a reduced service option to be provided it would need the owner or body corporate to agree otherwise the standard collection service for all units prevails.

The first option is to continue to provide individual services to each unit but reduce all bin sizes to 140 litre bins. There would be no cost reduction for this option.

The second option is to reduce the number of services to the unit complex. The minimum requirement would be for the complex to have at least half of the full number of services, e.g. if the unit complex has five units, it would need to retain at least three services. It would be up to the body corporate to identify areas for storage, deal with owner disagreements, organise for presenting and collection of bins and make the submission requesting the change. Costing would be apportioned on a pro-rata basis across all units, e.g. for five units with three collection services, each unit would pay 60% (3/5) of a standard collection service. Processing of the reduction would be via an annual request to continue with the reduced service. Annually the full fee is applied and a remittance of the appropriate amount would require approval.

- . General waste opt-in for fringe areas on designated collection routes.

There are properties outside the Collection Area where the waste and recyclables collection service has been made available, but only provided at the property owner's

request. When the service was altered to include FOGO those properties who had taken up the service were provided with the opportunity to continue collection under the new arrangement. If the option was not accepted all services were withdrawn. Due to the expired time from the original offers, and as the service has been changed it is proposed to re-survey all properties on these routes to ascertain interest in the revised service. Those properties wishing to proceed will be formally invited to receive the collection service, and the charge added to their annual rates notice. They would not be eligible for waste coupons.

- . FOGO not required for rural properties.

The Council's kerbside collection service is a full-service including recyclables, FOGO and general waste. This service is provided to all properties within the Collection Area. These properties are generally urban residential properties; however, some larger properties are also within this area. The Collection Area is to be reviewed when the Council's Waste Strategy is developed in 2020–2021.

- . Don't send FOGO to Launceston.

At the present time there are no local processing facilities for FOGO. Dulverton Waste Management, jointly owned by local councils, is considering installation of the required equipment in the future, but at this stage would need additional volumes to make it viable. This will occur as more north-west councils commence kerbside collection of FOGO.

- . Allow compostable bags in FOGO.

The decision on whether to allow compostable or biodegradable bags rests with the processing facility at Launceston. They currently do not allow such bags.

- . Add soft plastics collection to the kerbside service.

The soft plastics collection, Redcycle, is an initiative led by a Victorian company in partnership with Coles and Woolworths and several companies using the products for value adding to their manufacturing needs. At present this option is not available to other collection agencies, however, this will be monitored for future consideration.

- . Provide ongoing education and assistance with sorting of waste streams.

It is intended to provide ongoing education. This will be via several methods including community messages and discussions with individuals on sorting waste.

Provision of recycling services is currently provided to schools as part of the education process. The cost of this is shared by Veolia Environmental Services and the Council.

It is recommended that FOGO bins are also made available to schools, with three schools having already contact the Council about providing this service.

- . Introduce a hard waste collection on a 6 or 12 monthly basis.

The kerbside collection service is not intended for hard waste. Provision of a hard waste collection is not covered by the current waste fees levied by the Council. Such a service would require additional revenue. Most residents have ways of disposing of hard waste. For those who do not it is suggested that there are other options for disposal through local business operators. This service could be considered when the Council's Waste Strategy is developed in 2020–2021.

- . Continue the revised service.

Many residents expressed their like for the revised collection services and were embracing the Council's aims to reduce waste to landfill via the introduction of the FOGO service.

- . Reduce cost of entry to the Resource Recovery Centre or provide vouchers.

This item is outside of the review of the kerbside collection review.

Provision of waste facilities like the Resource Recovery Centre are funded by both entry fees and rates. The costs of operating the facility do not change, hence a reduction in entry fees or provision of vouchers would require additional revenue through additional rates or levies. Changing the way the waste facilities are funded would require further investigation. This could be considered when the Council's Waste Strategy is developed in 2020–2021.

- . Non-residential properties.

Options are currently provided for non-residential properties to purchase waste and recyclables collection in line with the residential kerbside collection service. Interim measures were put in place for weekly waste collection to continue until 30 June 2020. These services should then be changed to align with the kerbside collection schedules.

The non-residential collection will be extended to include FOGO and all collections will be fortnightly. Those currently receiving the non-residential services have been surveyed to advise of the new service levels and determine their requirements. A list of options will be available and listed in the Fees and Charges and will be subject to application for the service and invoiced annually.

Proposed annual Fees and Charges for 2020–2021 for fortnightly collection include:

Full-service charge (140L waste, 240L Recycling, 240L FOGO)	\$263.00
Full-service charge (240L waste, 240L Recycling, 240L FOGO)	\$343.00
Service charge (240L recycling only)	\$100.00
Service charge (240L FOGO only)	\$100.00

#### *CONSULTATION*

Considerable consultation was undertaken in relation to the introduction and review of the changed waste collection service, including the introduction of FOGO (between February and March 2020), this included: information sessions, educational brochures and information, Council run stand at Festival in the Park 2020, online surveys, and a Councillors Workshop held on 30 March 2020.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The changes to the domestic kerbside waste collection were adopted in April 2019 and the charge included in the 2019–2020 rates notice.

The lime-green lidded mobile garbage bins for the FOGO service have already been purchased, delivery finalised, and collections commenced.

There are financial and logistical implications for many of the requested changes.

#### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

##### The Shape of the Place

- Conserve the physical environment in a way that ensures we have a healthy and attractive community.

##### The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment.

##### Council Sustainability and Governance

- Improve service provision
- Strengthen local–regional connections.



### *CONCLUSION*

It is recommended that the Council, in relation to the review of the residential kerbside waste collection services, continues the current kerbside collection services which includes fortnightly collection of 240 litre FOGO, 240 litre recyclables and 120 litre residual general waste bins, and confirms the following in regard to the review:

- 1 Collection of the residual general waste will remain fortnightly and not revert to weekly frequency;
- 2 Collection of the residual general waste will remain fortnightly with a bin size of 120 litres and not increase to 240 litre;
- 3 Allow an increase in residual general waste from 120 litre to 140 litre where deemed warranted;
- 4 Allow an increase in residual general waste by providing an additional 140 litre bin for fortnightly collection where strict criteria are met;
- 5 An option to opt-out of the FOGO collection will not be provided;
- 6 Provide multiple-unit complexes the option to reduce the size of all bins within the complex to 140 litre with no cost reduction subject to meeting required criteria;
- 7 Provide multiple-unit complexes the option to reduce the number of collection services within the complex subject to meeting required criteria. This criteria would include dealing with one authorised agent, owner or body corporate and maintaining at least half of the original number of collection services. The cost for the reduced number of services would be apportioned over all units;
- 8 Provide an option for fringe properties on collection routes who are outside of the Collection Area to opt-in to the full collection service;
- 9 Support future endeavours to provide FOGO materials processing at the Dulverton facility;
- 10 Continue to work with FOGO processing facilities in regard to use of composable bags;
- 11 Provide ongoing education of waste management and assistance with sorting of waste streams;

- 12 Provide an option for non-residential properties to purchase the residential collection services, with additional options to purchase FOGO and recyclables independently of the full service (refer Fees and Charges);
- 13 Provide schools with recyclables and FOGO collection services as part of waste education programs; and
- 14 Provide arrangements for special circumstances for remission of fees, e.g. medical conditions, crisis care facilities, disability care facilities etc.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

■ “That the Council endorses the continuation of the current kerbside collection services which includes fortnightly collection of 240 litre FOGO, 240 litre recyclables and 120 litre residual general waste bins, and confirms the following in regard to the review:

- 1 Collection of the residual general waste will remain fortnightly and not revert to weekly frequency;
- 2 Collection of the residual general waste will remain fortnightly with a bin size of 120 litres and not increase to 240 litre;
- 3 Allow an increase in residual general waste from 120 litre to 140 litre where deemed warranted;
- 4 Allow an increase in residual general waste by providing an additional 140 litre bin for fortnightly collection where strict criteria are met;
- 5 An option to opt out of the FOGO collection will not be provided;
- 6 Provide multiple-unit complexes the option to reduce the size of all bins within the complex to 140 litre with no cost reduction subject to meeting required criteria;
- 7 Provide multiple-unit complexes the option to reduce the number of collection services within the complex subject to meeting required criteria. This criteria would include dealing with one authorised agent, owner or body corporate and maintaining at least half of the original number of collection services. The cost for the reduced number of services would be apportioned over all units;
- 8 Provide an option for fringe properties on collection routes who are outside of the Collection Area to opt-in to the full collection service;

- 9 Support future endeavours to provide FOGO materials processing at the Dulverton facility;
  - 10 Continue to work with FOGO processing facilities in regard to use of composable bags;
  - 11 Provide ongoing education of waste management and assistance with sorting of waste streams;
  - 12 Provide an option for non-residential properties to purchase the residential collection services, with additional options to purchase FOGO and recyclables independently of the full service (refer Fees and Charges);
  - 13 Provide schools with recyclables and FOGO collection services as part of waste education programs; and
  - 14 Provide arrangements for special circumstances for remission of fees, e.g. medical conditions, crisis care facilities, disability care facilities etc.”
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### 10.11 Opening of various streets/roads

The Director Infrastructure Services reports as follows:

“It is necessary to formally resolve that the Council intends to ‘open’, after the expiration of 28 days, the following streets/roads which have been constructed in new subdivisions:

- . Poynton Close (extension), Turners Beach; and
- . Esther Place, Turners Beach.”

The Executive Services Officer reports as follows:

“Plans of Poynton Close (extension) Turners Beach and Esther Place, Turners Beach, having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That, having given notice in accordance with the *Local Government (Highways) Act 1982*, the Council open as a highway Poynton Close (extension), Turners Beach and Esther Place, Turners Beach (plans of the streets/roads being appended to and forming part of the minutes).”

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#### 10.12 Various streets/roads – Certificate of completion

The Director Infrastructure Services reports as follows:

“It is necessary for the Council to certify that the following streets/roads have been constructed substantially in accordance with the plans and specifications approved by the Council:

- . Poynton Close (extension), Turners Beach; and
- . Esther Place, Turners Beach.”

The Executive Services Officer reports as follows:

“Plans of Poynton Close (extension), Turners Beach and Esther Place, Turners Beach; having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Council certify under the hand of the Corporation’s engineer that Poynton Close (extension), Turners Beach and Esther Place, Turners Beach (plans of the streets/roads being appended to and forming part of the minutes) have been constructed substantially in accordance with the plans and specifications approved by the Council.”

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## NOTES

ORGANISATIONAL SERVICES

**10.13 Organisational Services**

The Director Organisational Services reports as follows:

“There are no matters from the Organisational Services Department for decision at this meeting.”

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## NOTES

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## 11 CLOSURE OF MEETING TO THE PUBLIC

### 11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close part of the meeting because one or more of the following matters are being, or are to be, discussed at the meeting.

Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.

It is considered desirable that the following matters be discussed in a closed meeting:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council · Dulverton Waste Management Board – meeting held 30 April 2020	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Qualified Persons Advice	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Councillors’ question on notice – enforcement of Permit at 225 Penguin Road, West Ulverstone	15(2)(i) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council

A suggested resolution is submitted for consideration.”



- “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council · Dulverton Waste Management Board – meeting held 30 April 2020	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Qualified Persons Advice	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Councillors’ question on notice – enforcement of Permit at 225 Penguin Road, West Ulverstone	15(2)(i) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept

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confidential or released to the public, taking into account privacy and confidentiality issues.

- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

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# Associated Reports And Documents

**CENTRAL COAST COUNCIL  
AUDIT PANEL  
UNCONFIRMED MINUTES OF MEETING**

Minutes of meeting held on Monday 30 March 2020 online via Zoom App commencing at 11.10am.

**1 Present**

Members – Robert Atkinson (Chairperson), Steve Allen, Cr Garry Carpenter and Cr Philip Viney.

Officers – Sandra Ayton (General Manager), Ian Stoneman (Director Organisational Services), Yvonne Edwards (Finance Group Leader) and Rosanne Brown (Minute Secretary).

Leigh Franklin (Assistant Auditor-General, Tasmanian Audit Office), Carl Harris (Lead Audit Partner, Deloitte Touche Tohmatsu) and Jara Dean (Audit Engagement Manager, Deloitte Touche Tohmatsu), attended for the first part of the meeting relating to the Audit.

Chairperson welcomed Steve Allen as the new Independent Panel Member.

**2 Apologies**

Nil.

**3 Confirmation of Minutes**

Cr Viney moved and Cr Carpenter seconded that the minutes of the meeting held on 18 November 2019 be confirmed as true and correct.

Resolved unanimously.

**4 Business Arising**

Dealt with at items 6, 8.2 and 10.

**5 Audit Strategy –Annual Audit & Reporting**

A copy of the Draft Audit Service Plan provided by Deloitte had been circulated to Panel members with the agenda.

Carl Harris outlined the focus areas for the audit as per the Plan and advised of an additional area of focus being the impact of COVID-19 on the Council and the financial statements. Jara Dean noted the five key risk areas the audit will address and outlined the timeline of the audit process.

Leigh Franklin advised that the fee schedule outlined in the Plan has been reviewed since the Plan's release and, given the impact of COVID-19, fee increases will be waived, meaning fees will remain same as for 2019 audit.

Leigh Franklin, Carl Harris and Jara Dean left the meeting at 11.38am.

## **6 2020 Work Plan**

The Draft 2020 Work Plan developed in conjunction with Devonport City Council was circulated with the agenda for consideration. The Chairperson also circulated an alternative Draft 2020 Work Plan just prior to the meeting.

Following discussion and consideration it was noted that the alternative Draft contained the information in the original Draft but in a reformatted presentation.

It was resolved unanimously to adopt the 2020 Work Plan subject to enhancement of the format.

## **7 Financial Management**

### **7.1 Financial Report for quarter ended December 2019**

The Financial Report presented to Council meeting on 28 January 2020 for quarter ended 31 December 2019, including Capital Works Schedule, had been circulated to members with agenda.

The General Manager is happy with financial situation up to end of March. Discussion took place on rates, balance sheet, works in progress and on-costs. Agreed that a summary on on-costs and how calculations are made will be included in agenda for next Panel meeting.

### **7.2 Annual Budget Program**

The Budget Estimates Timeline and Budget Assumptions documents were circulated to members with the agenda.

The General Manager advised that given the current COVID-19 situation all budget assumptions will be reviewed prior to developing the budget and Rob Atkinson suggested a review at the June Audit Panel meeting be included in the Budget Estimates Timeline.

## **8 Risk Management**

### **8.1 Business Continuity**

The General Manager provided an outline of current situation relating to COVID-19 pandemic and how the Council was dealing with issues both staff related and community. Advised that Senior Leadership Team were meeting each day and Pandemic Plan is a live document so continually being developed.

The following documents were provided with the agenda for information:

- Council's Pandemic Plan – March 2020
- COVID-19 Staff Update – 18.03.2020
- COVID-19 Staff Update – 19.03.2020
- Council's Critical Operation Plans.

## **8.2 Risk Management Committee Charter**

Noted that the Risk Management Committee Charter has not been completed to date and will be listed for the next meeting. General Manager advised that a Risk Management Officer has been appointed and will commence with Council on 27 April 2020. BSI audit had been undertaken in March.

## **8.3 Claims Update**

Schedule outlining workers compensation claims currently under active management was noted.

## **9 Information & Communications Technology (ICT)**

No report for this meeting.

## **10 Audit Panel Assessment**

The Chairperson advised that the Audit Panel Assessment Report is 80% complete and the completed Report will be provided to the General Manager within a fortnight.

## **11 Items to Note**

### **11.1 ICT Governance Committee**

A copy of the minutes of meetings on 26 November 2019, 23 January 2020 and 13 February 2020 were provided with the agenda for information.

### **11.2 Risk Management Committee**

No meetings to date.

## **12 General Business**

### **12.1 Major Projects**

The General Manager advised that Council is currently reviewing major projects in response to COVID-19. At this stage there are no plans to put any capital projects on hold including works contracted out.

## **13 Next meeting**

Tuesday 9th June, Central Coast Council

Meeting closed 12.48pm.

## Central Coast Community Safety Partnership Committee

Minutes of a meeting held in the Central Coast Council Chamber,  
19 King Edward Street, Ulverstone

**Thursday, 29 April 2020 – Commencing at 10.00am**

### 1 PRESENT

**Cr Jan Bonde** (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Paul Breden** (Director Infrastructure Services CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Kathryn Robinson** (Housing Choices Tasmania Ltd); **Inspector Shane Le Fevre** (Tasmania Police – Ulverstone); **Sergeant Brett Saarinen** (Tasmania Police); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative); and **Garth Johnston** (Community Rep);

### 2 WELCOME

The Mayor welcomed everyone to the meeting.

### 3 APOLOGIES

**John Deacon** (Central Coast Community Shed); **Sharon Condon** (Central Coast Chamber of Commerce & Industry CCCCCI) and **Simon Douglas** (Ulverstone Neighbourhood House)

### 4 MINUTES OF PREVIOUS MEETING

■ Cr Cheryl Fuller moved, and Melissa Budgeon seconded, “That the minutes from the meeting held on Wednesday, 26 February 2020 be confirmed”.

**Carried**

### 5 MATTERS ARISING FROM PREVIOUS MEETING

#### *a Community Forum on CCTV usage*

Discussion were held on how to move forward with the CCTV forum. It was suggested to look at what current CCTV is available in the CBD. This would give an indication on what other resources would be needed.

It was suggested to look at other organisations that can be linked to the forum and whether there is other information that already exists.

Melissa Budgeon, Sergeant Brett Saarinen and Sharon Condon from the Central Coast Chamber of Commerce to look at the resources needed and to organise the forum.

#### *b New pedestrian cross over on South Road Penguin*

Paul Breden has had staff look at the line of site of the new crossing on South Road, Penguin near the South Road highway overpass. The crossing

meets all standards however there is a tree that may need trimming or removing.

Garth thanked Paul for his investigation.

*c Committee Representatives*

The meeting agreed to advertise for a new community representative to replace Barry Issac from Turners Beach. Melissa Budgeon will organise a post for the Council's Facebook page and Website for expression of interest to become a representative on the committee.

Committee members were asked if they knew of anyone suited to being on the committee, where those people could be invited to attend a future meeting.

**6 COVID-19**

Sandra Ayton reported that the Council's Community Services department is carrying out regular phone contact with vulnerable people in the community along with making regular phone calls to council volunteers and keeping in touch with other services and volunteer groups to assist in providing services for the vulnerable people in the community.

Sandra also reported that the Council will assist with financial hardships in accordance with our hardship policy and also look at ways to further help community groups, organisations and businesses who rent Council properties.

Kathryn Robinson reported that Housing Choices have been phoning their residence fortnightly and keeping in touch. Gathering information on who may need assistance with technology and learning about technology, learning how to face time, and setting up a birthday club for residents.

Kathryn reported Housing Choices are assisting residents to access online services and are continuing to rehouse people in need. People have been resilient. Housing Choices are keeping in touch with Council through Melissa and Neighbourhood house on services available.

**7 COMMUNITY SAFETY ACTION PLAN 2017-2022**

**6.1 Action Plan update**

Melissa reported she will have an update at the next meeting.

**8 REPRESENTATIVE REPORTS**

**6.1 Crime Report**

**Inspector Shane Le Fevre**

Inspector Shane Le Fevre and Sergeant Brett Saarinen reported that during COVID-19 police are working on making sure the public is keeping safe and monitoring motoring movement.



The Subway robbery was resolved quickly due to the CCTV footage. The CCTV that have been place in local business have been a good resource in monitoring to catch perpetrators.

Crime wise around the municipality has been monitored there have been spate of shed and car burglaries in the Turners Beach and Leith area. A promotional on social media to remind people to lock up and keep safe.

There are concerns at present with the CBD with shops being shut

No increase in family violence at present but this could be people are not reporting it due to the lockdown and isolation.

The Police have been extremely busy with neighbour related jobs where people are reporting large congregations of people on private property.

The Tas Fire Service and Sate Emergency Services along with the military police have been assisting police in undertaking checks around state during COVID-19 and will continue until all is back to normal The meeting agreed letters of thanks be written to all emergency services including ambulance for assisting our community during this period.

Social medial posts to contact the 131 444 and remind the community to contact Tasmania Police straight away when crimes happen.

**6.2 Central Coast Chamber of Commerce & Industry Report Dr Sharon Condon**  
Nil

**6.3 Primary Health Report**  
Nil

**6.4 Education (all schools) Report Glen Lutwyche**  
Glynn Lutwyche agreed that Council, Tasmania Police and Schools keep up the social media post on reminders for the public to turn on vehicle lights on early during the winter period, to lock up vehicles and property to prevent theft and stay safe during COVID-19 etc.

**6.5 Ulverstone Neighbourhood House Report Nicole Griffiths**  
Nil

**6.6 Housing Choices Tasmania (HCT) Report Kathryn Robinson**  
Kathryn reported regular reminder information is sent to residents to keep safe during COVID-19 and what different services are available to help them. The Mayor, Cr Jan Bonde thanked Kathryn for the work she had been doing to assist people during COVID-19, Kathryn has gone above and beyond the call of duty.

**6.7 Community Housing Report** **Tameka Dornauf**

Nil

**6.8 Community Reports** **Garth Johnston**

Garth advised that comments have been circulating that the Penguin Police Station was unmanned at present and asked for verification on this. Inspector Shane Le Fevre advised that the staff were removed and deployed elsewhere, however the manning of the Penguin Police station will be sorted next week and there will be an officer available.

**6.9 Central Coast Community Shed** **John Deacon**

Nil

**6.10 Council Report** **Jan Bonde/Sandra Ayton**

Items in General Business.

**9 GENERAL BUSINESS**

The Devonport library have been holding webinars classes enabling people to take online classes for IT. The Council to check if the Ulverstone Library is allowing access to their facility either online or are opened.

Discussions were held on what services Council and other State and Volunteer organisations have been providing the community during COVID-19 lock-down. It was suggested that Council keep records of what has been beneficial for the community during this period, what services were used before and after COVID- 19 and if they were beneficial and which were not.

The committee felt that in the future the way we do things will change. Discussion were held on what could benefit all parties in the future e.g. holding meetings via Skype or Zoom.

Cr Cheryl Fuller reported on a Facebook page called Penguin Community Crime Stoppers which the Council and Tasmania Police need to be made aware of. It was felt that this Facebook page could be sending out the wrong message to people that view it. Garth Johnston advised he would have a look at this page and report.

**10 NEXT MEETING:**

As there was not further business to discuss the meeting closed at 11.40am.

The next meeting will be held on 24 June 2020 in the Council Chamber, 19 King Edward Street, Ulverstone, commencing at 10.00am.

**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO  
MAYOR AND COUNCILLORS**

Period: 21 April to 18 May 2020

- . Letter suggesting that the Council reconsider the management of the free camping areas at Hall Point, Midway Point and the Penguin Surf Life Saving Club.
- . Email requesting that a current Councillor be appointed to the 7 Day Makeover Volunteers Group, and that it be discussed at the Council meeting on 18 May 2020.
- . Email encouraging staff and clients to use the National Dementia Helpline if they are in need of support during the COVID-19 pandemic.
- . Email expressing concerns about the proposed changes to the current exercise area for all dogs at Turners Beach.



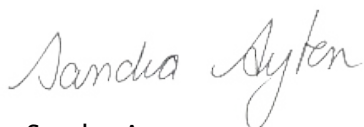
Sandra Ayton  
GENERAL MANAGER

**SCHEDULE OF DOCUMENTS FOR AFFIXING OF  
THE COMMON SEAL**

Period: 21 April to 18 May 2020

*Documents for affixing of the common seal under delegation*

- . Adhesion Order  
CT128571/1 and CT17774  
Subdivision of land and adhesion of balance of land  
Castra Road, Ulverstone  
Application No. DA213112
- . Final Plan of Survey  
101 South Road, Penguin – two lots  
Application No. DA2019076
- . Final Plan of Survey and Schedule of Easements  
115 Penguin Road, West Ulverstone – two additional lots  
Application No. DA2020100-1
- . Final Plan of Survey and Schedule of Easements  
24 Hull Street, Leith  
Application No. DA2018231



Sandra Ayton  
GENERAL MANAGER

## **SCHEDULE OF CONTRACTS AND AGREEMENTS**

(Other than those approved under the Common Seal)

Period: 21 April to 18 May 2020

### *Contracts*

- . Contract 15/2019–2020  
CJD Equipment Pty Ltd  
Supply and delivery of one Fuso Fighter 1627 truck with Flocon body,  
as per Tender F603 - 2019/2020 - \$372,378.60 (inc. GST)  
Less Trade in Isuzu FVR1000 Flocon (Reg A54WR) - \$28,000.00 (inc. GST)  
Contract Amount: \$ 344,378.60 (inc. GST)
- . Contract 16/2019–2020  
Bucher Municipal  
Supply and delivery of one Hino FE 1426 truck with VT652 Sweeper body,  
as per Tender F601 – 2019/2020 – \$342,319.98 (inc. GST));  
Less Trade In DAF LF45/V5500 Sweeper (Reg A47ZV) \$49, 780.00 (inc. GST)  
Contract Amount: \$292,539.98 (Inc. GST)
- . Contract 24/2019–2020  
FRM Materials Handling Pty Ltd  
Supply and delivery of one Hino FE 1426 AT LEAF 4290 Tipper truck,  
as per Tender F408 - 2019/2020 - \$127,253.25 (inc. CST)  
Less Trade in Isuzu FFR 500 (Reg C69CA) \$35,200.00 (inc. CST)  
Plus extended 5 years/300,000km Warranty - \$2,970 (inc. CST)  
Contract Amount: \$95,023.25 (inc. GST)
- . Contract 26/2019–2020  
FRM Materials Handling Pty Ltd  
Supply and delivery of one Hino FC 1124 AT LEAF 4350 Tipper truck,  
as per Tender F402 - 2019/2020 - \$116,353.26 (inc. GST)  
Less Trade in Isuzu FFR 500 (Reg B23TM) - \$37,800.00 (inc. GST)  
Plus extended 5 years/300,000km Warranty - \$2,970 (inc. GST)  
Contract Amount: \$81,523.26 (inc. GST)

- . Contract 14/2019–2020  
Mead Con Pty Ltd  
Ulverstone Recreation Ground Changerooms Redevelopment – Construction works in accordance with Guaranteed Maximum Price Tender submission and revised scope of works as outlined in final officer dates 5 December 2019.  
Contract Amount: \$1,089,000.00 (inc. GST)

#### *Agreements*

- . Lease Agreement  
Central Coast Council and Rotary Club of Ulverstone  
Rotary Shed - Ulverstone Showground  
Agreement term: 1 July 2019 - 30 June 2024  
Payment terms: \$110 (inc. GST) per annum



Sandra Ayton  
GENERAL MANAGER

**Central Coast Council**  
**List of Development Applications Determined**  
**Period from: 1 April 2020 to 30 April 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Days Determined	Cost of Works
DA2019137	Golf Club Road WEST ULVERSTONE,TAS,7315	Discretionary	Natural and cultural values management (rehabilitation and reinstatement of site due to removal of vegetation)	15/11/2019	8/04/2020	27	\$1,155.00
DA2019154	260 Preservation Drive SULPHUR CREEK,TAS,7316	Discretionary	Residential (dwelling and retaining walls)	5/12/2019	7/04/2020	25	\$335,000.00
DA2020010 - 1	Henslowes Road ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Subdivision (129 lot)	14/01/2020	16/04/2020	87	\$5,000.00
DA2020028	from Esplanade Turners Beach to Bass Highway underpass, Leith (West) ,TAS,7315	Discretionary	Utilities (minor – shared pathway from Turners Beach to Leith (West) – including upgrade of heritage rail bridge)	27/02/2020	20/04/2020	53	\$1,400,000.00
DA2020034 - 1	108 Main Road PENGUIN,TAS,7316	Discretionary	Residential (dwelling extension)	3/04/2020	20/04/2020	11	\$0.00
DA2020037	1 Crescent Street & 2 Patrick Street ULVERSTONE,TAS,7315	Discretionary	Hotel industry (demolitions and drive through bottle shop) and Amendment to Sealed Plan CT229743/1.	18/02/2020	8/04/2020	22	\$300,000.00
DA2020039	138 Preservation Drive PRESERVATION BAY,TAS,7316	Discretionary	Residential (outbuilding – shed)	18/02/2020	3/04/2020	23	\$20,000.00
DA2020045	2 Hogarth Road SULPHUR CREEK,TAS,7316	Discretionary	Residential (second storey extension)	21/02/2020	15/04/2020	40	\$280,000.00
DA2020046	3 Sunnyridge Avenue PENGUIN,TAS,7316	Discretionary	Residential (multiple dwellings x ten)	24/02/2020	15/04/2020	44	\$1,200,000.00

**Central Coast Council**  
**List of Development Applications Determined**  
**Period from: 1 April 2020 to 30 April 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Days Determined	Cost of Works
DA2020052	44 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling)	26/02/2020	1/04/2020	29	\$263,580.00
DA2020053	11 Leighlands Avenue ULVERSTONE,TAS,7315	Discretionary	Residential (outbuildings – shed and carport)	26/02/2020	15/04/2020	44	\$19,500.00
DA2020058	1059 Castra Road SPRENT,TAS,7315	Discretionary	Required dwelling (outbuilding – shed)	28/02/2020	1/04/2020	22	\$35,000.00
DA2020061	154 South Road PENGUIN,TAS,7316	Permitted	Residential (dwelling, ancillary dwelling and outbuildings – sheds)	3/03/2020	2/04/2020	13	\$275,000.00
DA2020062	1 Rose Court TURNERS BEACH,TAS,7315	Discretionary	Residential (demolition and new outbuilding – shed)	6/03/2020	7/04/2020	21	\$40,000.00
DA2020065	5 Kilowatt Court ULVERSTONE,TAS,7315	Discretionary	Storage and Service industry (warehouse and repair of office machinery)	11/03/2020	8/04/2020	21	\$100,000.00
DA2020066	397 Ironcliff Road PENGUIN,TAS,7316	Permitted	Residential (outbuilding – shed)	12/03/2020	2/04/2020	13	\$25,000.00
DA2020067	2 & 5 Miami Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision – reconfiguration of boundaries)	13/03/2020	7/04/2020	20	\$15,000.00
DA2020068	448 Ironcliff Road PENGUIN,TAS,7316	Discretionary	Residential (dwelling additions)	16/03/2020	21/04/2020	26	\$85,000.00
DA2020074	146 Gawler Road GAWLER,TAS,7315	Discretionary	Residential (demolition of existing buildings, renovation/extension of existing residence)	18/03/2020	22/04/2020	21	\$200,000.00



**Central Coast Council**  
**List of Development Applications Determined**  
**Period from: 1 April 2020 to 30 April 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Days Determined	Cost of Works
DA2020075	796 South Road PENGUIN,TAS,7316	Discretionary	Manufacturing and processing (showroom and offices)	19/03/2020	27/04/2020	27	\$200,000.00
DA2020081 - 1	17 South Road WEST ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Minor Amendment – amend to be 3.6m wide crossover to multiple dwellings	26/03/2020	1/04/2020	6	\$3,000.00
DA2020084	4 Arnold Street PENGUIN,TAS,7316	Permitted	Residential (second dwelling)	27/03/2020	20/04/2020	18	\$300,000.00
DA2020085	78 Deviation Road PENGUIN,TAS,7316	Permitted	Resource development (agricultural shed)	27/03/2020	2/04/2020	1	\$24,475.00
DA2020086	16 Fieldings Way ULVERSTONE,TAS,7315	Discretionary	Manufacturing and processing (fit-out of existing building to provide office, processing and testing facilities)	31/03/2020	30/04/2020	23	\$10,000.00
DA2020087	38 Leven Street ULVERSTONE,TAS,7315	Permitted	Educational and occasional care( maintenance workshop)	2/04/2020	7/04/2020	0	\$29,990.00
DA2020088 - 1	8 Davis Street LEITH,TAS,7315	Minor amendment of a Permit.	Residential (dwelling and shed) – Minor Amendment	2/04/2020	22/04/2020	13	\$50,000.00
DA2020092	35A Queen Street WEST ULVERSTONE,TAS,7315	Discretionary	Business and Professional Services – Medical Centre Extension	7/04/2020	16/04/2020	8	\$35,000.00

**Central Coast Council**  
**List of Development Applications Determined**  
**Period from: 1 April 2020 to 30 April 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Days Determined	Cost of Works
DA2020100 - 1	115 Penguin Road WEST ULVERSTONE,TAS,7315	Final Plan of Survey, Minor amendment of a Permit.	Residential (Subdivision – 36 lots – 3 stages)	9/04/2020	28/04/2020	19	\$1,000.00
DA2020101	26 Turners Avenue TURNERS BEACH,TAS,7315	Permitted	Residential (dwelling additions – window boxes, entry & deck)	16/04/2020	22/04/2020	1	\$1,000.00
DA2020103 - 1	CT 156608/1 Cuprona Road CUPRONA,TAS,7316	Minor amendment of a Permit.	Residential (dwelling)	20/04/2020	28/04/2020	6	\$0.00
DA2020108	765 Forth Road FORTH,TAS,7310	Permitted	Residential (garage and animal shelter)	22/04/2020	24/04/2020	0	\$30,000.00

## SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 April 2020 to 30 April 2020

### Building Permits – 8

·	New dwellings	5	\$1,561,500
·	Outbuildings	0	\$0.00
·	Additions/Alterations	3	\$455,000
·	Other	0	\$0.00
·	Units	0	\$0.00

### Demolition Permit – 0

### Permit of Substantial Compliance – Building – 1

### Notifiable Work – Building – 12

·	New dwellings	3	\$991,500
·	Outbuildings	7	\$249,693
·	Additions/Alterations	2	\$57,672
·	Other	0	\$0.00

### Building Low Risk Work – 0

### Certificate of Likely Compliance – Plumbing – 12

### No Permit Required – Plumbing – 6

### Food Business registrations (renewals) – 1

### Food Business registrations – 0

### Temporary Food Business registrations – 0

### Temporary 12 month Statewide Food Business Registrations – 0

### Public Health Risk Activity Premises Registration – 0

### Public Health Risk Activity Operator Licences – 0

### Temporary Place of Assembly licences – 0

**SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION**

Period: 1 April 2020 to 30 April 2020

**Abatement notices issued**

**ADDRESS**

**PROPERTY ID**

Nil

**Kennel Licence issued**

**ADDRESS**

**OWNER**

Nil

**Permits issued under Animal By-Law 1 – 2018**

**ADDRESS**

**PERMIT ISSUED FOR**

Nil

## SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 April 2020 to 30 April 2020

### Infringement notices issued for Dog Offenses

	1-30 Apr 2020
Claimed	3
Burnie Dogs Home	1
Destroyed	1
Heldover	1
Devonport Dogs Home	0

### Infringements for dogs and impoundments etc.

1 - 30 April 2020	0
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### Traffic Infringement Notices for Parking Offences

1 - 30 April 2020	0	
King Edward Street	0	0%
Reibey Street	0	0%
Bannons Car Park	0	0%
North Reibey	0	0%



Ian Stoneman  
DIRECTOR ORGANISATIONAL SERVICES



Our ref: DOC/20/7930  
Officer: Johanna Edwards  
Phone: 6165 6811  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

29 January 2020

Ms Maryann Edwards  
Land Use Planning Group Leader  
Central Coast Council  
GPO Box 220  
ULVERSTONE TAS 7315

By email: [mary-ann.edwards@centralcoast.tas.gov.au](mailto:mary-ann.edwards@centralcoast.tas.gov.au)

Dear Ms Edwards

## **Directions for draft Central Coast Local Provisions Schedule**

I refer to the Commission's hearing into the draft Central Coast LPS which was reconvened on 21-23 January 2020 at the Central Coast Council Chambers.

The Commission gives the planning authority the following directions:

### **1. Application of the Agriculture and Rural Zones**

Provide a more detailed response to the representations identified below with reference to consistency with the Section 8A Guidelines for the Agriculture and Rural Zones and the context provided by the Agricultural Land Mapping Project Background Report of May 2017. The planning authority's submission should be supported by expert evidence where appropriate, acknowledging the complexity of applying the Agriculture and Rural Zones due to historical patterns of subdivision and changes to agricultural production and land management in the municipality.

The planning authority's submission must outline the methodology that has been applied and the evidence on which it relies for its response to representations.

This direction applies to representations 37, 70, 54, 73, 72, 76, 55, 56, 61, 64, 67, 80, 38, 40, 42, 43, 44, 45, 46, 49, 50, 51, 52, 57, 58, 59, 60, 62, 63, 69, 71, 74, 78, 39, 79, 81; and 818 Preston Road, North Motton (FR 11342/1); small lots in Preston Road, North Motton (FR 240522/1 and FR 240522/1).

### **2. Loyetee Peak and Leven Canyon Reserve**

Provide a submission in consultation with Peter Stronach for the Friends of the Leven Canyon that:

- (a) confirms those areas that are sought to be included in the priority vegetation overlay, noting that at the hearing some areas identified in the original submission appeared to already be subject to the overlay.
- (b) confirms the Crown Land lots proposed for the Environmental Management Zone. The submission should include accurate title information and maps showing existing zoning the draft LPS zoning.

### **3. Coordinates for land proposed to be split zoned**

Provide coordinates identifying the boundary of the Rural Zone and the Landscape Conservation Zone for:

- (a) FR 53698/1 owned by the Highland Conservation Trust; and
- (b) PID 3441063 owned by Penny Laskey

### **4. Drafting modifications to the proposed Scenic Protection Code Table C8.1**

Provide a submission in consultation with Jason Whitehead of the Highland Conservation Trust that clarifies the drafting of the Management Objectives for the Loyetee Peak - Leven Canyon Scenic Protection Area.

### **5. 83 Allegra Drive, Heybridge - representation 27, Rob and Ros Hill**

In view of the planning authority advice to support the land being rezoned to Rural Living B provide advice on whether the access and frontage requirements are likely to be met were the land to be further subdivided, and whether there are any bushfire hazard matters that need to be considered as part of any rezoning.

### **6. Land in the Utilities Zone surplus to requirements of the Department of State Growth**

Provide a submission in consultation with the Department of State Growth confirming whether the planning authority supports alternate zoning for any of the land identified in the Department of State Growth submission of 16 January 2020, after considering any further site information provided by the Department, and whether the zoning sought would require considerable further supporting information for the request to be considered.

### **7. Overlay for the Flood-Prone Hazard Areas Code**

Provide the 2015 Entura report and a response to the SES further submission dated 10 January 2020.

In addition to the directions above, the Commission requests that Peter Stronach provide a statement of his expertise in support of his submission for the Friends of Leven Canyon. This should identify his field of expertise, qualifications and experience.

All further submissions are to be emailed to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by close of business on **Monday 24 February 2020**. The Commission will publish all submissions in full on the [iplan website](https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=829) (<https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=829>) as soon as possible following their receipt. Parties may make response submissions within seven days or by close of business on **Monday 2 March 2020**.

With respect to matters 2 and 4 above, when the further submissions are received, the Commission will seek the advice of the Department of Primary Industry, Parks and Environment about any matters that affect Crown land.

The Commission will then consider whether it has sufficient information to determine the matters raised in the further submissions, or whether to reconvene the hearing. If the hearing is to be reconvened, the Commission will give notice to the planning authority and the parties, and publish a notice in the newspaper.

If you require any further information, please contact Johanna Edwards on 6165 6811 or [Johanna.Edwards@planning.tas.gov.au](mailto:Johanna.Edwards@planning.tas.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized, cursive script.

John Ramsay  
**Delegate (Chair)**

cc: Peter Stronach, Jason Whitehead, Department of State Growth



# TASMANIAN PLANNING COMMISSION

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Our ref: DOC/20/25181  
Officer: Johanna Edwards  
Phone: 6165 6811  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

13 March 2020

Ms Maryann Edwards  
Land Use Planning Group Leader  
Central Coast Council  
GPO Box 220  
ULVERSTONE TAS 7315

By email: [mary-ann.edwards@centralcoast.tas.gov.au](mailto:mary-ann.edwards@centralcoast.tas.gov.au)

Dear Ms Edwards

## **Directions for draft Central Coast Local Provisions Schedule**

I refer to the Commission's directions of 29 January 2020 and your response of 5 March 2020. I am writing to seek clarification on your response, as follows:

### **1. Application of the Agriculture and Rural Zones**

The planning authority's submission comprises a report from AK Consultants. This sets out and applies a methodology to determine the merit of those representations referred for review, not including the Highland Conservation Trust's representation.

The Commission considers the AK Consultants' approach meets AZ1 of Guideline No.1 that suggests variation to the State government's Agricultural Estate mapping should be based on a more recent, more detailed or expert analysis at a local or regional level. By developing and applying a methodology, the findings are arguably more consistent across the representations being reviewed.

The Commission has also received a submission from the Highland Conservation Trust comprising agricultural advice from consultants Macquarie Franklin. This does not set out a methodology.

The Commission invites the planning authority to provide further information, such as a peer review of the submission from the Highland Conservation Trust, with reference to folios of the Register 139289/2, 126824/1, 198562/1, 205150/1, 139052/2, 165015/1, 198565/1, 33196/1 owned by the Highland Conservation Trust. These lots are proposed to be in the Agriculture Zone but requested by the Highland Conservation Trust to be revised to the Rural Zone.

### **2. Additional potential zoning proposals**

The report from AK Consultants refers to a number of additional lots that although not the subject of representations, they consider potentially suitable for zoning changes. These are referred to in the Comments sections on pages 15, 19, 21, 25, 31, 38, 41, 45, 51.

The planning authority is requested to advise whether it wishes to consider these matters further at this time, or conduct a review in future, which may result in an amendment to an approved LPS.

### **3. Flood mapping**

In relation to the Forth Flood Plan Hydraulic Modelling Report, prepared by Entura and dated 21 February 2014, the Commission requests that the planning authority confirm from Entura whether or not its report may be used as the basis for the Flood Prone Areas Hazard Code overlay in the draft LPS or whether there are any geographical restrictions to the application of the modelled areas for the purpose of the application of the overlay.

### **4. Confirmation of Advice**

Finally, while the planning authority has indicated that it supports specific further submissions, such as that jointly prepared with the Friends of Leven Canyon, can you please provide consolidated advice documenting the planning authority's support or otherwise for specific submissions and/or the position of the planning authority in relation to the documents submitted in response the Commission's directions of 29 January 2020. A consolidated response will be informative both for the Commission and representors, when the relevant matters are posted on iplan.

This information should be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by 31 March 2020.

If you require any further information, please contact Johanna Edwards on 6165 6811 or [Johanna.Edwards@planning.tas.gov.au](mailto:Johanna.Edwards@planning.tas.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay  
**Delegate (Chair)**

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/46584  
Officer: Johanna Edwards  
Phone: 6165 6811  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

1 May 2020

Ms Mary-Ann Edwards  
Land Use Planning Group Leader  
Central Coast Council  
GPO Box 220  
ULVERSTONE TAS 7315

By email: [mary-ann.edwards@centralcoast.tas.gov.au](mailto:mary-ann.edwards@centralcoast.tas.gov.au)

Dear Ms Edwards

## **Directions for Central Coast draft Local Provisions Schedule Issues**

The purpose of this letter is to seek the planning authority's advice on the Confirmation of Advice request contained in paragraph 4 of the Commission's letter to the planning authority of 13 March 2020.

This request seeks a consolidated document of the planning authority's position on the following matters, with an indication of support or otherwise for the recommendations or submissions or positions outlined in the documents below.

If the planning authority does not support a recommendation, submission or proposal, that should be indicated and a brief statement of the planning authority's position provided.

There is likely to be further opportunity for the planning authority to outline its position on various matters, in particular the matters that are not supported.

The consolidated response is to include the above information on the following matters:

1. Application of the Agriculture and Rural Zones to the various properties in the AK Consulting Reports of 5 March 2020 and 3 April 2020 and Macquarie Franklin report of 17 February 2020 (Commission letters of 29 January and 13 March 2020 paragraph 1)
2. Any further consideration to the references in the AK Consulting report to potential zoning changes (Commission letter of 13 March 2020 paragraph 2)
3. Friends of the Leven submission for the increased application of the Environmental Management Zone and the Priority Vegetation layer of the Natural Assets Code provided on 6 March 2020 (Commission letter of 29 January 2020 paragraph 2)
4. Drafting modifications to the Management Objectives in the Scenic Protection Code Table C8.1 (Commission letter of 29 January 2020 paragraph 4)
5. Zoning of land at 83 Allegra Drive Heybridge (Commission letter of 29 January 2020 paragraph 5)
6. Application of the Utilities Zone or otherwise to various parcels of land owned by Department of State Growth (Commission letter of 29 January 2020 paragraph 6)
7. Response to the issue raised in relation to the geographical application of the Entura advice that forms the basis of the Flood-Prone Areas Hazard overlay, as referred to in paragraph 3 of the Commission letter of 13 March 2020.

This information should be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by 14 May 2020.

If you require any further information, please contact Johanna Edwards on 6165 6811 or [Johanna.Edwards@planning.tas.gov.au](mailto:Johanna.Edwards@planning.tas.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized, cursive script.

John Ramsay  
**Delegate (Chair)**

## **ANNEXURE 2**

**CENTRAL COAST PLANNING AUTHORITY SUBMISSIONS TO**

**TASMANIAN PLANNING COMMISSION DIRECTIONS OF  
29 JANUARY 2020**

<p style="text-align: center;"><b>Contents List of Planning Authority submissions to Tasmanian Planning Commission Directions of 29 January 2020</b></p>	<p style="text-align: right;"><b>Page</b></p>
<p><b>Direction No. 1 – Application of Agriculture and Rural zones</b></p>	<p style="text-align: right;"><b>1</b></p>
<ul style="list-style-type: none"> <li>(a) “Review of Agriculture &amp; Rural Zone Representations” by AK Consultants</li> <li>(b) “Gunns Plains Property Agricultural Assessment – Property re-zoning supplemental information” by Macquarie Franklin</li> <li>(c) Review of Macquarie Franklin report and Highland Conservation Trust Titles by AK Consultants</li> </ul>	
<p><b>Direction No. 2 – Loyetee Peak and Leven Canyon Reserve</b></p>	<p style="text-align: right;"><b>107</b></p>
<ul style="list-style-type: none"> <li>(a) Friends of the Leven. Report detailing request that Crown land be zoned Environmental Management (not Rural)</li> <li>(b) Friends of the Leven - Qualifications of P Stronach and others who had input into Environmental Values Table for land to be Environmental Management.</li> <li>(c) Map showing split zoning of Crown land nominated for Environmental Management/Rural zone</li> <li>(d) Table of land to be included in propriety vegetation layer (Natural Assets Code layer)</li> </ul>	
<p><b>Direction No. 3 - Coordinates for land proposed to be split zoned</b></p>	<p style="text-align: right;"><b>161</b></p>
<ul style="list-style-type: none"> <li>(a) Split zoning maps for CT53698/1 &amp; CT139052/2 &amp; CT 249257/1 &amp; CT 139289/1</li> <li>(b) Split zone map for CT208779/1 (PID 3441063)</li> </ul>	
<p><b>Direction No. 4 – Drafting modifications to the proposed Scenic Protection Code Table C8.1</b></p>	<p style="text-align: right;"><b>165</b></p>
<p>Draft CCO-Table C8.1 Scenic Protection Areas</p>	
<p><b>Direction No. 5 – 76 Allegra Drive, Heybridge – reps No. 27 – Rob &amp; Ros Hill</b></p>	<p style="text-align: right;"><b>166</b></p>
<ul style="list-style-type: none"> <li>(a) Proposed rezoning of 76 Reynolds Road, Heybridge (CT174599/1) to Rural Living B</li> <li>(b) Certificate of Title 174599 Folio 1</li> </ul>	
<p><b>Direction No. 6 – Land in the Utilities zone surplus to requirements of the Department of State Growth</b></p>	<p style="text-align: right;"><b>173</b></p>
<ul style="list-style-type: none"> <li>(a) Parcels (x 2) identified to be rezoned from Utilities to Rural and Agriculture</li> <li>(b) Split zone maps (x 2) of land to be rezoned to Rural and Agriculture</li> <li>(c) Areas (x 4) where full extent of Bass Highway easement is to be shown to be zoned Utilities</li> </ul>	
<p><b>Direction No. 7- Overlay for the Flood-Prone Hazard Areas Code</b></p>	<p style="text-align: right;"><b>182</b></p>
<p>Planning Authority response to SES Options for inclusion of a flood hazard overlay and <i>Table C11.1 Coastal Inundation Hazard Bands AHD Level</i> in the draft LPS</p>	

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# Central Coast LPS – Review of Agriculture & Rural Zone Representations

Report for: Central Coast Council

Location: Central Coast Municipality

Prepared by: Michael Tempest & Astrid Ketelaar  
AK Consultants  
Shop 29 York Town Square  
LAUNCESTON, TAS. 7250

Date: 05/03/2020



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*Disclaimer: This document has been compiled using a range of source materials. AK Consultants shall not be responsible to the client for any loss or damage or expense, which results from AK Consultants relying upon the information or instructions provided by the client, or upon the third party data, where such information or instructions, or such third party data, was inaccurate, false, or faulty.*



## EXECUTIVE SUMMARY

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AK Consultants has been engaged by Central Coast Council to assess individual titles that received representations when the Council publicly exhibited their proposed zoning for the 'Agriculture' and 'Rural' zones under the Tasmanian Planning Scheme.

To assist with assessing the most suitable zone (Agricultural or Rural) for the reviewed titles, AK Consultants developed Decision Rules that consider the purpose statements of both zones as well as the TPC's *Guideline No 1, Local Provisions Schedule (LPS): zone and code application*, which were developed to assist with the zoning process.

In total, 37 representations have been reviewed, which necessitated the assessment of 41 individual titles. Of the 41 titles, 39 had been proposed for the Agriculture zone and 2 had been proposed for the Rural zone by Council. This assessment concludes that 17 titles are recommended for the Rural Zone and 24 titles are recommended to be retained in the Agriculture Zone.

## INTRODUCTION

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In response to the State Government's State Planning Provisions, the Central Coast Council is in the process of converting the *Central Coast Interim Planning Scheme 2013* to be compliant with new Tasmanian Planning Scheme. As part of this process the State Government has determined that the existing Rural Resource Zone be split into two new zones; the Agriculture Zone and Rural Zone. This is dealt with through Council's Local Provision Schedule (LPS)

In September 2018 Central Coast submitted their LPS to the Tasmanian Planning Commission (TPC). The LPS was then publicly exhibited for a period of two months from 3 June 2019 to allow for public comment. Over 90 representations were submitted. The TPC is requiring Council to provide a detailed response to 37 representations that are for land that Council proposed to be zoned 'Agriculture'. The Council response is required to be supported by a methodology that considers the agricultural aspects of the land and addresses the agricultural matters raised in the representations.

AK Consultants has been engaged to assess the most appropriate zone (Agriculture or Rural) for the land identified within each representation. Decision Rules have been developed that are consistent with the purpose statements for the Agriculture and Rural zones as well as with the TPC's *Guideline No 1, Local Provisions Schedule (LPS): zone and code application* (LPS Guidelines).

## METHODOLOGY

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There are four steps to this assessment.

- Step 1 – Title characterisation
- Step 2 – Reviewing / classifying the representations
- Step 3 – Applying the Decision rules
- Step 4 – Appropriate zone determination

The approach used in this project is designed to protect the current and future potential productive agricultural capacity of the land (including irrigation water resources).

The methodology provides for the analysis of the characteristics of each title associated with each representation and then to determine appropriate zoning. Decision Rules were developed as guidance and to ensure consistency with the Zone Purposes as set out in the Local Provisions Schedules. The steps taken to complete the assessment for each title/site identified in the representations are described in more detail as follows.

### **STEP 1 - TITLE CHARACTERISATION**

These characteristics provide a snapshot of a title's agricultural capacity and potential constraints for agricultural use. This generally provides strong indication as to the zone a title is most suited to. Whilst some of these characteristics were included in the Agricultural Land Mapping Project (ALMP), the majority of that analysis was undertaken as a GIS exercise. In this more detailed analysis local knowledge and context is applied in a case by case assessment rather than an automated GIS analysis

based on generic rules. Whilst less objective than the automated GIS analysis, it allows consideration of specific site factors not easily incorporated when applying a generic rule set.

For titles being assessed the following characteristics are considered:

- ALMP identified constraint level
- Council Proposed Zoning
- Representation Proposed Zoning
- Size (ha)
- Ownership (individual or with adjacent or nearby titles)
- Evidence of Agricultural activities on the title from imagery available on LIST
- Mapped Land Use. Mapped Land Use is available on the LIST. There is a 'Live' layer that is based on Land Use Mapping completed in 2015. The 'Live' layer provides some areas that have been updated since 2015.
- Land Capability. Published Land Capability as per the *Land Capability Handbook 1999*, by DPIWE. All available Land Capability Mapping is available on the LIST. This is generally at a scale of 1:100,000.
- Enterprise Suitability. Utilisation of DPIWE's enterprise suitability mapping for various crops grown in Tasmania. Available on the LIST
- Irrigation water resources. Existing water resources, including water allocations, existing dams and proposed dams are considered. Available on LIST
- Enterprise scale Enterprise Scale analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability and irrigation water resources and connectivity were analysed at the holding level enabling the characteristics of titles to be classified into three broadly defined categories; 'commercial', 'hobby' and 'lifestyle'<sup>1</sup>.
- Remoteness - distance to market, labour, contractors and support services.
- Natural Values. Residual Native vegetation is considered, mapped threatened vegetation communities and threatened flora and fauna records are also considered. Available from LIST.
- Natural Assets Code. Whether the title or adjacent titles has been mapped by Council under the Natural Assets Code is considered.
- Existing dwelling. Whether the title has an existing dwelling. Building points are used. Available on the LIST.
- Onsite reserve. Any existing onsite reserves are considered. Available on LIST.
- Adjacent reserve. Any existing adjacent reserves are considered. Available on LIST.
- Adjacent land use. Evidence of adjacent agricultural activities on adjacent titles from imagery available on LIST.

This information is built into a GIS table that includes each assessed title and its attributes.

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<sup>1</sup> Adapted from Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* - written for Northern Tasmania Development.

## **STEP 2 - REVIEWING REPRESENTATIONS**

The next step is reviewing the representation and key points. All representations have been categorised into a spreadsheet with key points collated. The points made in a representation are then compared against the title's characteristics. The understanding of local context provided by analysing the title's characteristics in Step 1 and considering points identified within representations is of paramount importance in making recommendations for areas where the analysis does not provide a clear indication as to which zone is more appropriate.

## **STEP 3 – APPLYING DECISION RULES**

The Decision Rules have been developed to assist with determining a title's suitable zone. These decision rules are designed to be consistent with the zone purposes and the LPS Guidelines. The Decision Rules are based on a conservative approach, with all titles first being considered for their suitability for being included in the Agriculture zone before suitability for inclusion in the Rural zone is considered.

Once data for the title characteristics has been assembled and the key points of each representation have been collated these are assessed against the Decision Rules in Table 2 to assist with determining the most appropriate zone (Agriculture or Rural). The zoning principles identified in Table 1 are also considered to assist with ensuring zoning consistency.

The Agriculture zone is selected if:

- decision rules provide a comprehensive case that the Ag Zone is more appropriate.
- representation points provide sufficient justification for the Ag Zone.
- it is to provide a consistent zoning pattern.

The Rural zone is selected if:

- decision rules provide a comprehensive case that the Rural Zone is more appropriate.
- representation points provide sufficient justification for the Rural Zone
- It is to provide a consistent zoning pattern.

**Table 1. Zoning Principles**

Characteristic	Description
Consistency of land use patterns.	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the primary aim of providing a consistent land use pattern. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible.	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone, land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.
Split zoning of titles to only occur in exceptional circumstances.	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

**Table 2. Decision Rules**

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Forestry Activities on majority of title – Including:</b> <ul style="list-style-type: none"> <li>Native Forest Harvesting</li> <li>Plantations</li> <li>State Forest</li> <li>Future Production Forest</li> </ul>	<ul style="list-style-type: none"> <li>Forestry is “no permit required” in both the Rural &amp; Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together.</li> <li>Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural.</li> <li>Zoning will aim to reflect a consistent land use pattern.</li> </ul>	Yes (if meeting one or more criteria). <ul style="list-style-type: none"> <li>If on Prime Ag Land.</li> <li>If surrounded by Ag land.</li> <li>If farmed in conjunction with an agricultural enterprise.</li> <li>If plantation over pasture that is likely to be converted back to pasture after harvest.</li> <li>If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity.</li> </ul>	Mapped as Unconstrained in the ALMP.	Yes (if meeting one or more criteria). <ul style="list-style-type: none"> <li>If on Class 6 or 7 Land, or land that is limited due to site characteristics.</li> <li>If owned by a forestry company.</li> <li>If owned by a private land holder and is adjacent to other forestry or Rural Zone titles.</li> <li>If under private timber reserves and unlikely to be converted to an alternative agricultural use.</li> <li>Adjacent land is also primarily used for forestry activities.</li> <li>State forest and/or Future Production Forest.</li> </ul>	Per Guidelines RZ 1 & RZ 3.	Forestry activities on Class 4 or 5 land should be assessed case by case. Surrounding land, ownership and likely future uses should be considered before determining appropriate zone.  Impacts of future subdivision and development should be considered. There are less strict subdivision provisions in Rural Zone than Ag Zone.	
<b>Irrigation Resources or use</b>	Irrigation water resources are important to agricultural productivity, diversifying and risk management.	Yes. <ul style="list-style-type: none"> <li>If existing irrigation resources.</li> <li>If there is potential to develop irrigation resources that could be utilised for agricultural activities.</li> </ul>	Agriculture Zone Purpose & as per guideline AZ 1.				
<b>Residual Native Vegetation/ Minimal Use on majority of title.</b>	Extensive areas of native vegetation generally indicate some limitations to productive use and also may indicate natural values.	Yes. <ul style="list-style-type: none"> <li>If farmed in conjunction with a ‘commercial scale’ agricultural enterprise (eg. broadacre dryland grazing enterprise).</li> <li>If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>Fragmented ownership of titles.</li> <li>Land Use 2015 Layer (LIST) maps as minimal use.</li> <li>No evidence of land being utilised for agricultural activities anywhere on the title.</li> <li>Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title.</li> <li>If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise.</li> <li>If the risks to natural assets are high and the land has marginal agricultural potential and it is determined that the Forest Practices Code will not provide sufficient protection of the natural assets.</li> </ul>	Per Guidelines RZ 1, RZ 3, AZ 4 & AZ 6.	Local knowledge of areas is an important consideration. It is also important to note that by zoning these areas as Rural, they are not precluded from future agricultural development unless protected by a Code (Natural Assets Code) whereas the Ag Zone is exempt from this code.  Potential of future subdivision and development should also be considered. There are less strict subdivision provisions in Rural Zone and Natural Assets Code still allows for some clearing.	Environmental Management Zone or Landscape Conservation Zone.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Extractive Industries</b>	Extractive industries (mining, quarries) are a Permitted Use in the Rural Zone, but are Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If on Prime Agricultural Land</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Resource Processing</b>	Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If on Prime Agricultural Land.</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Unmapped Titles</b>	Individual titles or small clusters of titles that were excluded from the <i>Land Potentially Suitable for Agriculture</i> layer that are surrounded by titles that are included in Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone.</li> <li>If farmed in conjunction with adjacent agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes. <ul style="list-style-type: none"> <li>If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land.</li> <li>If has little or no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural.</li> </ul>	Per Guideline RZ 3.	All STTAS land is to go into the Rural Zone. It may be appropriate to zone adjacent land as Rural also. However, potential for future development that is allowable within the Rural Zone should be considered and the potential impacts this could have on STTAS land before zoning Rural.	Other zones may apply depending on the characteristics of the subject land and surrounding land.
<b>Potentially Constrained Titles</b>	Titles that were mapped as potentially constrained (2A, 2B or 3) in the <i>Land Potentially Suitable for Agriculture</i> layer are intended to be flagged for further investigation by Councils to determine which zone (ag or Rural) is more appropriate.	Yes. <ul style="list-style-type: none"> <li>Single titles or small clusters of titles surrounded by unconstrained agricultural land.</li> <li>If on Prime Agricultural Land.</li> <li>If there is an existing irrigation water supply.</li> <li>Titles that are farmed in conjunction with agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes. <ul style="list-style-type: none"> <li>Adjacent to Rural zoned titles and not utilised for agricultural activities nor directly adjacent to 'commercial Scale' agricultural activities.</li> <li>If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an 'commercial scale' agricultural activity.</li> <li>If provides for a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ 3, RZ 1 & RZ 3.	Titles with 'commercial scale' agricultural characteristics should be zoned Agriculture where possible. Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.	Rural Living or Low Density Residential.



Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Prime Agricultural Land</b>	Prime Ag Land (Land Capability Classes 1, 2 & 3) should be protected where possible and retained in the Agriculture Zone because of its productive potential.	Yes.	Per Guideline AZ 2.	Yes. • If significantly constrained or other limitations can be demonstrated.	Per Guideline AZ 6.		
<b>Public Reserves:</b> • Conservation Area • Game Reserve • Historic Site • Indigenous Protected Area • National Park • Nature Reserve • Nature Recreation Area • Regional Reserve • State Reserve • Wellington Park • RAMSAR Wetland • Informal Reserve on Public Land	The public reserve estate is designed to conserve and protect public land. This land does not have any agricultural value.	No • Unless not appropriate to zone differently.	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1.	Environmental Management Zone.
<b>Private Reserves:</b> • Conservation Covenant • Private Nature Reserve • Private Sanctuary • Stewardship Agreement • Part 5 Agreements	Private reserves existing on privately owned land. Some of these reserves will form part of a Whole Farm Plan so should be considered in context with surrounding land.	No Unless: • managed in conjunction with productive agricultural land. • It is to provide a consistent zoning pattern.	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1 or LCZ 1 & LCZ 2.	Environmental Management Zone or Landscape Conservation Zone.
<b>Land Capability Class 6 and 7</b>	Class 6 Land is described as; 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. Class 7 Land is described as; Land with very severe to extreme limitations which make it unsuitable for agricultural use. (Grose 1999)	Yes. • If farmed in conjunction with a 'commercial scale' agricultural enterprise (eg. broadacre dryland grazing enterprise).	Mapped as Unconstrained.	Yes. • If adjacent to other titles proposed to be zoned Rural.	Per Guidelines RZ 1 & AZ 6		



#### **STEP 4 – APPROPRIATE ZONE DETERMINED**

The characteristics considered in the analysis of the previous 3 steps are synthesised to provide the most appropriate zoning recommendation for the title. Once the most appropriate zone for each site has been determined a brief summary is compiled which incorporates the key considerations and Decision Rules utilised to provide justification for the proposed zone each assessed title.

## **DISCUSSION**

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The brief for this project required analysis of areas and individual titles that were identified by the public through the public exhibition phase of Council's Local Provision Schedule submission to the TPC. The AKC methodology and Decisions Rules also necessitates consideration of adjacent titles and zoning to determine connectivity and consistent land use patterns and zoning patterns. The intention behind the methodology is to ensure an output that is consistent with the LPS Guidelines for both zones and provide evidence for zoning recommendations which differ from the Agricultural Land Mapping Project (ALMP), Councils draft zoning and/or individual representations.

Analysis of the points made in the representation generally reflect a lack of understanding on the non-agricultural development limitations in the current Rural Resource zone.

Something that possibly has not been successfully conveyed to the public is that the requirements in the current Rural Resource Zone that need to be satisfied to be able to develop a discretionary use (for example; a dwelling or visitors accommodation) are more closely aligned with the requirements in the future Agriculture Zone. Whereas the Rural zone provides for a greater range of uses such as resource processing and extractive activities. Construction of a dwelling or visitors' accommodation will remain a discretionary application in both zones.

Another matter that is generally not understood by representors is the need for appropriate setbacks to minimise the risk of constraining primary industry use in the vicinity and for consistent zoning patterns to minimise spot zoning which also tends to exacerbate constraining primary industry use.

## RESULTS/SUMMARY

Table 3 provides a snapshot of the representations proposed Council zoning, the representations proposed zone and the recommended zones.

**Table 3. Assessed Zone of Titles included in Representations.**

Rep No	Property Address	Title No	Council Proposed Zone	Representation Proposed Zone	Recommended Zone
37	804 Forth Rd, Forth	CT 170052/2	Agriculture	Rural	Agriculture
38	164 Hardys Rd, Penguin	CT 119768/2	Agriculture	Rural	Rural
39	Von Bribras Rd, Ulverstone	CT 241644/1	Agriculture	Residential	Rural
40	180 Harveys Rd, North Motton	CT 165516/2	Agriculture	Rural	Rural
42	Barkers Rd, South Riana	CT 101234/2	Agriculture	Rural	Agriculture
43	463 Ironcliffe Rd, Penguin	CT 23990/2	Agriculture	Rural	Rural
44	511 Ironcliffe Rd, Penguin	CT 2293631	Agriculture	Rural	Agriculture
45	32 Deviation Rd, Penguin	CT 21490/1	Agriculture	Rural	Rural
46	28 Warren Dr, Penguin	CT 132284/1	Agriculture	Rural	Rural
49	20 Lees Rd, Gawler	CT 104223/1	Agriculture	Rural	Agriculture
50	1610 Pine Rd, South Riana	CT 215580/1	Agriculture	Rural	Agriculture
51	1608 Pine Rd, South Riana	CT 215579/1	Agriculture	Rural	Agriculture
52	121 Cullens Rd, Preston	CT 229509/1 CT 210598/1	Agriculture	Rural	Rural
54	Motts Rd, Gawler	CT 76225/1	Agriculture	Rural	Agriculture
55	461 Ironcliffe Rd, Penguin	CT 26287/1	Agriculture	Rural	Agriculture
56	490 Wilmot Rd, Forth	CT 119829/1	Agriculture	Rural	Agriculture
57	42 Nine Mile Rd, Howth	CT 144546/4	Agriculture	Rural	Agriculture
58	Nine Mile Rd, Howth	CT 173696/1	Agriculture	Rural	Agriculture

Rep No	Property Address	Title No	Council Proposed Zone	Representation Proposed Zone	Recommended Zone
59	114 Edinbrough Rd, Abbotsham	CT 20685/1	Agriculture	Rural	Agriculture
60	1329 Gunns Plains Rd, Gunns Plains	CT 221040/1	Agriculture	Rural	Rural
61	189 West Ridge, Penguin	CT 30070/2	Agriculture	Rural	Agriculture
62	90 Browns Lane, Penguin	CT 88561/1	Agriculture	Rural	Rural
63	78 Reynold Rd, Howth	CT 141955/1	Agriculture	Rural	Rural
64	35 Chellis Rd, Riana	CT 230104/1	Agriculture	None	Agriculture
67	1 Bretts Rd, North Motton	CT 223681/1	Agriculture	General Residential	Agriculture
69	85 Duffs Rd, Riana	CT 52941/1	Agriculture	Rural	Agriculture
70	1169 Pine Rd, Riana	CT 202401/1	Agriculture	Rural	Agriculture
71	Lot 1 Edinborough Rd, Abbotsham	CT 101942/1	Agriculture	Rural	Agriculture
72	Casta Rd, Spalford	CT 241362/1	Agriculture	Rural	Agriculture
73	Casta Rd, Upper Castra	CT 148922/1	Agriculture	Rural	Agriculture
74	184 Wilmot Rd, Forth	CT 122039/1 CT 26342/3	Agriculture (CT26342/3) Rural (CT 122039/1)	Rural	Agriculture (CT26342/3) Rural (CT 122039/1)
78	382 Ironcliffe Rd, Penguin	CT 9195/1	Rural	Rural	Rural
79	20 Brookvale Rd, Ulverstone	CT 128571/1 CT 221223/1	Agriculture	Residential	Agriculture
80	51 Horns Rd	CT 134222/1	Agriculture	Rural	Agriculture
818	818 Preston Rd & Preston Rd, North Motton	CT 11342/1 CT 240522/1 CT 200483/1	Agriculture	Rural	Rural (CT 11342/1 & CT 240522/1, Agriculture (CT 200483/1)

Table 4 provides a summary of the number of representations, titles and the number of titles recommended for either the Rural zone or the Agriculture zone. A brief summary for each representation is then provided below.

**Table 4. Summary of Decisions**

Number of Representations	Number of Titles	Recommended for Rural Zone	Recommended for Agriculture Zone
37	41	17	24

**Representation No: 37**

**Address:** 804 Forth Rd, Forth  
CT 170052/2

**PID:** 3398392

**Size:** 5.5ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2A	Single	Grazing	Kindred North Motton	No	Lifestyle	Rural Residential without Agriculture	Class 4, Class 4+5	No	No	Yes	No	Informal Reserve on Public Land	Cropping, Dwellings, River, Grazing	

**Key Point in Representation:**

- Not prime agricultural land
- Previously assessed as not suitable for agriculture
- Subject to runoff from adjacent land, with area of swamp

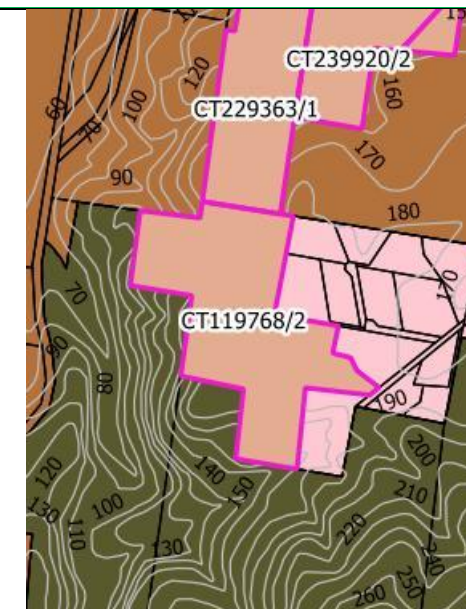
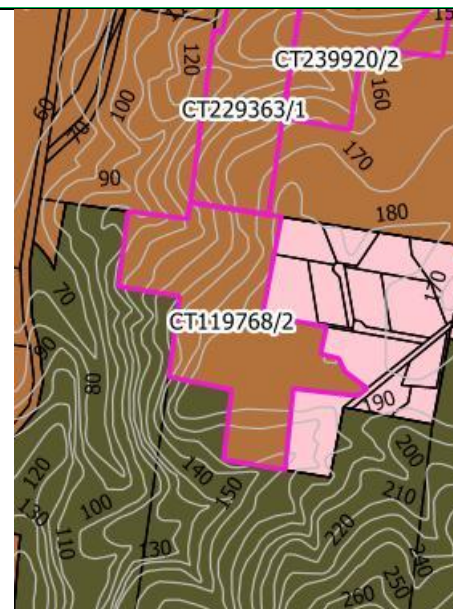
**Comments:**

The title has low agricultural potential due to its characteristics of size, assessed land capability and an existing dwelling. However, retaining this title in the Agriculture zone is necessary from a strategic land use planning perspective to ensure a consistent zoning pattern which does not cut the adjacent title to the east (CT 143535/3) off from the rest of the Agriculture Zone to the west of the subject title.

**Representation No: 38****Address:** 164 Hardys Rd, Penguin

CT 119768/2

PID 7240138

**Size:** 15ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Rural

Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning			Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single	Grazing	Dial Blythe	Stock Dam	Hobby	Horse Stud, Residual native cover	Class 3+2 and 5+6	Native Veg none threatened	No	Yes	No	Ferndene State Reserve, Mt Dial Nature Recreation Reserve	Native Veg, Rural Living, Cropping, Dwellings

**Key Point in Representation:**

- Lack of irrigation water
- Parcel is too small for agriculture

**Comments:**

While this title is predominately mapped as being prime agricultural land, it is significantly constrained for intensive agricultural activities due to existing surrounding dwellings and zoning. Land to the east is zoned as Rural Living, there are five adjacent titles, four have existing dwellings. There are a further two dwellings within 200m of the property in this direction. South and west is land that will be zoned Environmental Management and is associated with two different reserves.



In the most northern section of the title, there is some connectivity with agricultural land to the north, however, because the subject land has an existing dwelling and relatively small in area it is questionable as to whether the land would be farmed in conjunction. Also refer to representations; 43, 44 and 55, which are titles north of the subject title which have also been recommended for Rural zoning due to their characteristics and their ability to form a cluster of Rural titles together.

**Representation No: 39**

**Address:** Von Bibras Rd, Ulverstone  
CT 241644/1

**PID:** 6984338

**Size:** 1ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:**  
Residential

**Recommended Zone:** Rural



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 3	Single	Grazing	No	No	Lifestyle	Grazing Modified Pastures	Class 3, Class 4+3	No	No	No	No	No	Residential, Dwelling/s, Grazing	

**Key Point in Representation:**

- Small parcel with no agricultural or rural characteristics
- Adjacent land has residential zoning.

**Comments:**

The subject title is small in area (approximately 1ha) and is significantly constrained by adjacent residential zoning and dwellings to the north. There is also an adjacent dwelling on the title to the east. The Title is mapped as prime agricultural land, being a mix of Class 3 land and Class 4+3 land, however, because of the proximity to residential development it is highly unlikely this site would be attractive to be used for an intensive agricultural enterprise that would utilise the soils.

The Rural Zone is the most appropriate zone for this title, even though this will result in a spot zoned title. This is because of the adjacent General Residential zoning, which is ideally suited to be next to Rural rather than Agriculture. There may have been scope to also consider the three titles east of CT 241644/1 for the Rural Zone, based on their characteristics, however assessment of these titles was outside of the scope of works of this assessment.



**Representation No: 40**

**Address:** 180 Harveys Rd, North Motton

CT 165516/2

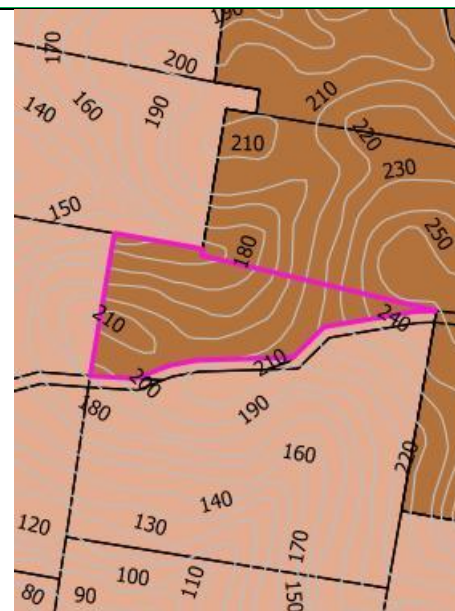
PID 6987053

**Size:** 7.9ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	with 2 Adjacent titles	Grazing, Native Veg	No	No	Hobby	Rural Residential without Ag, Residual Native Veg	Class 4, 5	Partly covered in Native vegetation	On adjacent land to west and south	No	No	No	Native veg, Plantation, Dwelling/s, Grazing	

**Key Point in Representation:**

- Adjacent parcels have different zoning
- Steep slopes
- Lacks irrigation water

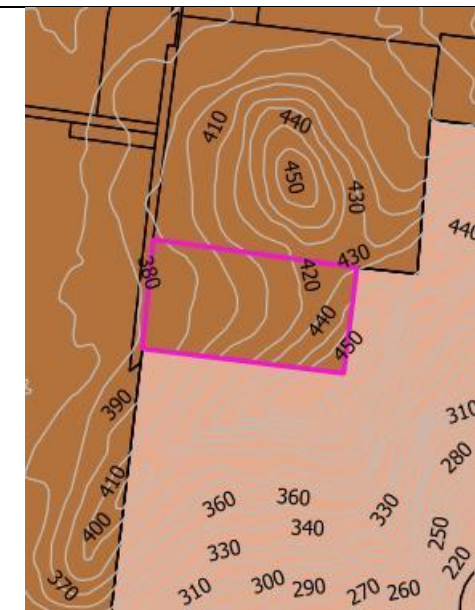
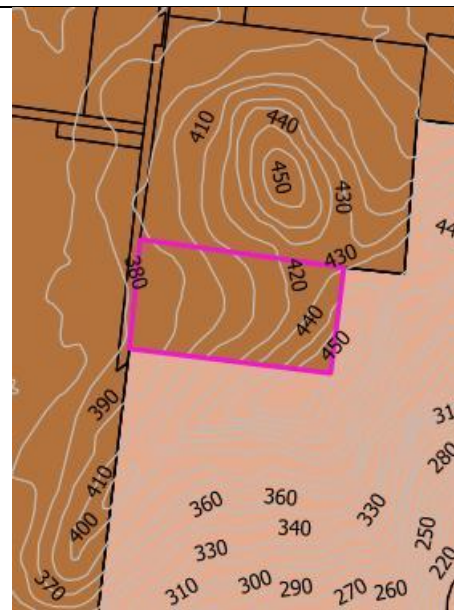
**Comments:**

The title is on the boundary between areas proposed to be zoned Agriculture and Rural. The title has a small area of pasture that appears to occasionally be utilised for hay. The title is surrounded by native vegetation and half of its area is covered in native vegetation. While the title appears to have some capacity to be farmed in conjunction with land to the north, it is questionable as to how feasible this may be due to existing native vegetation and slope between the two lots. The title has no capacity to be utilised for an intensive agricultural enterprise in its own right. The Rural Zone is appropriate for this title.

**Representation No:** 42**Address:** Barkers Rd, South Riana

CT 101234/2

PID 7814621

**Size:** 9ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single (adjacent owned by family)	Grazing, Native Veg	Dial Blythe	No	Lifestyle,	Rural Residential without Agriculture, Residual Native Cover	Class 5, 4	No, Part Native Veg	On Adjacent title to South and East	No	No	Future Potential Production Forest	Grazing, Native Veg

**Key Point in Representation:**

- Adjacent parcels have different zoning
- Steep slopes
- Lacks irrigation water

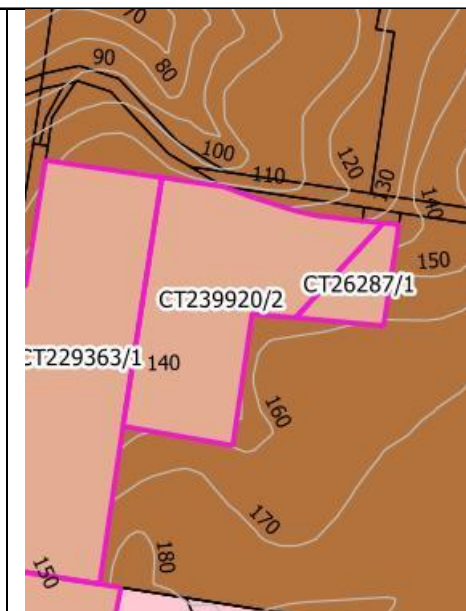
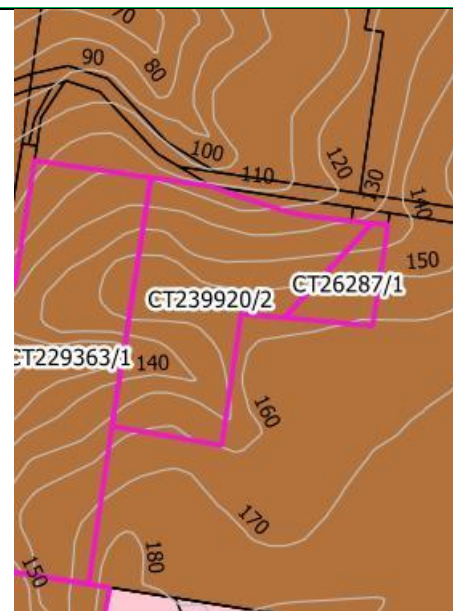
**Comments:**

The title, while small in area, has the ability to be farmed in conjunction with land to the north. It was also mapped as unconstrained and there is not sufficient justification to remove it from the Agricultural Zone.

**Representation No: 43****Address:** 463 Ironcliffe Rd, Penguin

CT 239920/2

PID 7277096

**Size:** 6.7ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Rural

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwellin g	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2A	Single	Grazing, Native Vegetation	Dial Blythe	No	Lifestyle	Rural Residential without Agriculture	Class 3+2, and 5+6	No Part Native Veg Devil on Road	No	Yes	No	No	Cropping, grazing Native Veg	

**Key Point in Representation:**

- Small parcel of land
- Steep slopes
- Lacks irrigation water

**Comments:**

While there is land mapped on the title as being prime agricultural land, in reality, the title displays lifestyle characteristics due to its size and existing dwelling and is also constrained by adjacent dwellings. This title is unlikely to be used for productive agriculture. This title is recommended to be zoned Rural. To avoid spot zoning this can be achieved through also zoning adjacent titles with similar characteristics that have also been assessed through this process, refer to representations; 38, 44 and 55.



**Representation No: 44**

**Address:** 511 Ironcliffe Rd, Penguin  
CT 229363/1

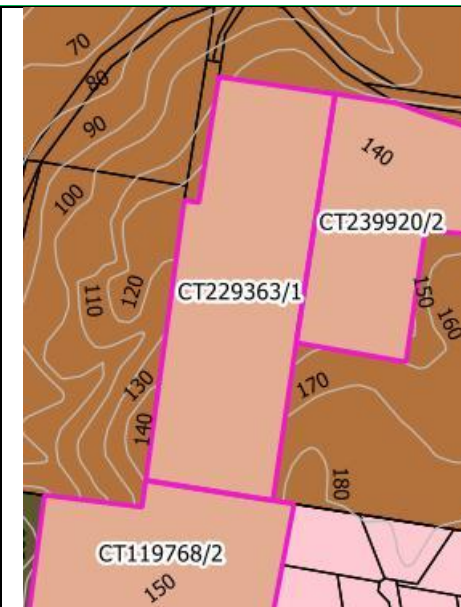
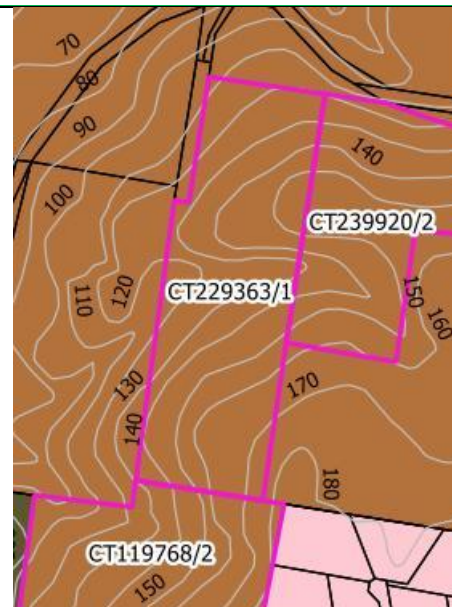
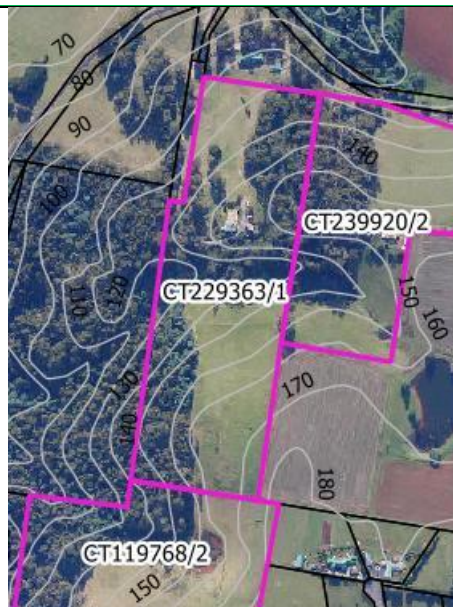
**PID** 6763869

**Size:** 9.7ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning		
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single	Grazing, Native Veg	Dial Blythe	No	Hobby	Residential without Ag	Class 5+6, 3+2	Partial Native Veg	No	Yes	No	No	Cropping, Dwelling/s, Native Vegetation

**Key Point in Representation:**

- Small parcel of land
- Surface rocks present
- Lacks irrigation water

**Comments:**

There is a small area of the title in the south west mapped as prime agricultural land, however the balance of the title is predominately covered in native vegetation. There is an existing dwelling and the title is steeply sloped. The title, at best display hobby scale characteristics. There are also adjacent titles with similar characteristic to this title. The title is recommended for the Rural Zone, it will also be able to form a small cluster of Rural titles with other titles assessed through this process, see representations 38, 43 and 55. There also appears to have been a missed opportunity in this area for other titles to the west of this title that could have potentially been more suited to the Rural Zone rather than the Agriculture zone, which they are proposed to be zoned in.

**Representation No: 45 & 46**

**Address:** 32 Deviation Rd & 28 Warren Dr, Penguin

CT 21490/1 & CT 132284/1

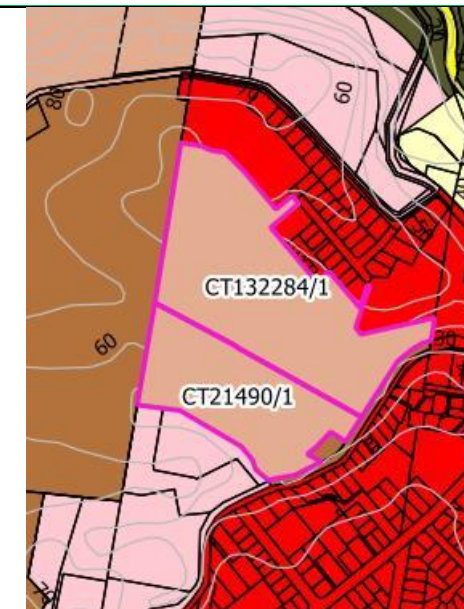
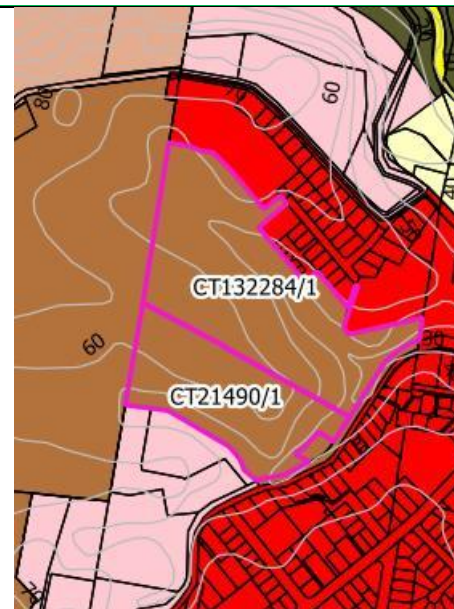
PID 7122772 & 1923683

**Size:** 5.3ha & 9.6ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning			Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
CT 21490/1 Unmapped	with adjacent title rep 46	Grazing with Native veg on south and eastern boundaries	Dial Blythe	No	Hobby	Rural Residential without agriculture, Urban Residential	Class E, 4	No, part native veg on boundaries	No, remnant veg on adjacent title that visually extends on this title	Yes	No	No	Cropping, Grazing, Residential, transport yard
CT 132284/1 Unconstrained	with adjacent title rep 45	Grazing with Native veg on northern and eastern boundaries	Dial Blythe	No, Dam permit in place but no dam	Hobby	Grazing modified pastures, Grazing native vegetation, irrigated cropping	Class E, 4	No, part native veg on boundaries	No, remnant veg on adjacent title that visually extends on this title	No, sheds	No	No	Cropping, Residential, Grazing

**Key Point in Representation:**

- Adjacent land with different zoning
- Surface rocks present
- Lacks irrigation water
- Poor soils

**Comments:**

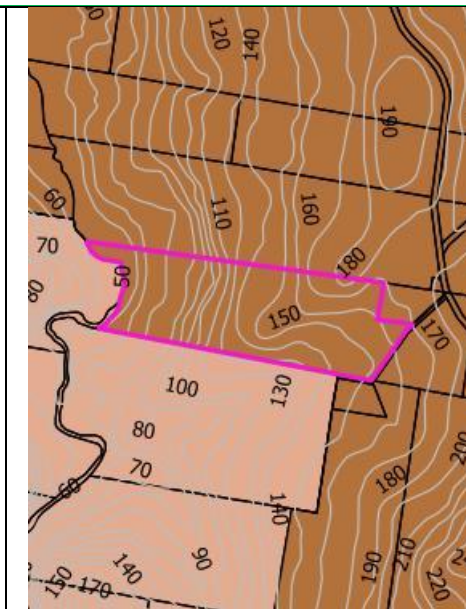
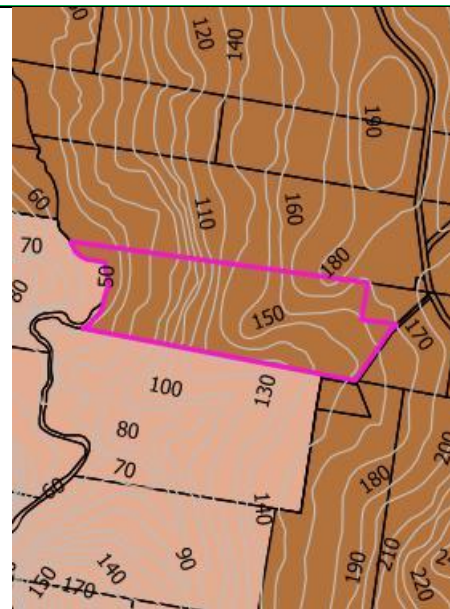
These two titles are under the same ownership, with CT 21490/1 having an existing dwelling. Published Land Capability maps the pasture areas of the titles as Class 4. While the western pasture areas have the ability to be leased and farmed in conjunction with agricultural land to the west, the land is highly constrained by adjacent residential zoning. Zoning these titles Rural, would also assist in providing a zoning buffer between intensive agriculture to the west and high density residential development to the north and east. The titles are recommended to be zoned Rural. This also means that the small title (CT 120837/1) to the east of CT 21490/1 should also be zoned Rural, which is also a more appropriate zoned for this title.



**Representation No: 49****Address:** 20 Lees Rd, Gawler

CT 104223/1

PID 7787387

**Size:** 28.5ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwellin g	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	Single	Grazing with Native Vegetation	Kindred North Motton	69ML	Hobby	Irrigated cropping, Grazing Modified pasture, Residual Native cover	Class 3+2, 4+5	No, part native vegetation	No, remnant veg on adjacent title	Yes, Shed?	No	No	Grazing, Native Veg, Cropping	

**Key Point in Representation:**

- Adjacent land with different zoning
- Landslip risk
- Steep slopes

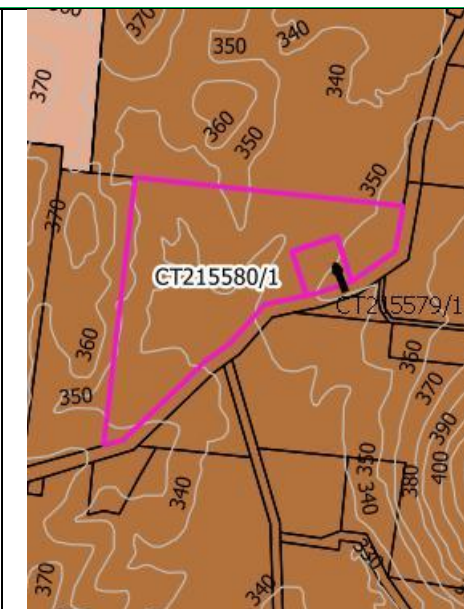
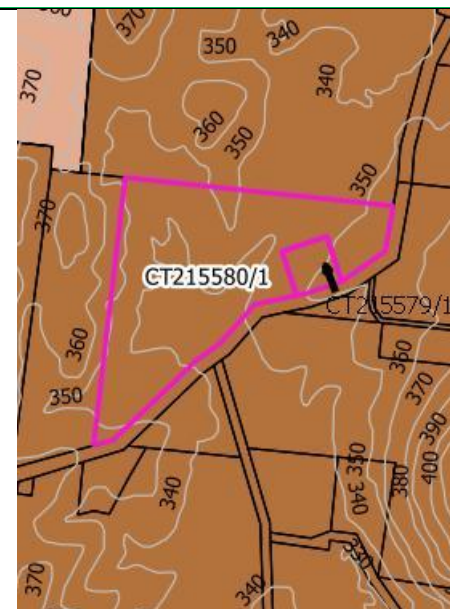
**Comments:**

Approximately half the title is mapped as prime agricultural land and was also mapped as unconstrained by the ALMP mapping. The title could also be farmed in conjunction with agricultural land to the north and east with similar characteristics. It is also currently utilised for beef grazing which is an agricultural activity and there are also water resources associated with the title. The Agriculture Zone is recommended.

**Representation No: 50 & 51****Address:** 1608 & 1610 Pine Rd, South Riana

CT 215580/1 &amp; CT 215579/1

PID 7680774 &amp; 7680766

**Size:** 16.7ha & 1ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
CT215580/1 Unconstrained	With adjacent title Rep 51	Grazing	Dial Blythe	Yes 15ML Dam and small stock dam	Hobby	Rural Residential no agriculture, residual native cover	Class 5, 4	No some Native veg	No	Yes	No	Private Timber reserve to NW, not immediately adjacent	Grazing, Native veg	
CT215579/1 Constrained 2A	With adjacent title rep 50	Grazing	Dial Blythe	With adjacent title	Hobby	Rural Residential no agriculture	Class 4	No	No	No	No	No	Grazing, Native veg	

**Key Point in Representation:**

- Small Parcel

**Comments:**

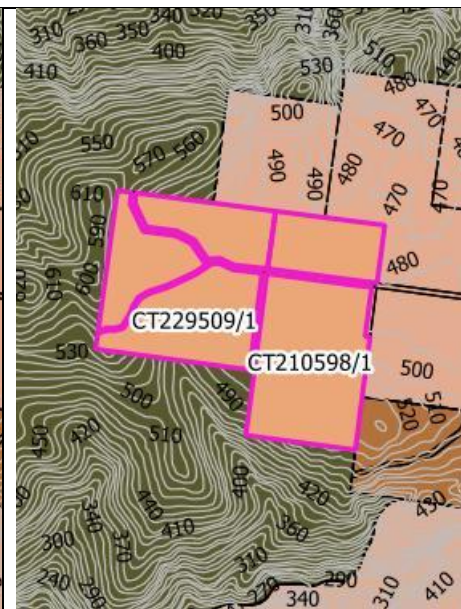
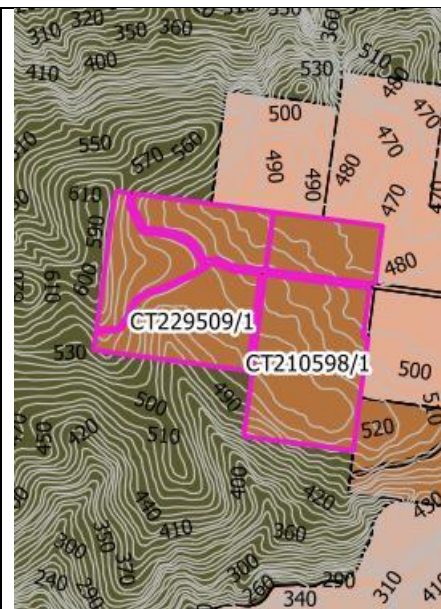
. Both titles are under the same ownership and are farmed in conjunction together. All surrounding titles are also proposed for the Agriculture zone. There are also water resources associated the land. Retaining both titles in the Agriculture zone is recommended to ensure zoning consistency for the area and avoiding spot zoning



**Representation No: 52****Address:** 121 Cullens Rd, Preston

CT 229509/1 &amp; CT 210598/1

PID 1630514 &amp; 6990586

**Size:** 39.4ha & 39.9ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Rural

Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning		
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
229509/1 Constrained 2B	With adjacent title	Grazing with Native Vegetation	None	Yes	Hobby	Grazing modified pasture, residual native cover	Class 4	Wedge Tailed Eagle	No, remnant veg on adjacent title	Yes	No	Leven Canyon Regional reserve, private timber reserve	Native Vegetation, forestry plantations
210598/1 Constrained 2B	With adjacent title	Grazing with Native Vegetation	None	Yes	Hobby	Grazing modified pasture, residual native cover	Class 4	Wedge Tailed Eagle	No, remnant veg on adjacent title	No	No	Private timber reserves, Leven Canyon Regional reserve	Forestry plantations, native Vegetation,
<b>Key Point in Representation:</b>							<ul style="list-style-type: none"> <li>• Low lying/ inundation prone</li> <li>• Surface rocks</li> </ul>						
<ul style="list-style-type: none"> <li>• No water for irrigation</li> </ul>													

- Poor soils
- Steep slope

**Comments:**

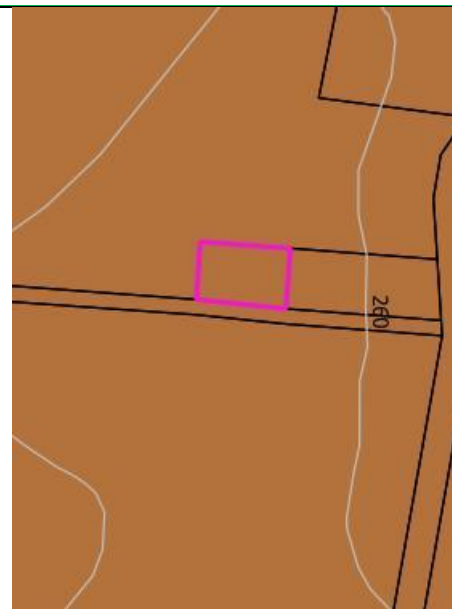
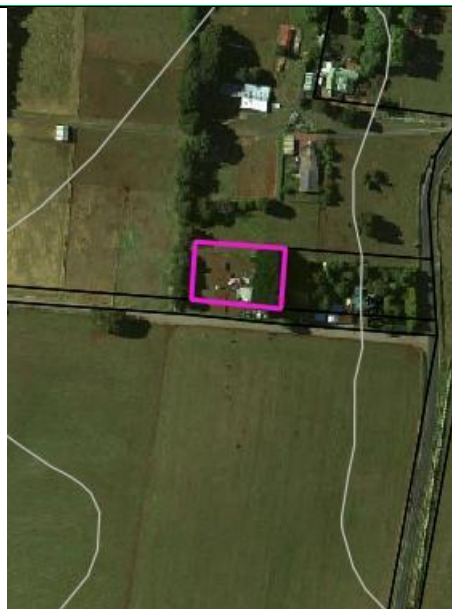
While the published land capability of these title is Class 4, because of the altitude (>500m ASL) the titles are actually more likely Class 5 land as per the *Land Capability Handbook* guidelines. The titles are also limited in their ability to be farmed in conjunction with similar land because of the surrounding land characteristics. All land to the south, west and north west is within the Leven Canon Regional Reserve, while land to the north east is under existing Private Timber Reserves and is utilised for forestry activities. Land to the south east will be retained in the Agriculture Zone, although this land may also be more appropriately zoned Rural, although this has not been assessed as part of this assessment. The irrigation water resources associated with the holding are for winter take allocations. The storages for these allocations have not been constructed and the small dams visible on imagery are stock dams only. Developing irrigation capacity on land with these characteristics is unlikely to be economically viable.

The forestry land will be going into the Rural Zone, it is also recommended that these titles go into the Rural Zone.

**Representation No: 54****Address:** Motts Rd, Gawler

CT 76225/1

PID 7878377

**Size:** 0.2ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning			Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigatio n District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2A	Single	None	Kindred North Motton	No	Lifestyle	Residential without Ag	Class 2	No	No	No	No	No	Cropping, Grazing, Dwelling/s

**Key Point in Representation:**

- Class 4 or poor Land Capability

- Small parcel
- Previously assessed as not suitable for agriculture
- Surface rocks

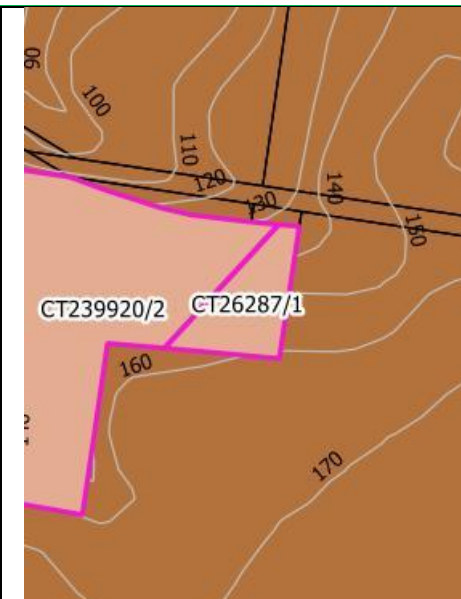
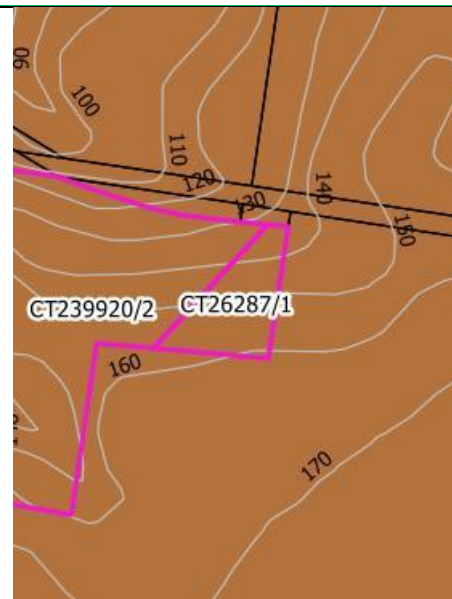
**Comments:**

While this title has no agricultural potential itself, it is adjacent to highly productive agricultural land. Consideration of risk of future fettering of the adjacent land needs to be taken into account. All surrounding titles are also proposed to be zoned Agriculture, so zoning this title Rural would create a spot zoning situation. The title is recommended to be retained in the Agriculture zone. In either the Agriculture or the Rural Zone, the biggest hurdle a future dwelling would face on this title is demonstrating sufficient setbacks from adjacent agricultural use.

**Representation No: 55****Address:** 461 Ironcliffe Rd

CT 26287/1

PID 7277061

**Size:** 1ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Rural**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2A	Single	Grazing	Dial Blythe	No	Lifestyle	Rural Residential without Agriculture	Class 3+2	No, Devils on Road	No	Yes	No	No	Grazing Cropping Native Veg

**Key Point in Representation:**

- Small parcel
- Lack irrigation water

**Comments:**

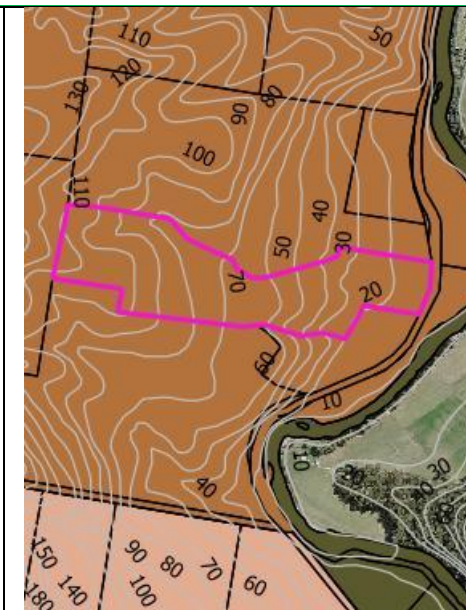
While the title is mapped as having prime agricultural land, it has no ability to be utilised for productive agriculture due to its size and an existing dwelling. Because there are adjacent titles with similar characteristics this title is recommended to be zoned Rural as part of a cluster of titles assessed through this process. Refer to representations 38, 43 and 44.



**Representation No: 56****Address:** 490 Wilmot Rd, Forth

CT 119829/1

PID 1747472

**Size:** 21.3ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single	Grazing	Kindred North Motton	Multiple stock dams	Hobby	Cropping, Grazing modified pastures	Class 4	No, devil on adjacent Road	No	No	No	No	Grazing, Native Veg

**Key Point in Representation:**

- Adjacent hobby farms
- Lacks irrigation water
- Ability to pass property on to family as an asset.

**Comments:**

The title was mapped as being unconstrained in the ALMP. It can be utilised for agricultural activities and can be farmed in conjunction with adjacent land. all surrounding titles are also proposed to be zoned Agriculture. There are not sufficient factors to remove the title from the Agriculture Zone.

**Representation No: 57**

**Address:** 42 Nine Mile Rd, Howth  
CT 144546/4

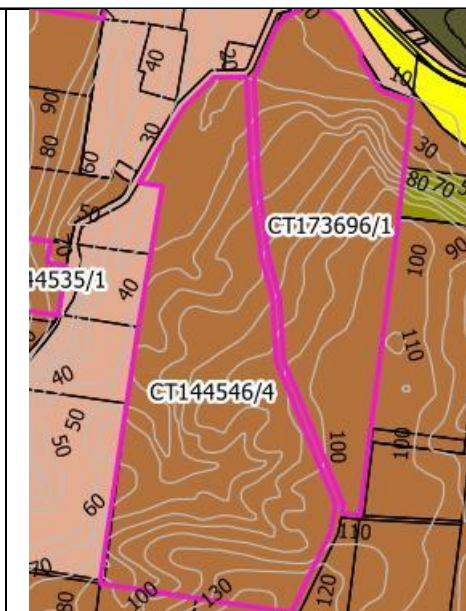
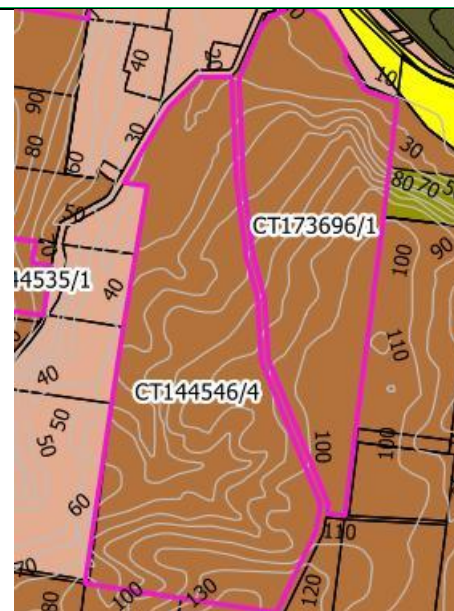
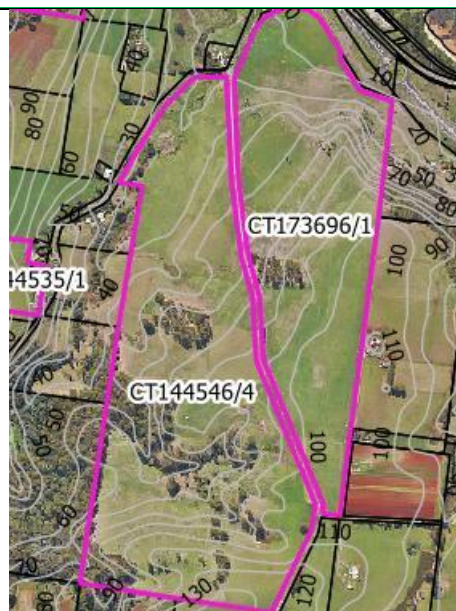
**PID** 2666623

**Size:** 60.2ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning			Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	With 9 other titles to NW	Grazing, Native Veg	Dial Blythe	Yes (and with adjacent titles)	Commercial	Grazing modified pastures, Residual native cover	Class 4, 3, 5	No	No, remnant veg on adjacent title	No	No	No	Grazing, Native Veg, Quarrying

**Key Point in Representation:**

- Adjacent land with different zoning
- Landslip risk
- Poor soils

- Low-lying/inundation prone

- Steep slopes
- Surface rocks

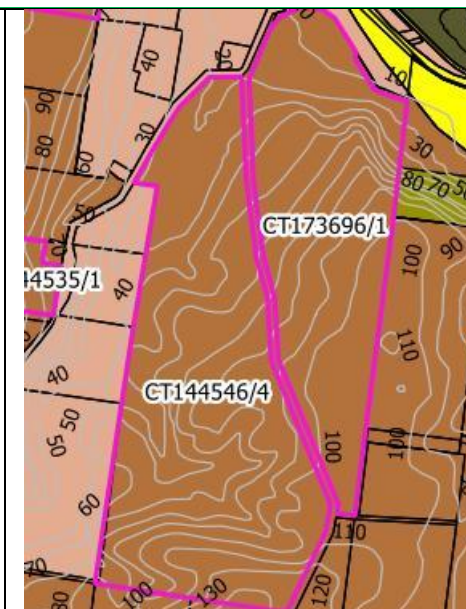
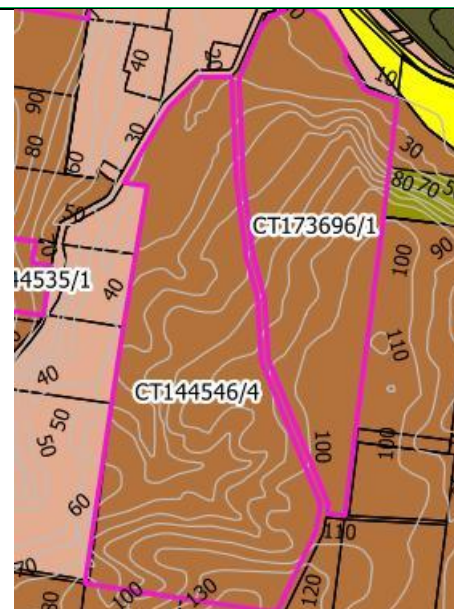
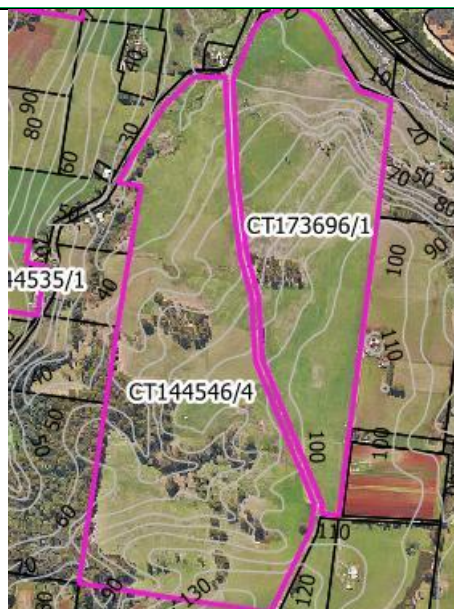
**Comments:**

The land was mapped as unconstrained through the ALMP. While there are areas mapped as prime agricultural land, these are likely less than published mapped areas based on the information provided in the representation. However, the title is farmed as part of a holding with commercial scale characteristics and is utilised for agricultural enterprises (beef grazing, small area for occasional cropping). It is recommended the title is retained in the Agriculture Zone.

**Representation No: 58****Address:** Nine Mile Rd, Howth

CT 173696/1

PID 1999805

**Size:** 40.2ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwellin g	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With adj title to the NE	Grazing, Native Veg	Dial Blythe	No	Hobby	Grazing modified pastures	Class 3, 6, 4	No, Threatened veg community on adjacent title	No, remnant veg on adjacent title	No	No	No	Grazing, Native Veg, Cropping	

**Key Point in Representation:**

- Adjacent land with different zoning
- Landslip risk
- Poor soils

**Comments:**

The title was mapped as unconstrained and can be farmed in conjunction with adjacent and nearby land. While its cropping potential may be limited it can still be utilised for grazing, as part of a holding with commercial scale characteristics. It can also be farmed in conjunction with adjacent land. The title is recommended to be retained in the Agriculture Zone.



**Representation No: 59**

**Address:** 114 Edinborough Rd,  
Abbotsham

CT 20685/1

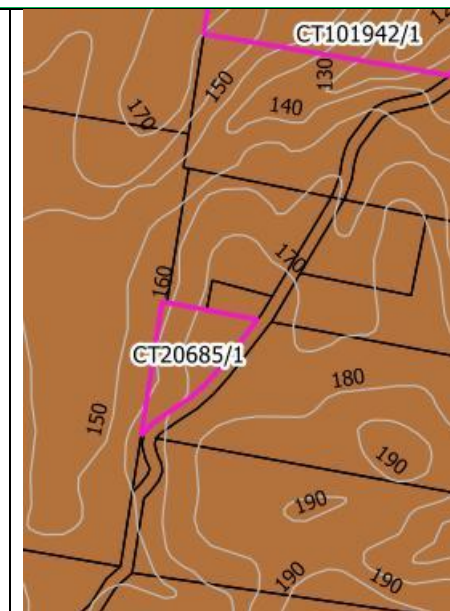
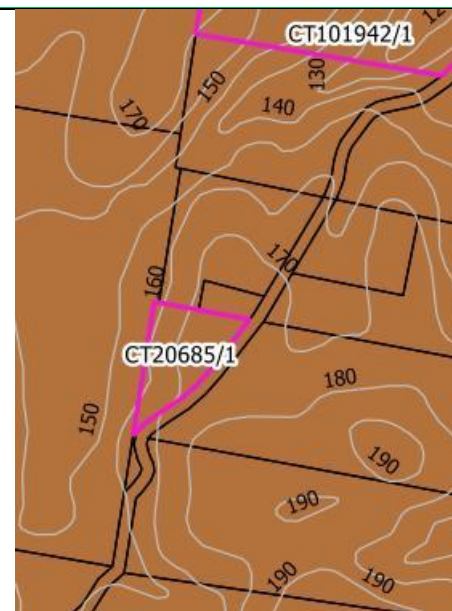
PID 20685

**Size:** 1.9ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2A	Single	Native Veg	Kindred North Motton	No	Lifestyle	Residual Native cover, Rural residential no Agriculture	Class 4, 4+5	No	No	Yes, Shed?	No	No	Native Veg, Grazing	
<b>Key Point in Representation:</b> <ul style="list-style-type: none"><li>• Small Parcel</li><li>• Poor soils</li><li>• Not used for agriculture</li></ul>														
<b>Comments:</b> <p>The title has no agricultural potential and is best described as a lifestyle lot. The title is part of a cluster of titles with similar characteristics. However, because all adjacent titles are proposed to be zoned Agriculture this title should also be retained in the Agriculture Zone, to ensure a consistent zoning pattern and avoid spot zoning. It is unclear why this title and adjacent titles with similar characteristics were not zoned Rural. Also refer to Representation 71.</p>														



**Representation No: 60**

**Address:** 1329 Gunns Plains Rd,  
Gunns Plains

CT 221040/1

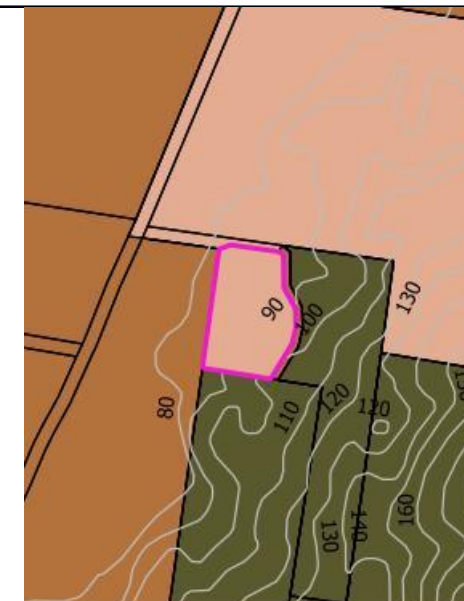
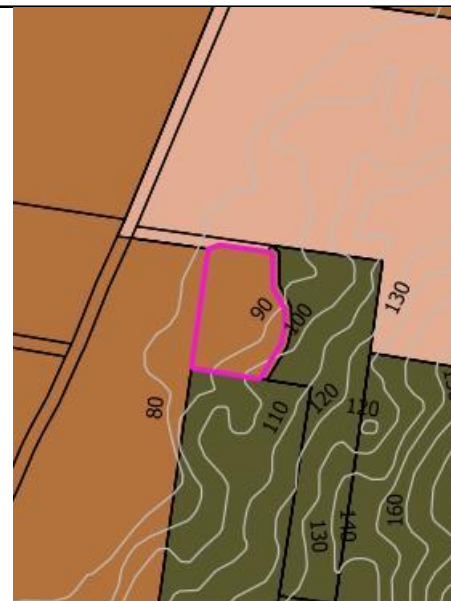
PID 6992610

**Size:** 2.2ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural

**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2A	Single	Grazing	No	No	Lifestyle	Grazing Modified Pasture	Class 3+4	Karst	Adjacent to South	Yes	No	Gunns Plains Cave State Reserve, Conservation Area	Cave, Grazing, Native Veg

**Key Point in Representation:**

- Adjacent land with different zoning
- Small parcel
- Steep slopes

**Comments:**

The title is small in area and has an existing dwelling. It would best be described as a lifestyle lot with negligible productive agricultural potential. The Gunns Plains Cave is located to the south, with this land and land to the east going to be zoned Environmental Management. The subject title is more suited to the Rural Zone. Because there is a title proposed to be zoned Rural directly to the north, zoning the subject title Rural won't compromise a consistent zoning pattern. Therefore, it is recommended this title be zoned Rural.

**Representation No: 61**

**Address:** 189 West Ridge Rd, Penguin  
CT 30070/2

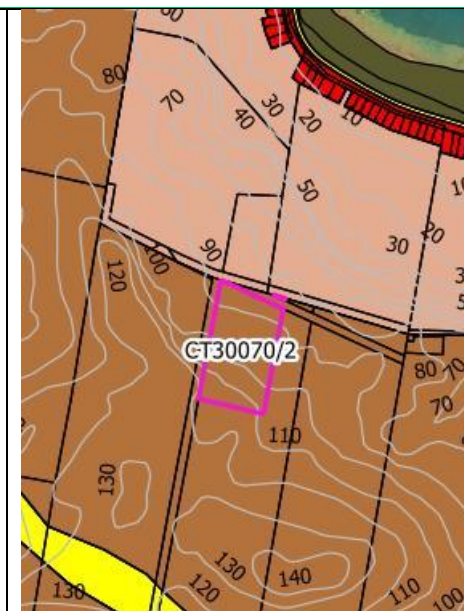
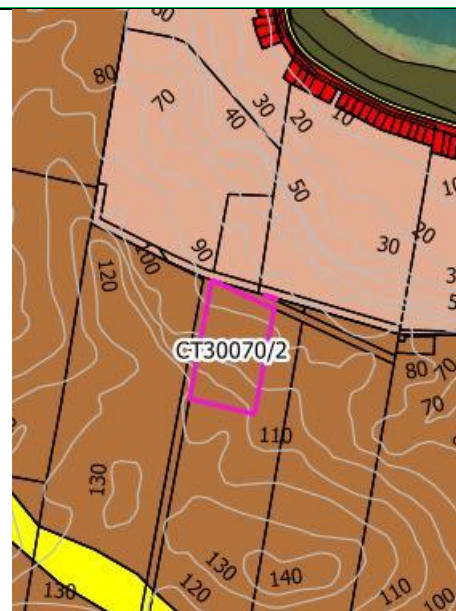
**PID:** 2772952

**Size:** 4.4ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture


**Assessed Agricultural  
Characteristics:**

Aerial of Title

Council Proposed Zoning

Recommended Zoning

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2A	Single	Grazing	Dial Blythe	Stock Dam	Lifestyle	Rural residential without agriculture	Class 4	No	No	Yes	No	No	Cropping, Grazing, Native Veg

**Key Point in Representation:**

- Steep Slopes
- Adjacent parcels in different zones
- Lacks irrigation water

**Comments:**

Because of the adjacent agricultural use and proposed zoning pattern this title should be retained in the Agriculture zone. West Ridge Road makes a logical boundary between the Agriculture Zone and the Rural Zone in this area.

**Representation No: 62**

**Address:** 90 Browns Lane, Penguin  
CT 88561/1

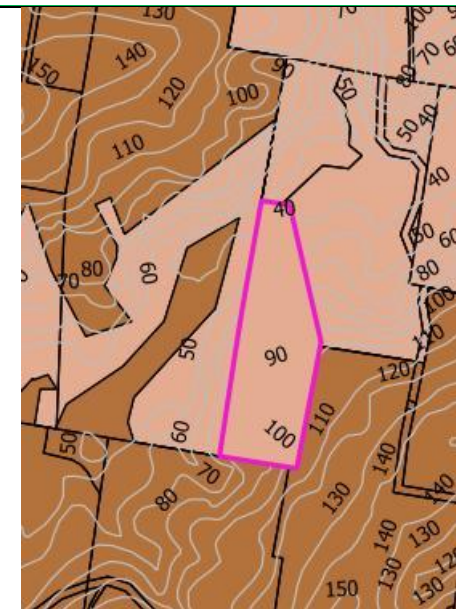
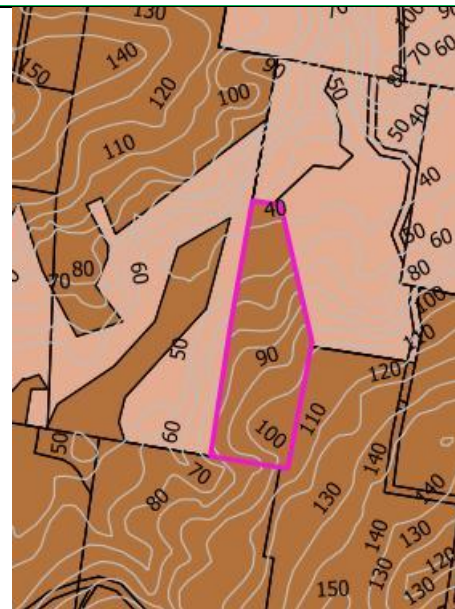
**PID:** 6764386

**Size:** 10.7ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural

**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 3	Single	Grazing, Native Veg	No	No	Lifestyle	Residential without Agriculture	Class 3, 5	Native Veg	On adjacent land to west and north	Yes	No	No	Grazing, Cropping, Native Veg, Dwelling/s

**Key Point in Representation:**

- Access issues
- Lacks irrigation water

**Comments:**

This is a title with marginal agricultural potential on the boundary between the Rural and the Agriculture zone. There is a small area in the south of the title that is mapped as prime agricultural land and could be farmed in conjunction with the adjacent agricultural land to the east. However, the balance of the title has limited scope for productive agriculture due to slope, existing native vegetation and an existing dwelling. The title's characteristics are more suited to the Rural Zone. It is recommended this title is zoned Rural.



**Representation No: 63**

**Address:** 78 Reynold Rd, Howth  
CT 141955/1

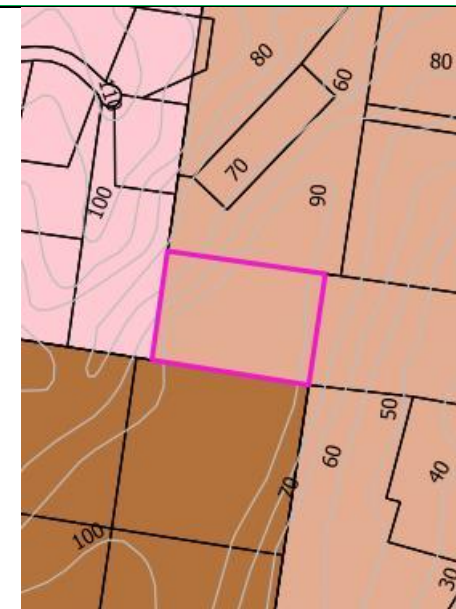
**PID:** 2532983

**Size:** 2.9ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning		
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single	Grazing, Cropping, native veg	Dial Blythe	Small unregistered dam	Lifestyle	Residential without Ag, Harwood Plantation	Class 4+5, 3+2, 5+6	Some Native Veg	On adj land to north and east	Yes	No	PTR	Cropping, Dwelling/s , Native Veg

**Key Point in Representation:**

- Adjacent titles with different zoning
- Small parcel
- Lacks irrigation water

- Steep slopes

**Comments:**

While the title is mapped as prime agricultural land, the title has no capacity to be utilised for productive agriculture, due to size and an existing dwelling. It is also adjacent to the Rural Living zone to the west and titles to the north with similar characteristics that are proposed to be zoned Rural. This title is recommended to be zoned Rural.

**Representation No: 64****Address:** 35 Chellis Rd, Riana

CT 230104/1

PID 6778331

**Size:** 3.7ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** None**Recommended Zone:** Agriculture**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2A	Single	Grazing	Dial Blythe	No	Lifestyle	Rural residential without agriculture	Class 3	No	No	Yes	No	No	Grazing, Cropping, horticulture

**Key Point in Representation:**

- Request for Council to consider various uses in the Agriculture zone as long as they don't interfere with adjacent agricultural use.

**Comments:**

The representation doesn't actually request an alternate zone. But asks for Council to consider various non-agricultural uses within the zone. The Agriculture Zone does provide a pathway for non-agricultural uses through discretionary applications.

**Representation No: 67**

**Address:** 1 Bretts Rd, North Motton  
CT 223681/1

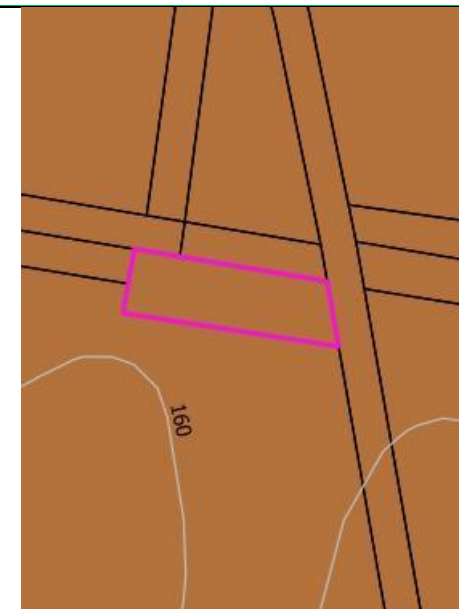
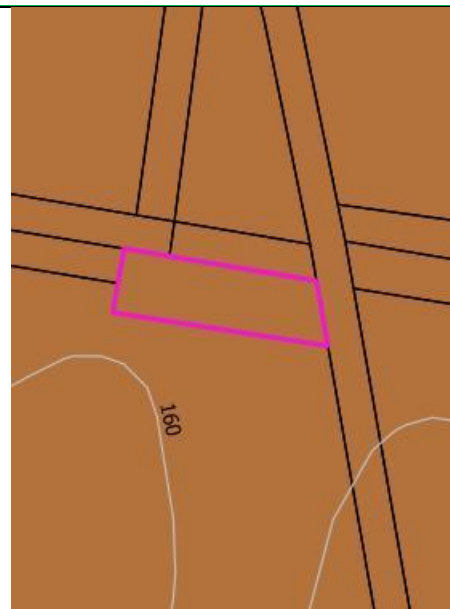
**PID:** 6687109

**Size:** 0.4ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** General Residential

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2A	Single	Grazing	Kindred North Motton	No	Lifestyle	Grazing modified pasture	Class 4	No, Threatened veg community on adjacent title	No	Yes	No	No	Grazing, Native Veg, Cropping	

**Key Point in Representation:**

- Small Parcel
- Poorly drained.

**Comments:**

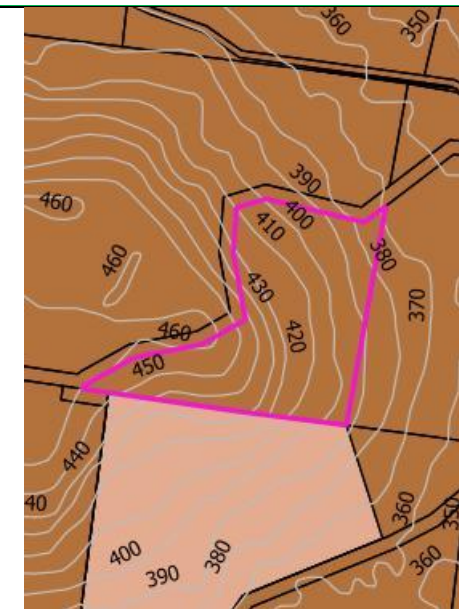
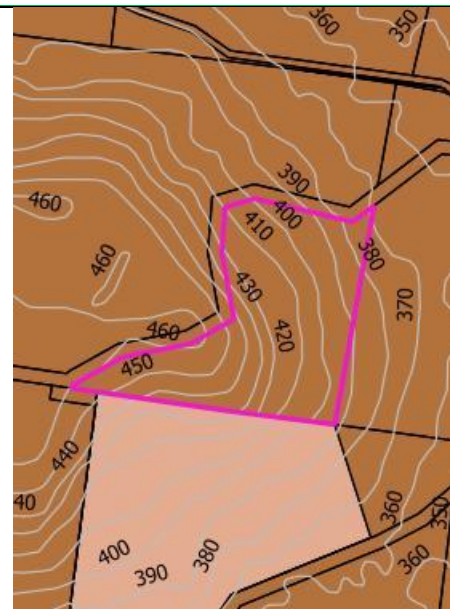
While the title itself has no agricultural potential, adjacent land to the south does, hence it is not ideal to rezone a title to General Residential when it is directly adjacent to agricultural activities. All adjacent titles with similar characteristics have also been zoned Agriculture. It is recommended that this title is retained in the Agriculture zone to provide a consistent zoning pattern and to avoid spot zoning a title.



**Representation No: 69****Address:** 85 Duffs Rd, Riana

CT 52941/1

PID 7814592

**Size:** 7.2ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2B	Single	Grazing, Plantation	Dial Blythe	No	Lifestyle	Rural Residential without Ag, Hardwood Plantation Forestry, Residual Native Cover	Class 4 and 5	Small area of Native veg,	No, on adjacent title	No	No	PTR	Grazing, Plantation, Dwelling/s	

**Key Point in Representation:**

- Landslip risk
- Adjacent parcel with different zone

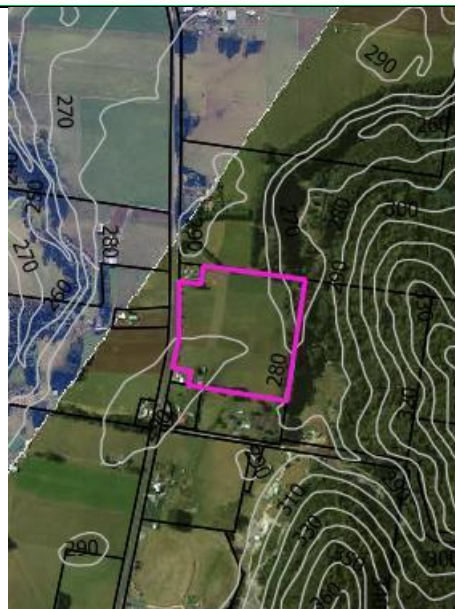
**Comments:**

Adjacent titles to the west, north and east have all been zoned agriculture. The subject title can be farmed in conjunction with any of these titles. While the title to the south has been zoned Rural because it has an existing PTR, this title would've likely been better included in the Agriculture zone for better zoning consistency. The subject title is recommended to be retained in the Agriculture zone.

**Representation No: 70****Address:** 1169 Pine Rd, Riana

CT 202401/1

PID 7814592

**Size:** 6.4ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With 1 Adjacent Title	Grazing	Dial Blythe	No	Hobby	Rural Residential without Ag	Class 2, 4	Small area of threatened vegetation community	No	No	No	No	Dwelling/s, Grazing, Cropping, Native Vegetation	

**Key Point in Representation:**

- No irrigation water
- Small parcel
- Adjacent parcel with different zone

**Comments:**

The title is mapped as prime agricultural land and was mapped as unconstrained by the ALMP. While the size it relatively small, the land can be utilised for agriculture, could potentially access irrigation water and be farmed in conjunction with nearby land, or it could be developed for an intensive agricultural use it in its own right. There is potential for some constraints from adjacent dwelling, however, not enough to rule out potential intensification of the land. The title is recommended to be retained in the Agriculture zone, mainly because of the Land Capability and existing use.



**Representation No: 71**

**Address:** Lot 1 Edinborough Rd,  
Abbotsham

CT 101942/1

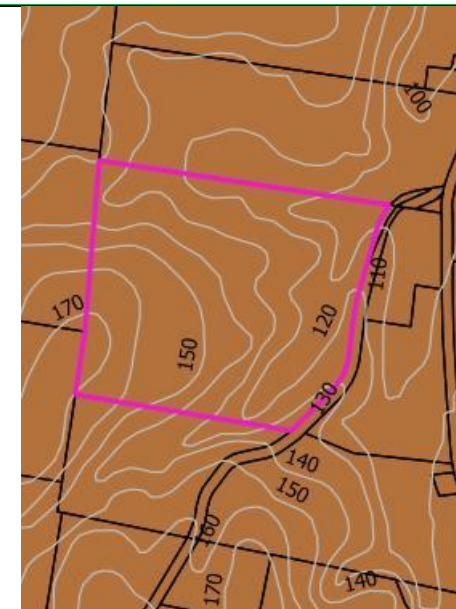
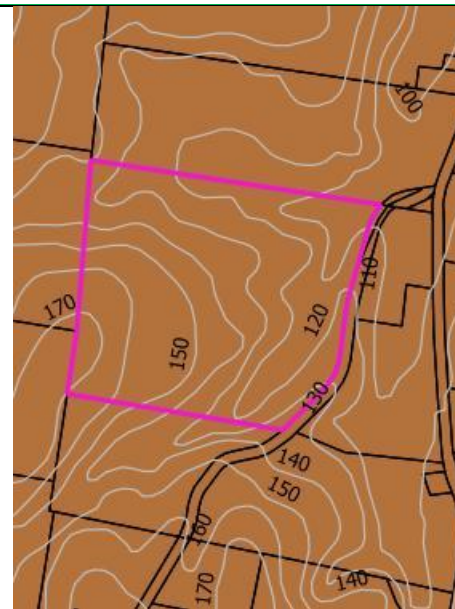
PID 2811413

**Size:** 20.7ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture

**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	Single	Grazing, Native Veg	Kindred North Motton	Irrigation Dam 5ML. 13.5ML summer allocation	Hobby	Residual Native Cover, Grazing Modified Pasture, Land in Transition	Class 4+5, 3+2	Native vegetation	No	No, Shed	No	No	Native Veg, Dwelling/s, Grazing, Cropping

**Key Point in Representation:**

- Poor Soils
- Steep slope

**Comments:**

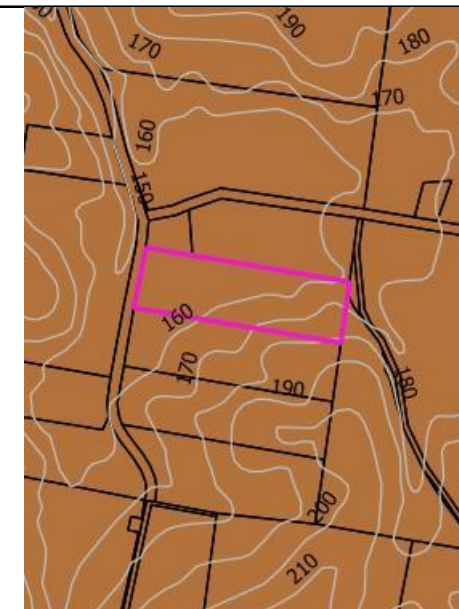
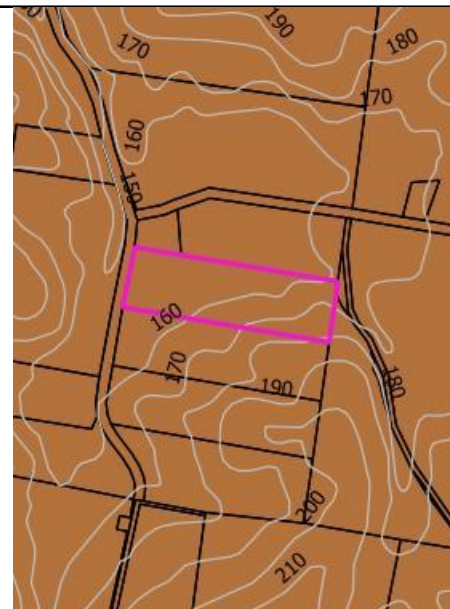
The title has some agricultural potential and has an existing water resource, with both a summer and winter allocation. The title was mapped as unconstrained. All adjacent titles are also proposed to be zoned Agriculture, so it is recommended that this title should also be retained in the Agriculture zone to provide for zoning consistency.

There may have been scope for adjacent titles to have been zoned Rural, which would likely have had an influence on whether this title could have been zoned Rural instead. Also refer to Representation 58. However, based on the existing water resources (especially summer water) the title would most likely have still been recommended for the Agriculture Zone.

**Representation No: 72****Address:** Castra Rd, Spalford

CT 241362/1

PID 6990666

**Size:** 4.9ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:** Rural**Recommended Zone:** Agriculture

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2B	Single	Grazing	Kindred North Motton	No	Hobby	Rural Residential without Ag, Residual Native Cover	Class 4+5	Small area of Native Veg	No	No	No	No	Dwelling/s , Grazing	
<b>Key Point in Representation:</b> <ul style="list-style-type: none"><li>Poor Soils (adjacent title assessed as Class 4 land)</li><li>Lacking water</li><li>Small parcel</li></ul>							<ul style="list-style-type: none"><li>Preclude dwelling from being constructed.</li></ul>							
<b>Comments:</b> Adjacent titles with similar characteristics are proposed to be zoned Agriculture, so for zoning consistency this title should also be retained in the Agriculture Zone. Requirements for constructing a dwelling in the Agriculture Zone are similar to the requirements in existing Rural Resource Zone.														



**Representation No: 73**

**Address:** Castra Rd, Upper Castra  
CT 148922/1

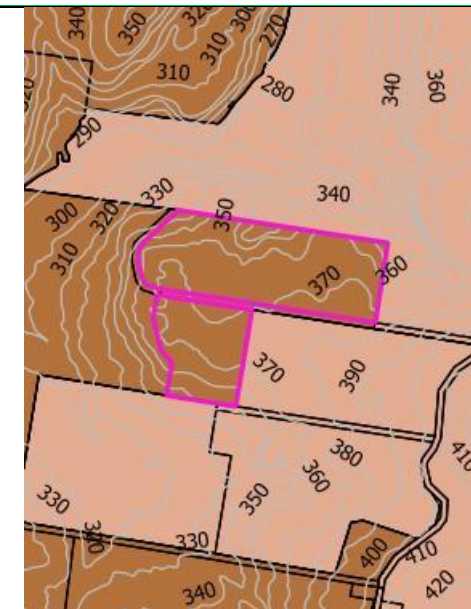
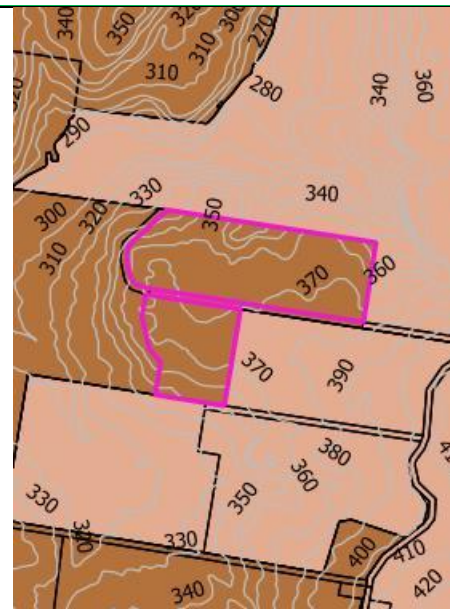
**PID:** 2050757

**Size:** 28.3ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	Single	Grazing	No	No	Hobby	Grazing Modified Pasture, Residual Native Cover	Class 4	Existing Native Cover	No, on adjacent land	No	No	Informal Reserve on Public land, PTR	Grazing, Plantation , Native Veg	
<b>Key Point in Representation:</b> <ul style="list-style-type: none"><li>Assessed as Class 4 and 5 land</li><li>Previously assessed as not suitable for agriculture</li><li>Lacking water</li></ul>														
<b>Comments:</b> Mapped as unconstrained and can be utilised for grazing. Could be farmed in conjunction with agricultural land to the west. The title is recommended to be retained in the Agriculture zone.														

**Representation No: 74**

**Address:** 184 Wilmot Rd, Forth  
CT 122039/1 & CT 26342/3

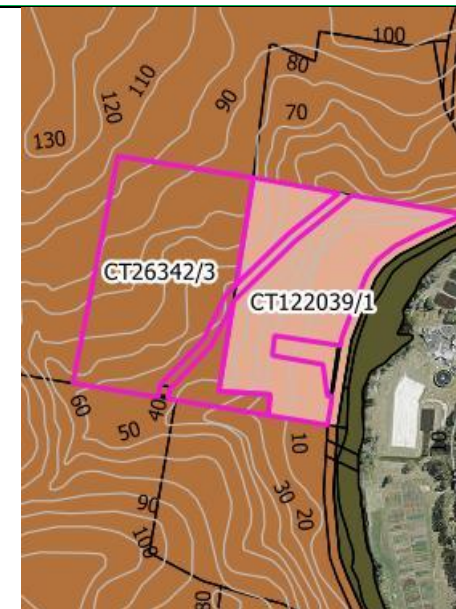
**PID:** 7536924

**Size:** 10.9ha & 13.5ha

**Council Proposed Zone:** Rural & Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural and Agriculture

**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
CT 122039/1 Constrained 2B	With 1 Adjacent Title	Grazing	Kindred North Motton	Unregistered dam	Hobby	Irrigated Cropping, Residual Native Cover, Grazing Native Veg	Class 5	Threatened Veg Community, native veg	Yes	Yes	No	No	Grazing, Dwellings, Native Veg
CT 26342/3 Unconstrained	With 1 Adjacent Title	Grazing	Kindred North Motton	Unregistered stock dam	Hobby	Irrigated Cropping, Residual Native Cover, Grazing Native Veg	Class 3, 5	Threatened Veg Community	No	No	No	No	Cropping, Grazing, Plantation, Dwelling/s

**Key Point in Representation:**

- Adjacent parcels have different zoning
- Steep Slopes
- Access issue

- Small parcel
- Poor land capability

**Comments:**

CT 122039/1 is recommended to be retained in the Rural Zone.

CT 26342/3 is recommended to be retained in the Agriculture Zone. This title is partially mapped as being prime agricultural land and it also has potential to be farmed in conjunction with agricultural land to the west, which displays similar characteristics.

North and south of the subject titles, along the Forth River, there appears to have been a missed opportunity to include more titles within the Rural Zone.



**Representation No: 76**

**Address:** Lot 1 Albert Rd, Howth  
CT 244535/1

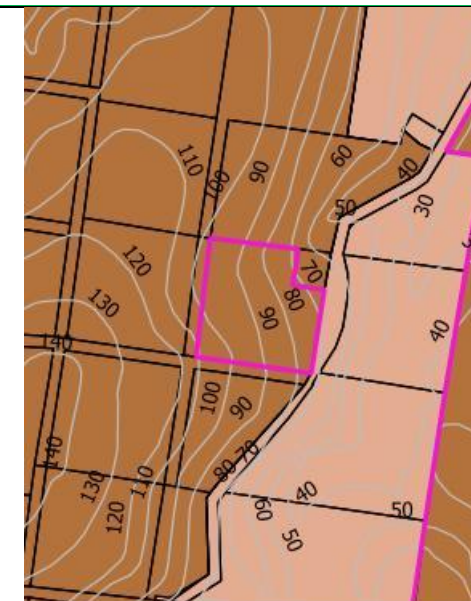
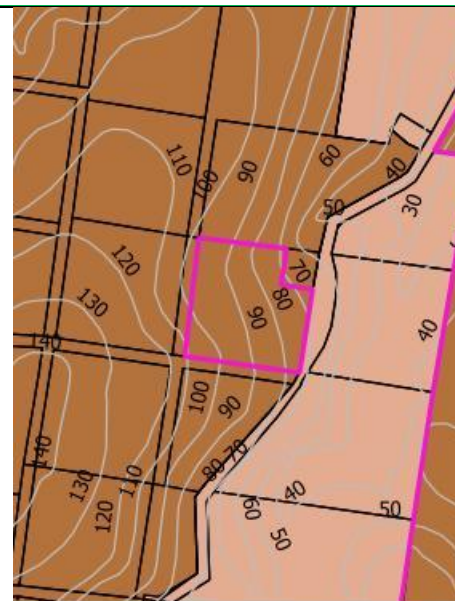
**PID:** 3344853

**Size:** 3.7ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning		
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 2B	Single	Grazing, Cropping	Dial Blythe	No	Hobby/Lifestyle	Grazing Modified Pasture	Class 4, 3 and 5	No	No	No	No	No	Grazing, Cropping, Dwelling/s

**Key Point in Representation:**

- Assessed as Class 3, 4 and 5 land
- Previously assessed as not suitable for agriculture
- Lacking water

**Comments:**

The title has an area of land that has been utilised for cropping. The title also has similar characteristics to land to the north and west and could easily be farmed in conjunction with this land as part of a holding with commercial scale characteristics. The most recent Land Capability Assessment, assessed the majority of the land as Class 4, then an area of Class 3 and a small area of Class 5. While the earlier Land Capability Assessment mapped the majority of the land as Class 4 with a small area of Class 5. Class 4, while not classed as prime agricultural land, can still be highly productive land especially when it can be farmed in conjunction with surrounding land, as is the case in this instance. This title is recommended to be retained in the Agriculture Zone.

**Representation No: 78**

**Address:** 382 Ironcliffe Rd, Penguin  
CT 9195/1

**PID:** 6763762

**Size:** 6.3ha

**Council Proposed Zone:** Rural

**Representor Proposed Zone:** Rural

**Recommended Zone:** Rural

**Assessed Agricultural Characteristics:****Aerial of Title****Council Proposed Zoning****Recommended Zoning**

ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Constrained 3	Single	Native Veg	Dial Blythe	Unregistered dam	Lifestyle	Rural Residential without Ag	Class 4+5	Threatened Vegetation Community	Yes	Yes	No	No	Cropping, Rural Living, Dwellings, Native Veg

**Key Point in Representation:**

- 

**Comments:**

This title has been mapped to go into the Rural zone, which is the most appropriate zone for the title.



**Representation No: 79**

**Address:** 20 Brookvale Rd, Ulverstone  
CT 128571/1 & CT 221123/1

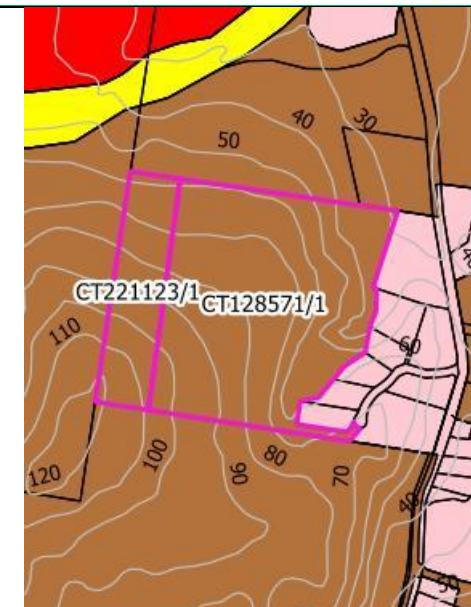
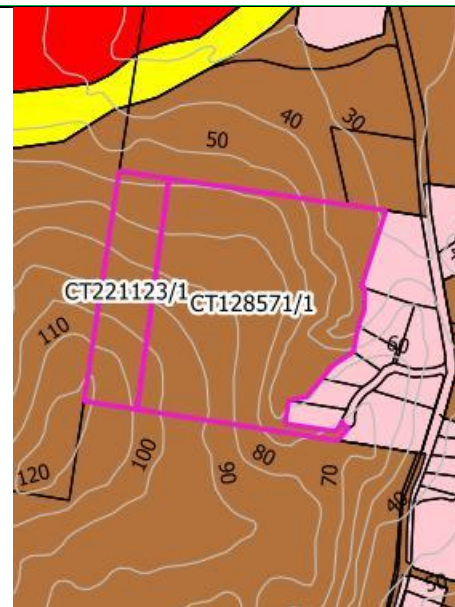
**PID:** 2520165

**Size:** 16ha & 4.2ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:**  
Residential

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
128571/1 Unconstrained	with 6 adj Titles	Grazing, Cropping	Kindred North Motton	2 dams, totalling 16.75 ML capacity	Hobby	Irrigated Cropping	Class 3, 4	No	No	No	No	No	Cropping, Grazing, Residential Living	
221123/1 Unconstrained	With 6 Adj Titles	Grazing, Cropping	Kindred Noth Motten	2 dams on adjacent title CT128571/1	Hobby	Irrigated Cropping	Class 3	No	No	No	No	No	Cropping, Grazing	

**Key Point in Representation:**

- Issues with Planning process and public consultation
- Small parcel

**Comments:**

Both titles were mapped as unconstrained, have areas mapped as prime agricultural land, have access to irrigation water and can be farmed in conjunction with agricultural land to the north, west and south. The titles are recommended to be retained in the Agriculture zone.

**Representation No: 80**

**Address:** 51 Horns Rd, Riana  
CT 134222/1

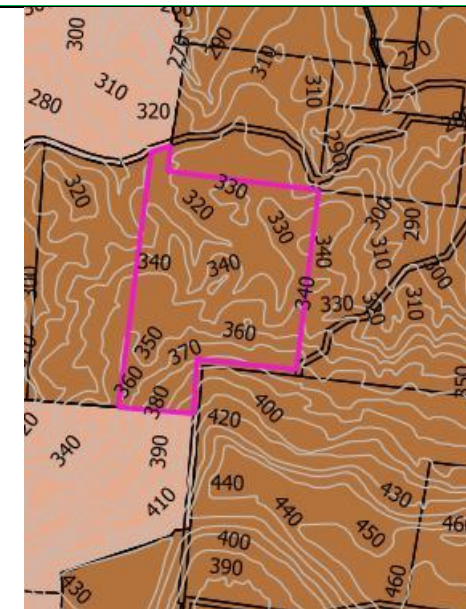
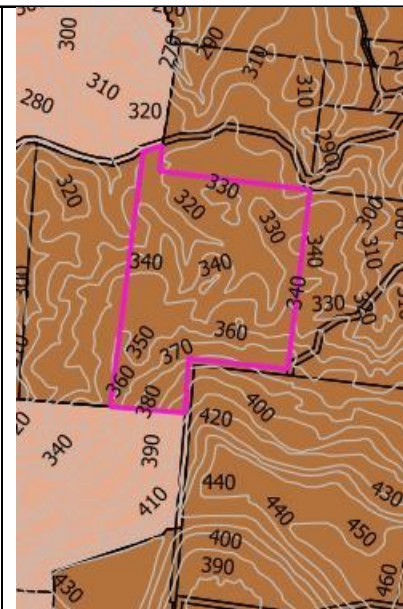
**PID** 2008356

**Size:** 38.5ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With 2 Adj Titles	Grazing	Dial Blythe	Existing unregistered dams	Hobby	Grazing Modified Pasture, Softwood Plantation (although don't think there is any)	Class 5, 4, 3	No	No	Yes	No	PTR	Grazing, Plantation	

**Key Point in Representation:**

- Steep slopes
- Poor soils
- Surface rocks.

**Comments:**

While there are limitations associated with the subject land, there are three titles (title to the west and the title to the east of the subject title) all farmed in conjunction and utilised for productive agriculture (Grazing). There are also a number of unregistered dams that could be utilised for irrigation of pasture. All three titles under the same ownership were also mapped as unconstrained. It is recommended that the subject title and the two adjacent titles under the same ownership are retained in the Agriculture Zone.



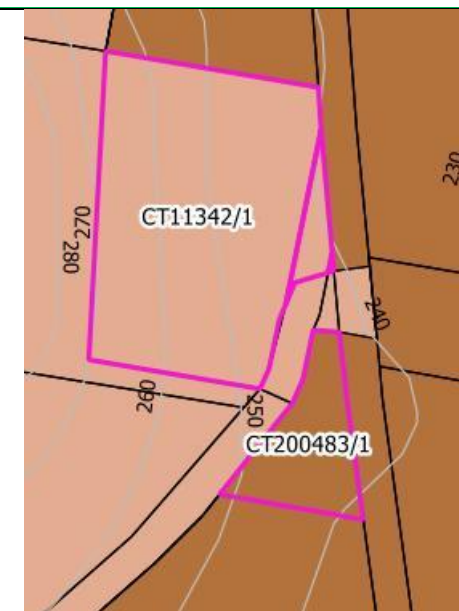
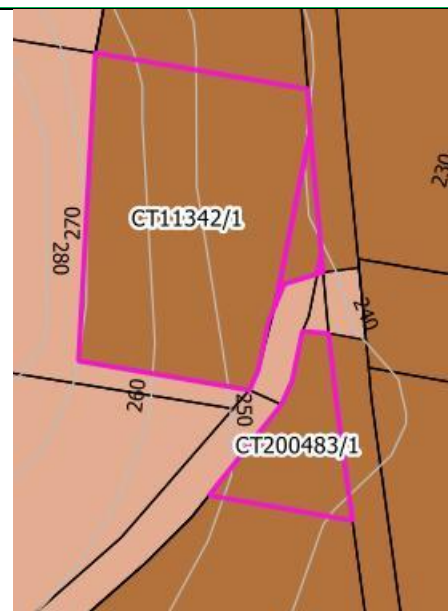
**Representation No: 818****Address:** 818 Preston Rd

CT 11342/1, CT 200483/1 &amp; CT240522

PID 6986990, 6986851 &amp; 2041594

**Size:** 2ha, 0.4ha & 0.1ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:**

Residential

**Recommended Zone:** Rural & Agriculture

Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownersh ip	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
CT 11342/1 Constrained 2A	Single	Grazing?	Kindred North Motton	No	Lifestyle	Rural Residential without Ag	Class 4, 2+3	No	No	Yes	No	No	Dwelling/s , Grazing, Plantation	
CT 200483/1 Unconstrained	With 2 Adjacent Titles	Grazing	Kindred North Motton	No	Lifestyle	Rural Residential without Ag	Class 2+3	No	No	No	No	No	Grazing, Dwelling/s	
CT 240522/1 Constrained 2A	With 2 Adjacent Titles	None	Kindred North Motton	No	Lifestyle	Rural Residential without Ag	Class 4, 2+3	No	No	No	No	No	Dwelling, road, grazing	
<b>Key Point in Representation:</b> <ul style="list-style-type: none"><li>• Lacking irrigation water</li><li>• Small parcels</li><li>• Steep slopes</li></ul>								<ul style="list-style-type: none"><li>• Adjacent parcels with different zoning</li><li>• Poor Land Capability</li></ul>						

**Comments:**

It appears that these titles have been included in the Agriculture Zone because they have areas of prime agricultural land mapped on them. For CT 11342/1 and CT 240522/1 the agricultural potential appears negligible due to size, shape, an existing dwelling and adjacent dwellings. The two titles are recommended for the Rural Zone. There may have also been scope to zone titles north of CT 11342/1 as Rural as well.

For CT 200483/1 - while this title is small in area, it has good connectivity with adjacent agricultural land to the south and is mapped as prime agricultural land. It is recommended that this title be retained in the Agriculture Zone.

## REFERENCES

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- DPIPWE. (2020). *The LIST Map*. Department of Primary Industries, Parks, Water and Environment. <https://www.thelist.tas.gov.au>
- Central Coast Council (2019). *Tasmanian Planning Schemes - Zones: Draft Central Coast Local Provisions Schedule*. Central Coast Council
- Central Coast Council (2019). *Tasmanian Planning Schemes - Draft Central Coast Local Provisions Schedule Code Overlay Maps*. Central Coast Council

## APPENDIX 1 – ENTERPRISE SCALE ANALYSIS

### Rural land – land use and characteristics

*Definitions, planning objectives & responses.*

Potential Land use	Definition	Resources (general characteristics)	Connectivity	Objectives for planning	Planning responses
<b>‘Commercial Scale’ Characteristics</b>	<p>Likely to be viable.</p> <p>Capacity to produce sufficient profit for a family and full-time employment of one person.</p>	<p>Land area comprising a number of titles farmed together. Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and enterprise mix. Land area for vineyards, orchards or berries is likely to be 10ha-20ha.</p> <p>Water available for irrigation for smaller holdings.</p>	<p>Few constraints.</p> <p>Well connected to other unconstrained titles,</p> <p>Expansion and/or intensification likely in the future.</p>	<p>Retain current and future agricultural productive potential.</p>	<p>If all indicators are present, Agriculture zoning is preferred.</p>
<b>‘Hobby Scale’ Characteristics</b>	<p>Land used for some agriculture.</p> <p>Agricultural activity may be profitable, however generally unable to produce sufficient profit to demonstrate viability.</p> <p>Occupant/family needs to be supported by off-farm income.</p>	<p>Generally 8-40 ha in area and a single title.</p> <p>Water for irrigation less likely, but possible, depending on location and cost of supply.</p> <p>Land Capability class generally 4-5.</p> <p>The land and/or water resources associated with the title may have the capacity to contribute to a ‘medium to large-scale’ holding depending on the degree of constraint.</p>	<p>Some Constraints.</p> <p>Residence on the title.</p> <p>Residences in close proximity.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Provide for ‘hobby scale’ where the land cannot be used for ‘medium to large-scale’ farming enterprises.</p> <p>Can contribute to buffers at the rural/residential interface to provide for gradational impacts.</p> <p>Provide opportunities for ‘small-scale’ enterprises without risking loss of the agricultural resource.</p>	<p>If agricultural use potential is good; ie if it has all or some of the following characteristics; Few Constraints, LC 1-3, water available, well connected, currently no house, currently supporting high value agriculture then treat as for ‘commercial scale’.</p> <p>If the title has value as a buffer between residential use and ‘medium to large-scale’ agriculture then could be considered for Rural or Ag Zone, depending on what is more appropriate for a consistent zoning pattern.</p> <p>If the title is part of a cluster of lots with ‘hobby scale’ characteristics where potential is lower, the land area is in effect already converted from ‘commercial scale’ agriculture and would be considered an established Rural area.</p>
<b>‘Lifestyle scale’ Characteristics</b>	<p>Little or no use for Agriculture.</p>	<p>Generally 1-8 ha in area.</p> <p>Land Capability variable.</p> <p>Water for irrigation unlikely.</p>	<p>Moderate to significant Constraints.</p> <p>Residence on the title.</p> <p>Residences in close proximity.</p> <p>Little or no connectivity to unconstrained titles.</p>	<p>Provide opportunities for rural residential lifestyle choice without risking loss of the agricultural resource. May contribute to buffering at the rural/residential interface.</p>	<p>If the title is part of a cluster of lots with ‘lifestyle scale’ characteristics where potential is negligible, the land area is in effect already converted and would be considered an established Rural Living area. Agricultural use potential is always low, however, subdivision and intensification of residential use needs to consider the context of nearby ‘commercial scale’ and ‘hobby scale’ activities and the potential to achieve appropriate buffering.</p>

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Highland Conservation Pty Ltd

# **Gunns Plains Property Agricultural Assessment**

**Property re-zoning supplemental information**

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17<sup>th</sup> February 2020





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**Report author:** Jason Lynch B.App.Sci(hort) CPAg

**An appropriate citation for this report is:** Macquarie Franklin, 20<sup>th</sup> February 2020, Rezoning request for Highland Conservation Pty Ltd properties, Gunns Plains

**Document status:** FINAL

Date	Status /Issue number	Authorised by	Transmission method
17/2/2020	1	Jason Lynch	Email
20/2/2020	2	Jason Lynch	Email

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## Executive summary

This report provides additional information to support the rezoning of a number of Highlands Conservation Pty Ltd property titles in Gunns Plains and will be used to assist with the land zoning process currently being undertaken by the Tasmanian Planning Commission.

Highland Conservation Pty Ltd is a significant land holder in the Gunns Plains area and is committed to the management of land for productive agricultural and environmental sustainability outcomes, and the preservation of the rural bucolic amenity of the district.

The opportunity to revise the proposed agricultural zoning of specific property titles owned by Highlands Conservation Pty Ltd is in order to;

1. Facilitate the ongoing research and development aims and outputs as result of the MOU between the land holder and the University of Tasmania
2. Recognition that specific properties have been identified as being unsuitable for the agricultural zoning and would qualify for rural zoning
3. Recognition that a specific property has been identified as being incompatible for the agricultural zoning and would qualify for rural zoning

A number of assessments have been made on the applicable properties to support the reasonings and considerations to validate the rezoning of these properties including;

- Review of The State Protection of the Agricultural Land Policy
- Review of the research and development MOU between the University of Tasmania and Highland Conservation Pty Ltd
- Land capability assessment
- Land use constraint analysis
- Land use constraint analysis flow chart as detailed in the Agriculture Land Mapping Project - identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone, Background Report
- Personal observations of the properties in question

In providing the opinion enclosed provided in this report, it is to be noted that Jason Lynch possess a BAppSc(hort), qualified CPAg, is a member of Australian Institute of Agriculture and has over 20 years experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, surveyors and Councils to undertake assessments within 17 different municipalities across the state. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes and the State Protection of Agricultural Land Policy.

## **1 Relevance of the MOU research and development agreement**

### **1.1 MOU outline**

The MOU between the University of Tasmania (Utas) and Highland Conservation Pty Ltd provides a basis to encourage and undertake research activities on a number of properties and promote the commercialisation of intellectual property. This MOU between the Utas and a private land holder is unique in Tasmania and is one of two agreements of this nature in the state.

Highland Conservation Pty Ltd is a major supporter of the Utas and has provide significant cash and in-kind support towards a range of important social, environmental agricultural related project and activities.

### **1.2 Properties covered by the MOU**

The Highland Conservation Pty Ltd properties in Gunns Plains covered by the MOU includes the following property titles;

- 139289/2
- 126824/1
- 198562/1
- 205150/1
- 249257/1
- 139289/1
- 216233/1
- 207177/1
- 240663/1
- 139052/1

The properties covered by these titles covers land used for a mixture of land use activities ranging from dairying, dairying support and beef production enterprises and native vegetation and plantation forestry.

It is a requirement of the MOU that the landowner, as per Highland Conservation Pty Ltd, fully supports, assists and cooperates with the research and development program undertaken by the Utas.

Highland Conservation Pty Ltd has gone to considerable lengths to cooperate and make provisions for the Utas's research and development program including;

- Entering into property lease arrangements which are well below commercial market rates
- Property tenants sign legally binding agreements permitting Utas to freely undertake the research and development activities

### **1.3 Nature of the MOU**

The MOU is structured to provide and support for research and development activities and would encompasses specific activities which aligns with;

1. Key agricultural land use activities, including dairying and beef production
2. Environmental management for the promotion and preservation of farmland, aquatic and vegetation ecosystems and communities

It is important to appreciate that the research and development activities are in confidence matters and it is not possible to provide specific details, however that notwithstanding as an overview of the activities that would be included relates to;

- Pastoral land use activities for dairy and beef production system including grazing management, animal nutrition, soil fertility, animal health and irrigation
- Environmental management such as weed control, biodiversity assessment, climate change, greenhouse gas emissions, preservation of native vegetation, fire management and aquatic health
- Technology for the development and integration of new technologies to assist with achieving improved agricultural production and efficiency and environmental management outcomes

The MOU research and development activities would be conducted on-farm and this provides for the opportunity to undertake activities in a commercial setting which offers particular relevance to actual production systems.

### 1.4 Relevance of the MOU

The MOU is anticipated to play a significant role in undertaking research and development activities which have a key relevance to the agricultural economy on both a regional and statewide basis.

In the Cradle Coast region, agriculture is a key driver of the local economy and has a gross valued of \$627M which represents 39% of the Tasmanian agricultural related industry value (total gross value of \$1,604M).

**Table 1 Cradle Coast dairying and livestock slaughterings economic value**

Commodity	Gross value \$M	As a % of Cradle Coast region agricultural economy (%)	As a % of the Tasmanian commodity sector value (%)	Cradle Coast regional production as a % of the total Tasmanian agricultural economy (%)
Dairying	252	40	58.7	15.7
Cattle slaughtering	160	25	47.5	10

(ABS, 2017-18)

The opportunity to improve the productivity and efficiency of dairying and beef production systems offers clear social and economic benefits to a region and state where agriculture is so important.

A well structured and organised research and development program is vital in order to ensure that the Cradle Coast agriculture sector remains competitive and achieves optimal productivity outcomes without negatively impacting the environmental.

The MOU between the Utas and Highland Conservation Pty Ltd offers the opportunity to facilitate on-farm agricultural research and development and assist in meeting the current and future needs of the regional and statewide dairy and beef industry sectors.

## 2 Request changes from Agricultural to Rural Zoning

Highland Conversation Pty Ltd is requesting a change from the proposed agricultural to rural zoning for a number of properties in the Gunns Plains area.

The requested zoning changes are required based on considerations relating to;

1. Land use conflict
2. Land unsuitable for agricultural land use activity
3. Land incompatible for agricultural land use activity

### 2.1 Land use conflict

Highland Conversation Pty Ltd wishes to request a change from agricultural to rural zoning due to a land use conflict for the following properties are detailed in Table 2.

**Table 2 Property titles with land use conflict requested for proposed zone change**

Title Reference	Current Interim Planning Proposed State Requested Zone Scheme Zone				
139289/2	Rural resource		Agricultural		Rural
126824/1	Rural resource		Agricultural		Rural
198562/1	Rural resource		Agricultural		Rural
205150/1	Rural resource		Agricultural		Rural

Images of the property titles are attached in Appendix B, Figure 3, 4 and 5.

#### 2.1.1 Current land use activity on the property titles in question

The current land use activities for the properties requesting a zoning changes are outlined in Table 3.

**Table 3 Current land use activities on the property titles with land use conflict**

Title Reference	Land Area (hectares)	Current Principal Land Use Activity	Infrastructure Present
139289/2	39.8	Pastoral; dryland (39.8 ha) improved pasture	Shed, paddock fencing, reticulated stock water system
126824/1	19.6	Pastoral; dryland (19.6 ha) improved pasture	Shed, paddock fencing, reticulated stock water system
198562/1	25.5	Pastoral; dryland (12 ha) and	Hay shed, laneways, centre pivot, paddock fencing,

		irrigated (23.4 ha) improved pasture	reticulated stock water system
205150/1	18.39	Pastoral; dryland (19.6 ha) improved pasture	Robotic dairy parlour, offices and various sheds, paddock fencing, reticulated stock water system

## 2.1.2 Justification for change of rezoning

### 2.1.2.1 Impediment to MOU research and development activities

The justification for all properties detailed in Table 2 to change from the proposed zoning of agricultural to rural is based on a conflict with a key land use activity conducted on the properties in question, that being the need to maintain access to this land as part of the current research and development MOU between Utas and Highland Conservation Pty Ltd.

The research and development activities that would form the basis for the MOU are identified as an unqualified discretionary land use activity on land proposed to be listed in land zoned as agricultural.

The unqualified discretionary status could be regarded as being a prohibited land use activity on land zoned as agricultural.

The research and development activities could be freely undertaken on land zoned as rural.

In order to maintain the current and future opportunity to undertake the research and development opportunities which would be undertaken in the MOU it would be appropriate to rezone the property titles identified as section 2.2 as rural.

Without a definitive and clear determination of the land zoning status the future of the permissibility of the Utas research and development program it would be difficult, unwieldy and likely unacceptable for these activities to be established and conducted, and therefore the potential social and economic benefits that could be derived would either be diminished or lost.

### 2.1.2.2 Specific issues relating property title 205150/1

Property title 205150/1 has two key specific issues relating to its justification for changing the proposed Agricultural to Rural zoning;

1. This property title has robotic dairying units and as such it is of particular importance due to the unique opportunities as a site for research and development activities relating to this type of dairying infrastructure for investigation into various aspects of animal behaviour, nutrition, grazing management, the application of artificial intelligence, informatics and a deeper appreciation of the economics associated with this automatable dairy production system. It is of critical importance that this property and the unique dairying activities conducted upon it be able to be included in the research and development program with the ability to freely undertake without encumbrance those activities required of the MOU between Utas and Highland Conservation PTY Ltd.



2. The property title in question comprises a larger land holding at 339 Lowana Road (PID 3095864), which consists of 140 hectares (including titles 165015/1, 165015/2, 200507/1, 202975/1, 205150/1 205152/1 and 212731/1). This land holding has a combined land value of \$1,600,000 (equates to \$11,428/ha) and it reasonable to consider the property title 205150/1 (18.39 hectares) land value is \$245,0000. The capital value of the 339 Lowana Road property is valued at \$2,250,000, with the majority of this attributed to the dairy infrastructure and sheds located on the property title in question. Therefore, based on the recent Department of Justice's Agriculture Land Mapping Project it would be considered as having a criteria 2A constraint.

Land and capital valuation information has been obtained from the Central Coast Council rate notices (assessment ID 112086) 2019-20.

#### ***2.1.2.3 Future land use activity***

It is not anticipated that there will be any change to the current pastoral land use land use activity on any of the properties detailed in section 3.1, as per dairying and beef production.

The proposed MOU agreement is based on the undertaking research and development into agricultural production practices and processes, and therefore this fundamentally requires a continuation of the current land use activities.

Please note that based on the outcomes of the research and development program land management and pastoral based production practices may be adjusted and change as required if determined to be positive and beneficial to the agricultural enterprises and environment.

Please refer to section 2.5 which provide detail on the negative implications of the agricultural on the ability to undertake research and development activities.

## 2.2 Land unsuitable for agricultural land use activity

Highland Conversation Pty Ltd wishes to request a change from agriculture to rural zoning due to the land being unsuitable for agricultural land use activity for the following properties are detailed in Table 4.

Table 4 Property titles unsuitable for agriculture requested for proposed zone change

Title Reference	Current Interim Planning Scheme Zone	Proposed State Zone	Requested Zone Change
165015/1	Rural resource	Agricultural	Rural
198565/1	Rural resource	Agricultural	Rural
33196/1	Rural resource	Agricultural	Agricultural Rural

### 2.2.1 Current land use activity on the property titles in question

The current land use activities for the properties requesting a zoning changes are outlined in Table 5.

Table 5 Current land use activities on the property titles unsuitable for agriculture

Title Reference	Land Area (hectares)	Current Principal Land Use Activity	Infrastructure Present
165015/1	1.275	Residential	Residential dwelling, various sheds
198565/1	1.1	Residential	Residential dwelling, various sheds
33196/1	50.8	Residential and agricultural	Residential dwelling, various sheds, paddock fencing, reticulated stock water system

## 2.2.2 Justification for change of rezoning

### 2.2.2.1 Property title 165015/1

A number of issues are present which supports the basis for the requested rezoning of property title 165015/1 and this includes;

1. The property is too small, at 1.275 hectares, to support and be considered able to undertake viable agricultural land use activity. The residential dwelling, sheds and lawn area covers 0.475 hectares. Commercial scale pastoral land use is not a viable land agricultural use option. At best the available land could be used for cottage scale agricultural land use activity that being for small scale vegetable production, however due to the lack of irrigation water and inability to develop a new irrigation scheme this effectively significantly constrains the potential productivity and reliability of crop yields.
2. The land adjacent to this property includes a number of small and large property titles, none of which require the presence of a residential dwelling to be integral to allow for the operational and/or management requirements for the land use activities undertaken therewith.
3. The land capability of the property in question and that of the adjacent ground has been identified as class 4+5 land in the 1997 Forth Land Capability Report. A recent assessment by the author of this document (Jason Lynch) has confirmed that this is indeed the case. The 1.275 hectare of class 4+5 land associated with the property in question would not be recognised as being regionally significant, with class 4+5 land covering 7,149 hectares (4.4%) of the total agricultural estate of the 113,173 hectares (not including the 50,6123 hectares of excluded land) in the Forth land capability assessment area.
4. The property title in question comprises a larger land holding at 339 Lowana Road (PID 3095864), which consists of 140 hectares (including titles 165015/1, 165015/2, 200507/1, 202975/1, 205150/1 205152/1 and 212731/1). This land holding has a combined land value of \$1,600,000 (equates to \$11,428/ha) and it reasonable to consider the property title 205150/1 (1.27 hectares) land value is \$14,285. The capital value of the 339 Lowana Road property is valued at \$2,250,000, with the majority of this attributed to the dairy infrastructure and sheds located on the property title 205150/1, and balance for the residential dwelling on the property in question. Therefore, based on the recent Department of Justice's Agriculture Land Mapping Project it would be considered as having a criteria 2A constraint.

Land and capital valuation information has been obtained from the Central Coast Council rate notices (assessment ID 112086) 2019-20.

5. This property's title land valuation would render an economic constraint to amalgamating it to adjacent land and the subsequent significant over capitalisation issue.
6. The requested rezoning of the property in question from agriculture to rural would not result in new, increased and/or a cumulative change to the potential for conflict and/or

fettering of the current and future likely land use activity that would be conducted on the adjacent properties.

7. The property has no access to irrigation water, with no dams present and/or waterways flowing through the property. The property's size does not lend itself to build a new dam, the ability to capture sufficient surface run-off to fill a dam is minimal and therefore it is unlikely a new dam would be located on the block however no formal dam studies have been undertaken.

At this stage no Tasmanian Irrigation and/or private irrigation scheme is known to be being promoted and/or likely to be established in the Gunns Plains area. However, if an irrigation scheme was established, based on the current indicative Tasmanian Irrigation's water price (\$1,400ML), scheme connection cost (\$10,000) in conjunction with the minimum purchase volume (10ML) it is unrealistic to consider a property of this size (1.275 hectares) would be connected to a scheme based on the unfavourable economics and a distinct inability to actually utilise 10ML of irrigation water.

#### ***2.2.2.2 Property title 198565/1***

A number of issues are present which supports the basis for the requested rezoning of property title 198565/1 and this includes;

1. The property is too small, at 1 hectare, to support and be considered able to undertake viable agricultural land use activity. The residential dwelling, sheds and lawn area covers 0.25 hectares. Commercial scale pastoral land use is not a viable land agricultural use option. At best the available land could be used for cottage scale agricultural land use activity that being for small scale vegetable production, however due to the lack of irrigation water and inability to develop a new irrigation scheme this effectively significantly constrains the potential productivity and reliability of crop yields.
2. The land adjacent to this property includes a number of small and large property titles, none of which require the presence of a residential dwelling to be integral to allow for the operational and/or management requirements for the land use activities undertaken therewith.
3. The land capability of the property in question and that of the adjacent ground has been identified as class 3+4 land in the 1997 Forth Land Capability Report. A recent assessment by the author of this document (Jason Lynch) has confirmed that this is indeed the case. It is important to note that five other properties (246833/2, 61724/1, 60702/1, 62864/1 and 212589/1) which are located in nearby to the property in question are covered by class 3+4 land and already fetters and constrains the agricultural use of this class 3+4 land. The 1.1 hectare of class 3+4 land associated with the property in question would not be recognised as being regionally significant, with class 3+4 land covering 1,205 hectares (0.73%) of the total agricultural estate of the 113,173 hectares (not including the 50,6123 hectares of excluded land) in the Forth land capability assessment area.

4. The property title in question comprises a larger land holding at 978 Gunns Plains Road (PID 7658134), which consists of 93.61 hectares (including titles 197361/8, 198562/1 and 198565/1). This land holding has a combined land value of \$1,100,000 (equates to \$11,750/ha) and it is reasonable to consider the property title 165015/1 (1.1 hectares) land value is \$12,925. The capital value of the 978 Gunns Plains Road property is valued at \$1,350,000, with this attributed to the farming infrastructure, namely the centre pivot irrigator and associated infrastructure on property titles 197361/1 and 198562/1 and the balance the residential dwelling on the property in question. It is reasonable to consider that the combined value of the land and residential dwelling on the property in question is well above \$50,000 and therefore, based on the recent Department of Justice's Agriculture Land Mapping Project it would be considered as having a criteria 2A constraint.

Land and capital valuation information has been obtained from the Central Coast Council rate notices (assessment ID 81539) 2019-20.

5. The requested rezoning of the property in question from agriculture to rural would not result in new, increased and/or a cumulative change to the potential for conflict and/or fettering of the current and future likely land use activity that would be conducted on the adjacent properties.
6. The property has no access to irrigation water, with no dams present and/or waterways flowing through the property. The property's size does not lend itself to build a new dam, the ability to capture sufficient surface run-off to fill a dam is minimal and therefore it is unlikely a new dam would be located on the block however no formal dam studies have been undertaken.

At this stage no Tasmanian Irrigation and/or private irrigation scheme is known to be being promoted and/or likely to be established in the Gunns Plains area. However, if an irrigation scheme was established, based on the current indicative Tasmanian Irrigation's water price (\$1,400ML), scheme connection cost (\$10,000) in conjunction with the minimum purchase volume (10ML) it is unrealistic to consider a property of this size (1.275 hectares) would be connected to a scheme based on the unfavourable economics and a distinct inability to actually utilise 10ML of irrigation water.

#### ***2.2.2.3 Property title 33196/1***

A number of issues are present which supports the basis for a requested split rezoning of property title 33196/1 due to the distinct and significant agricultural land suitability variation across the property, and this includes;

1. The land capability of the property in question and that of the adjacent ground has been identified as class 4+5 land in the 1997 Forth Land Capability Report. A recent assessment by the author of this document (Jason Lynch) has confirmed that property can be divided into class 4 land on the lower lying flat land on the east of the property, class 5 land on the elevated land on the west on the block and waterlogged prone low lying land and class 6

associated with the elevated and steepest land and gully area on the block. The class 6 gully land features geological features which are consistent with the karst geology present through out much of Gunns Plains. See Appendix B Figure 6 for a land capability map of this property.

The class 5 and 6 land present has significant limitations to agricultural productivity and well best suitable for low intensity pastoral use and/or plantation forestry, whilst the class 4 land is well suited to intensive pastoral use and potential cash cropping.

2. The requested rezoning of the property in question from agriculture to rural would not result in new, increased and/or a cumulative change to the potential for conflict and/or fettering of the current and future likely land use activity that would be conducted on the adjacent properties.

## 2.3 Land incompatible for agricultural land use activity

Highland Conversation Pty Ltd wishes to request a split zone change from the currently proposed entire property being listed as solely in the agricultural zone, to both having the agricultural and rural zoning due to portion of the land on the property being incompatible for agricultural land use activity on the property are identified in Table 6.

Table 6 Property title for land requested as a split proposed zone change

Title Reference	Current Interim Planning Scheme Zone	Proposed State Zone	Requested Zone Change
139052/2	Rural resource	Agricultural	Rural Agricultural

### 2.3.1 Current land use activity on the property titles in question

The current land use activities for the properties requesting a zoning changes are outlined in Table 7.

Table 7 Current land use activities on the property titles requesting a zone change

Title Reference	Land Area (hectares)	Current Principal Land Use Activity	Infrastructure Present
139052/2	43.4	Forestry plantation (7.5 ha), amenity (0.7 ha) and improved dryland pastoral (35.2 ha)	paddock fencing, reticulated stock water system, large ex-shed

The proposed rural rezoning would cover a total area of 8.2 hectares with the balance of the property (35.2 hectares) maintained as the agricultural zone.





Figure 1 Requested split zoning areas on property title 139052/2

### 2.3.2 Justification for change of rezoning

A number of issues are present which supports the basis for the requested rezoning and associated split zoning of property title 139052/2 and this includes;

3. The land capability of the property in question has been identified as class 3+4 land and a small portion of class 5 land in the 1997 Forth Land Capability Report. A recent assessment by the author of this document (Jason Lynch) has confirmed that class 3+4 land indeed covers the lower lying “river flats” portion of the block and would be retained for proposed agricultural zoning) whilst the more elevated ground associated with the forestry plantation and the location of the shed infrastructure (as per the requested rural zoning land area) is covered by class 4+5 and 5 land. See Appendix B Figure 7 for a land capability map of this property.

The proposed rural rezoning area of the property is covered by 5.2 hectares of class 4+5 land which would not be recognised as being regionally significant, with class 4+5 land covering 7,149 hectares (4.4%) of the total agricultural estate of the 113,173 hectares (not including the 50,6123 hectares of excluded land) in the Forth land capability assessment area. The balance of the proposed rural rezoning area of the property is covered by 3 hectares of class 5 land which would not be recognised as being regionally significant, with class 4+5 land covering 29,033 hectares (17.7%), of the total agricultural estate of the 113,173 hectares (not including the 50,6123 hectares of excluded land) in the Forth land capability assessment area.

4. The land requested for the rural rezoning on the property is not used to support nor integral to the management of the adjacent agricultural land, except for an area to store silage bales



(as silage bales). These silage bales could still be stored on the proposed rezoning area of the property.

5. The requested rezoning of the property in question from agriculture to rural would not result in a new, increased and/or a cumulative change to the potential for conflict and/or fettering of the current and future likely land use activity that would be conducted on the adjacent properties.
6. The large ex-hop shed is not utilised nor is it integral to the agricultural land use activities conducted on the property in question. The ex-hop shed could be re-purposed for alternative non-agricultural use, such as ecotourism and catering/venue hire, and if the entire property was zoned for agricultural then they opportunity for and potential diversity of alternative uses of this shed may be diminished and constrained.
7. The soils on the section of the property which is proposed for rural rezoning have been significantly degraded in past due to land use activity, that being during the land clearing process, establishment of hand standing area and general operations involved with the previous hop production enterprise. This degradation involved stripping of the topsoil from the ground, application of gravel with the extended vehicle traffic resulting in significant soil compaction.

### 3 References

Australian Bureau of Statistics, Value of Agricultural commodities produced, state and NRM region-Tasmania, Australian Government, 2017-18.

Department of Justice, Agriculture Land Mapping Project - identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone, Background Report, Tasmanian Government, 2017.

Moreton R. M and Grose C.J., Land Capability Survey of Tasmania, Forth, 1:100,000 map, Department of Primary Industry and Fisheries, Tasmania, 1997.

State policy of the protection of agricultural land, Department of Premier and Cabinet, Tasmanian Government, 2009.

Tasmanian Planning Scheme – Rural and Agriculture, Factsheet 4, Department of Justice, Tasmanian Government, 2017.

University of Tasmania and Highland Conservation Pty Ltd, Memorandum of Understanding.

## 4 Appendices

### Appendix A: – Jason Lynch professional profile



**Jason Lynch**



**Position:**

Senior Consultant - Agronomy

**Qualifications:**

B App Sci (Hort)

CPAg (Certified Practising  
Agriculturalist)

**Professional Associations:**

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#### INTRODUCTION

Jason Lynch is a senior consultant at Macquarie Franklin, with over 20 years experience in production agronomy, various aspects of grazing management and property development. Jason works with clients to improve the profitability and sustainability of a diverse range of agricultural production systems.

Jason has agronomic experience in both pasture based and a range of broad acre and intensive cropping systems, in addition to horticultural enterprises. Jason provides advice to clients on crop protection, integrated pest management practices, soil health management, plant and soil nutrition, and soil moisture and irrigation management. He has well developed communication skills and has extensive experience in the delivery of presentations and group facilitation for both small and large audiences. Jason's client mix includes small and large scale businesses, and both family farms and corporate enterprises.

Jason is able to provide independent agronomic advice with an in-depth knowledge of farming systems.

#### PROFESSIONAL EXPERIENCE

2013 - present: senior consultant - Macquarie Franklin

1998 - 2013: senior agronomist - Serve-Ag Pty Ltd

#### RECENT PROJECTS

- Irrigation water reuse project, Western Water, Victoria, 2018-present
- Property agricultural assessments and council planning scheme compliance reports across the various Tasmanian municipalities, 2005 - present
- Farm Water Access Plans and land capability assessments for various irrigation schemes including the Dial Blythe, Duck, Midlands, North Esk, Scottsdale, South Esk, South East, Southern Highlands and Swan River, Tasmanian Irrigation Sept 2013 - present
- Pasture Principles course facilitator and coach, Cressy/Tamar, Coal Valley, Derwent Valley Evandale, Flinders Island, Northern/Central/Southern Midlands, Meander Valley, North West, 2014 - present
- MLA Producer Demonstration Site technical support with Longford Red Meat Group, MLA, 2016 - 2018
- GRDC Opportunity For Profit, Management Guidelines, Tasmania, GRDC, 2016-2017

#### Areas of Expertise

- Extension & communications
- Facilitation
- Agronomic advice
- Vegetable production
- Cereal production
- Forage and fodder production
- Floriculture
- Berry fruit production
- Crop protection
- Soil fertility
- Plant nutrition
- Soil, plant and water analytical testing
- Biofumigation
- Gross margin analysis
- Agricultural research
- Land capability assessment
- Farm drainage

#### Macquarie Franklin Expertise

- Agronomic advice
- Crop protection
- Land capability assessment
- Sustainable soil management
- Soil science
- Red meats and dairy feed base management
- Agricultural research
- Extension and communication
- Irrigation

- Lifetime Ewe Management Facilitator, RIST, Jan 2015-Dec 2015
- Insect Pasture Pest IPM course delivery, Cradle Coast NRM, May 2014-July 2015
- Managing Your Finances course delivery, Dairy Tas June – July 2015
- F300 – Boosting livestock production efficiency and decreasing greenhouse gas emissions, North West Tasmanian Beef Producers Group Coach, Meat and Livestock Australia, Nov 2014 - March 2015
- Dairy Australia Taking Stock, 2016 - present
- Waterhouse producer demonstration site coordinator (trial maximising phosphorus fertiliser efficiency), Meat & Livestock Australia, Nov 2013 – June 2016
- Regular delivery of presentations to various NRM, grower and agricultural industry groups throughout Tasmania on a diverse range of topics, 2006-present
- Sustainable Agriculture Program involving soil testing and the delivery of property nutrient budgets and fertiliser recommendations, Cradle Coast NRM, Jan 2013-May 2013
- Property management planning services and land capability assessments, Agricultural Resource Management, 2007-2010
- Irrigation scheduling and soil moisture monitoring project leader, DairyTas, 2006
- Soil health management, including agronomic advice and research and development relating to erosion management, green manure and biofumigation crops
- Provision of comprehensive agronomic advice covering a wide range of broadacre and horticultural crops such as alliums, amenity turf, berry fruit, brassicas, canola, carrots, cereals, hemp, legumes, floriculture, poppies and potatoes (fresh, processing and seed production)

#### BOARDS AND STEERING COMMITTEES

- More milk from forages steering committee group member, Tasmanian Institute of Agriculture, Sept 2013 – June 2014
- Dairy Futures CRC steering committee for forage technologies adoption, Dairy Australia, Sept 2013 – June 2016
- Dairy Australia Forage Improvement Community of Interest group, member, Dec 2015 – present
- Dairy Australia Forage Value Index technical committee member, Jan 2020 -present
- DairyTas Participatory Action Research Group member, 2016-2018

Figure 2 Jason Lynch professional profile



## Appendix B: property maps



Figure 3 Property title 138289/2 (source the LIST)



Figure 4 Property title 126824/1 and 198562/1 (source the LIST)



Figure 5 Property title 205150/1 (source The LIST)





Figure 6 Property title 33196/1 (bound in blue) land capability assessment, white lines indicate the land capability boundary, redline indicates the proposed rural re-zoning boundary (source the LIST)



Figure 7 Property title 139052/2 (bound in blue) land capability assessment, white lines indicate the land capability boundary, red line indicates the proposed rural rezoning boundary (source the LIST)



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# Central Coast LPS – Review of Highland Conservation Trust Owned Titles

Report for: Central Coast Council

Location: Central Coast Municipality; specifically, the Gunns Plains area.

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Date: 03/04/2020



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*Disclaimer: This document has been compiled using a range of source materials. AK Consultants shall not be responsible to the client for any loss or damage or expense, which results from AK Consultants relying upon the information or instructions provided by the client, or upon the third party data, where such information or instructions, or such third party data, was inaccurate, false, or faulty.*

## EXECUTIVE SUMMARY

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AK Consultants has been engaged by Central Coast Council to review eight titles included in a representation by the Highland Conservation Trust, as well as supplementary information that was submitted to the Tasmanian Planning Commission to further support the Representation made in the Public Exhibition stage of the Central Coast Council's Draft Local Provision Schedules. The eight titles are proposed to be zoned Agriculture, however, the Representation is requesting Rural zoning.

The points for rezoning the eight titles to Rural can be grouped into three categories:

- Four titles (CT 139289/2, CT 126824/1, CT 198562/1 & CT 205150/1) are associated with an MOU that is in place with UTAS.
- Three (CT 165015/1, CT 198565/1 & CT 33196/1) titles have existing dwellings, with two being small in area and the third proposing development of a food to plate and visitor accommodation enterprise.
- One title (CT 139052/2) is proposed for split zoning, based on various land uses, between Agriculture and Rural.

The initial representation and all supplementary information provided by the landholder, that is on public record, has been reviewed. The titles have been assessed by AK Consultants using the methodology developed for the Central Coast Council. This is the same methodology that was utilised in the report <March 2020> *Central Coast LPS – Review of Agriculture & Rural Zone Representations* to review a further 37 representations.

This assessment recommends seven titles (CT 139289/2, CT 126824/1, CT 198562/1, CT 205150/1, CT 165015/1, CT 198565/1 & CT 33196/1) to be retained in the Agriculture zone, with the eighth title (CT 139052/2) recommended for split zoning.

## INTRODUCTION

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In response to the State Government's State Planning Provisions, the Central Coast Council is in the process of converting the *Central Coast Interim Planning Scheme 2013* to be compliant with the new Tasmanian Planning Scheme. As part of this process the State Government has determined that the existing Rural Resource zone will be split into two new zones; the Agriculture zone and Rural zone. This is dealt with through Council's Local Provision Schedule (LPS).

In September 2018, Central Coast Council submitted their LPS to the Tasmanian Planning Commission (TPC). The LPS was then publicly exhibited for a period of two months from 3 June 2019, to allow for public comment. Over 90 representations were submitted in response to the public exhibition. The Highland Conservation Trust submitted a representation requesting that eight titles proposed to be zoned Agriculture should be zoned Rural. Since the public exhibition phase, the TPC has requested further information relating to eight titles owned by the Highland Conservation Trust in the Gunns Plains area, justifying why these should be zoned Rural rather than Agriculture. The Highland Conservation Trust engaged an independent agricultural consultant to provide further justification as well submitting their own further justifications.

Following on from this, the TPC has requested that Council have the proposed change of zoning and further information peer reviewed. Council has engaged AK Consultants to undertake this, utilising the Decision Rules and methodology that AK Consultants has previously developed. AK Consultants has utilised this same methodology for Central Coast Council to assess 37 titles that had representations requesting Rural zoning rather than Agriculture zoning. The results of those assessments are in the assessment report <March 2020> *Central Coast LPS – Review of Agriculture & Rural Zone Representations*. The methodology and Decision Rules are included in Appendix 1 of this report.

## DISCUSSION

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Eight titles have been reviewed using AK Consultant's methodology. Of the eight titles, four titles (CT 139289/2, CT 126824/1, CT 198562/1 & CT 205150/1) are associated with a Memorandum of Understanding (MOU) between the landholder and the University of Tasmania (UTAS) for research and development and education to be conducted onsite. The key concern that appears to be associated with these titles is that Agriculture zoning will potentially limit the potential for research and development to be conducted on the sites because it is listed as a discretionary use in the Agriculture zone, whereas it is listed as a permitted use in the Rural zone (if associated with Resource Development or Resource Processing). The Highland Conservation Trust claims that this discretionary status places uncertainty around the research and development activities and the MOU. In order to build certainty into the future proposed activities and the MOU they are requesting Rural zoning for these titles.

There is no doubt that ongoing research and development in the agricultural sector is highly important for the continued growth and development of the sector in Tasmania and planning decisions need to ensure the continuation of these type of collaborative arrangements are not

hampered in any way. From a zoning perspective, however, there are a few key points that need to be considered:

- While AK Consultants are not planners and our interpretation of the Scheme provisions are from an agricultural perspective, it seems reasonable to assume that if the research and development is occurring around agricultural activities, such as pasture growth and animal behaviour in dairies, then it would still be an agricultural use. Further planning expertise should be sourced to confirm this.
- Research and development is currently listed as a discretionary use in the existing Rural Resource zone. This effectively means that if these titles are zoned Agriculture, there will be no change to the current circumstances that the MOU was signed under.
- If Council require supporting evidence of agricultural activity in relation to research and development that was directly related to an agricultural use, to inform them in exercising their discretion, it is not envisaged there would be any problems in gaining an independent opinion from an agricultural expert confirming the research and development activity is directly related to agriculture.
- When assessing the four titles associated with the MOU against the Decision Rules, it is evident that all titles are more appropriate to be zoned as Agriculture.
- The MOU is a limited time activity, which can continue if the titles are zoned Agriculture. In our opinion, there is insufficient justification presented by the MOU to alter the zoning recommendation from Agriculture to Rural for the affected titles.

Because of the above points, all four titles associated with the MOU have been recommended to be retained in the Agriculture zone. However, it is noted that valid points have been made in the representation and additional information, and there may have been a missed opportunity through the new Tasmanian Planning Scheme. Any uncertainty around the ability to conduct Research and Development in the Agriculture zone if it is directly associated with agriculture could have been removed through making it a permitted use with similar requirements to the Rural zone.

Two small titles with existing dwellings and a moderately sized title with an existing dwelling (CT 165015/1, CT 198565/1 & CT 33196/1) have been requested by the landholder to be zoned Rural rather than Agriculture to facilitate a wider range of activities, including growing existing paddock to plate and accommodation enterprises. As discussed in our previous report, it has possibly not been successfully conveyed to the public that the requirements in the current Rural Resource zone that need to be satisfied to be able to develop a discretionary use (for example; a dwelling or visitors accommodation) are more closely aligned with the requirements in the future Agriculture zone. Whereas the Rural zone provides for a greater range of uses such as resource processing and extractive activities. Construction of a dwelling or visitors' accommodation will remain a discretionary application in both zones, with the exception of visitors' accommodation in an existing building being permitted in the Rural zone. For the three titles that fall into this category in this report, it is likely that the key consideration of any proposed new development would be setbacks from adjacent Agriculture zoned land; this would be no different if the subject titles were zoned Agriculture or Rural.

Altering the zoning from Agriculture to Rural for these three titles results in spot zoning and is not recommended.

The eighth title (CT139052/2) with the HCT representation is for a proposed split zoning. In this instance the proposed split zoning appears feasible and fits within the Methodology and Decision Rules.

## RESULTS/SUMMARY

Table 1 provides a snapshot of the proposed Council zoning, the representations proposed zone, and AK Consultants recommended zone, for all eight titles.


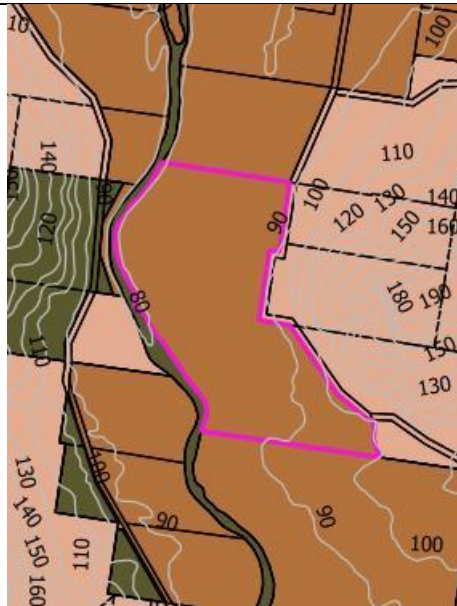
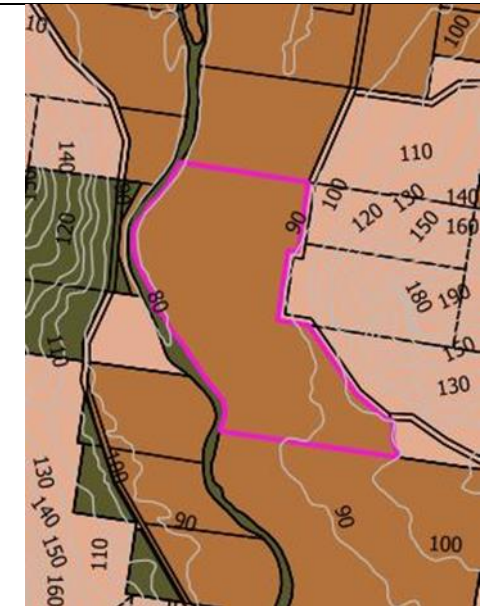
**Table 1. Assessed Zone of Titles Included in Representations.**

Property Address	Title No	Council Proposed Zone	Representation Proposed Zone	AK Consultants Recommended Zone
Gunns Plains Rd, Gunns Plains	CT 139289/2	Agriculture	Rural	Agriculture
Gunns Plains Rd, Gunns Plains	CT 126824/1	Agriculture	Rural	Agriculture
978 Gunns Plains Rd, Gunns Plains	CT 198562/1	Agriculture	Rural	Agriculture
339 Lowana Rd, Gunns Plains	CT 205150/1	Agriculture	Rural	Agriculture
Lowana Rd, Gunns Plains	CT 139052/2	Agriculture	Agriculture/Rural	Agriculture & Rural
339 Lowana Rd, Gunns Plains	CT 165015/1	Agriculture	Rural	Agriculture
978 Gunns Plains Rd	CT 198565/1	Agriculture	Rural	Agriculture
30 Blooms Rd, Gunns Plains	CT 33196/1	Agriculture	Rural	Agriculture

Table 2 provides a summary of the number of titles recommended for either the Rural zone or the Agriculture zone. A brief summary for each representation is then provided below.

**Table 2. Summary of Decisions**

Number of Titles	Recommended for Rural Zone	Recommended for Agriculture Zone	Recommended for Split Zoning
8	0	7	1

<p><b>Address:</b> Gunns Plains Rd, Gunns Plains CT 139289/2 PID 2194494 <b>Size:</b> 40.2ha <b>Council Proposed Zone:</b> Agriculture <b>Representor Proposed Zone:</b> Rural <b>Recommended Zone:</b> Agriculture</p>															
<b>Assessed Agricultural Characteristics:</b>				<b>Aerial of Title</b>				<b>Council Proposed Zoning</b>				<b>Recommended Zoning</b>			
<b>ALMP Mapping</b>	<b>Ownership</b>	<b>Agricultural Activities</b>	<b>Irrigation District</b>	<b>Water Resources</b>	<b>Enterprise Scale</b>	<b>Land Use Mapping 2015</b>	<b>Published Land Capability</b>	<b>Natural Values</b>	<b>Natural Assets Code</b>	<b>Dwelling</b>	<b>Onsite Reserve</b>	<b>Adjacent Reserve</b>	<b>Adjacent Land Use</b>		
Unconstrained	With multiple adjacent and nearby titles	Grazing, possibly irrigated	No	Offtake for LI 9581, 729.5ML S5 summer water	Commercial	Grazing irrigated modified pastures	Class 4, Class 4+5	Threatened community mapped along east boundary edge	On adjacent land to east	No	No	Conservation Covenant, PTR	Grazing, Native Veg, Plantation		
<b>Key Point in Representation:</b> <ul style="list-style-type: none"><li>Land is part of an MOU with UTAS for research and development.</li></ul>															
<b>Comments:</b> <p>See Discussion section regarding the MOU. The title is utilised as part of a productive agricultural enterprise and has good connectivity with adjacent agricultural land to the north and south. It also has an offtake point for summer take high surety irrigation water and is mapped as unconstrained. This title should be retained in the Agriculture zone.</p>															



**Address:** Gunns Plains Rd, Gunns Plains

CT 126824/1

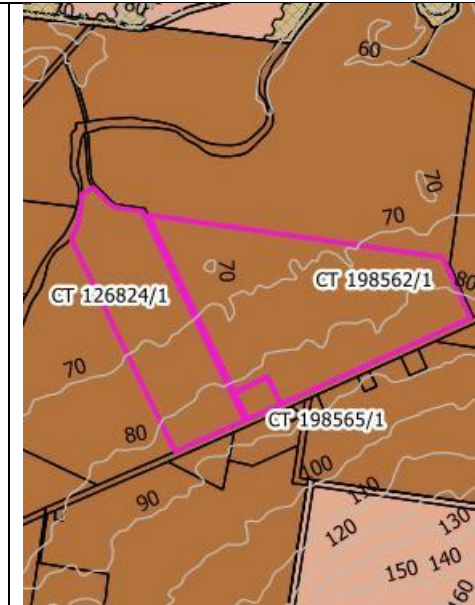
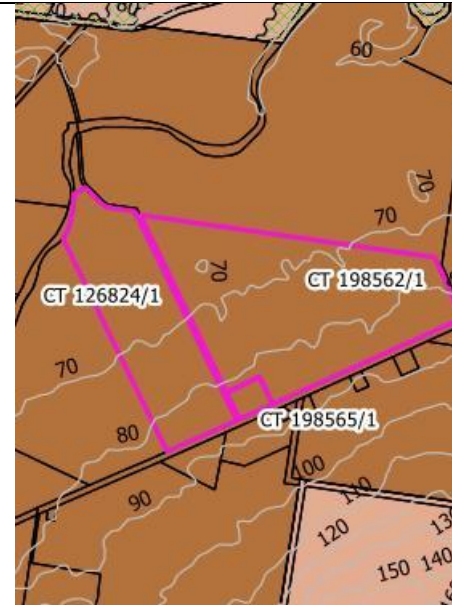
PID 2294807

**Size:** 19.6ha

**Council Proposed Zone:** Agriculture

**Representor Proposed Zone:** Rural

**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2b	With multiple adjacent and nearby titles	Grazing, occasional cropping	No	None	Commercial	Grazing modified pastures	Class 3+4, Class 4+5	No	No	No	No	No	Grazing, dwellings	

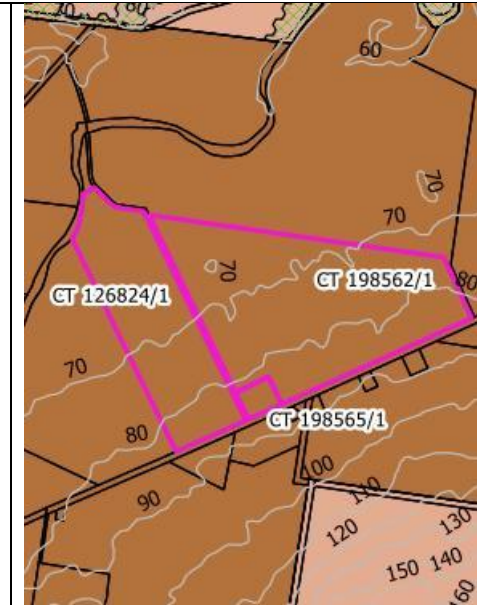
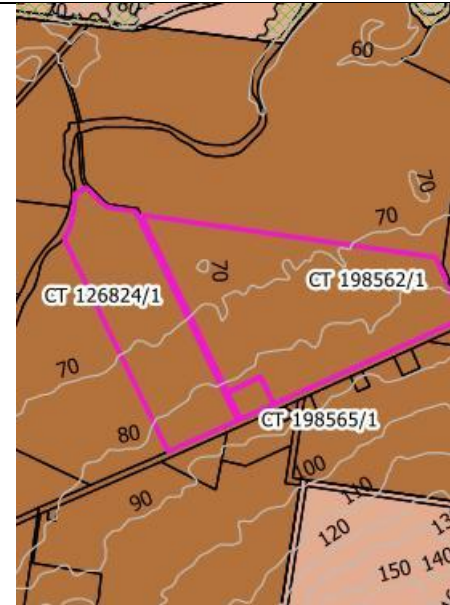
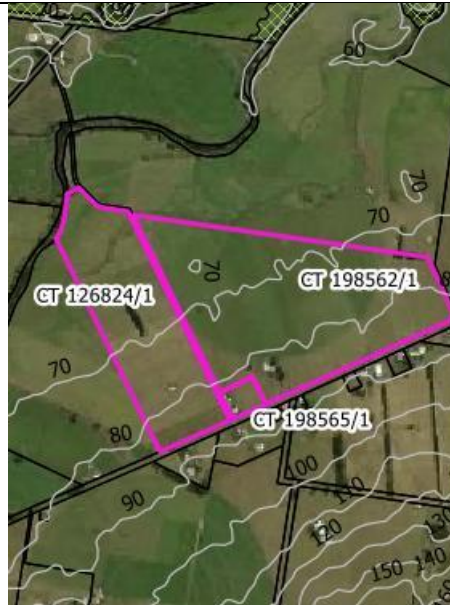
**Key Point in Representation:**

- Land is part of an MOU with UTAS for research and development.

**Comments:**

See Discussion section regarding the MOU. The title is utilised as part of a productive agricultural enterprise and has good connectivity with adjacent agricultural land. The title has a Land Capability Class of predominately 3+4, which is borderline Prime Agricultural Land. While the title does not have any associated irrigation resources, it can easily be farmed in conjunction with adjacent agricultural land. The title should be retained in the Agriculture zone.

**Address:** 978 Gunns Plains Rd, Gunns Plains  
 CT 198562/1  
 PID 7658139  
**Size:** 35.5ha  
**Council Proposed Zone:** Agriculture  
**Representor Proposed Zone:** Rural  
**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With multiple adjacent and nearby titles	Irrigated Grazing (centre Pivot), grazing, occasional cropping	No	None on Title. Centre Pivot partially located on the title.	Commercial	Grazing irrigated modified pastures, Grazing modified pastures	Class 3+4	No	No	No	No	No	Grazing, dwellings	

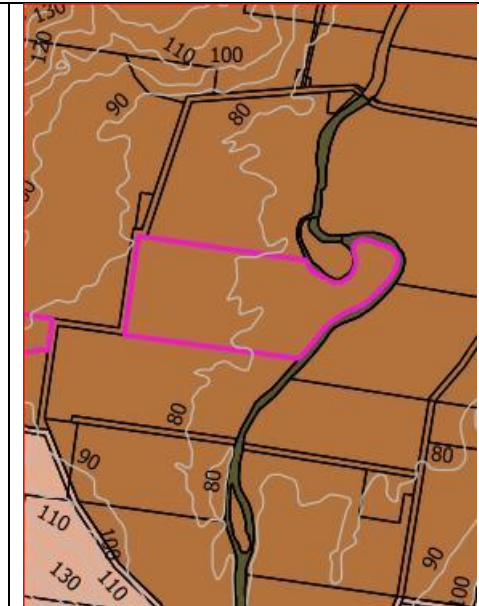
#### Key Point in Representation:

- Land is part of an MOU with UTAS for research and development.

#### Comments:

See Discussion section regarding the MOU. The title is utilised as part of a productive agricultural enterprise and has good connectivity with adjacent agricultural land. There is a Centre Pivot Irrigator located on the title, which is also utilised on the adjacent title to the north. The title has a Land Capability Class of predominately 3+4, which is borderline Prime Agricultural Land. The title should be retained in the Agriculture zone.

**Address:** 339 Lowana Rd, Gunns Plains  
 CT 205150/1  
 PID 3095869  
**Size:** 22.1ha  
**Council Proposed Zone:** Agriculture  
**Representor Proposed Zone:** Rural  
**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:				Aerial of Title			Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Constrained 2b	With multiple adjacent and nearby titles	Grazing, possibly irrigated. dairy, farm sheds	No	12ML dam (1203) and water licence (500150)	Commercial	Grazing irrigated modified pastures, farm buildings/infrastructure	Class 4+5	No	Over River Leven	No	No	No	Grazing	

#### Key Point in Representation:

- Land is part of an MOU with UTAS for research and development.

#### Comments:

See Discussion section regarding the MOU. The title is utilised as part of a productive agricultural enterprise and has good connectivity with adjacent agricultural land. There is an existing robotic dairy located on this title, as well other farm sheds. The title is farmed in conjunction with adjacent agricultural land and has a highly important agricultural facility in the robotic dairy. The title should be retained in the Agriculture zone.



**Address:** Lowana Rd, Gunns Plains

CT 139052/2

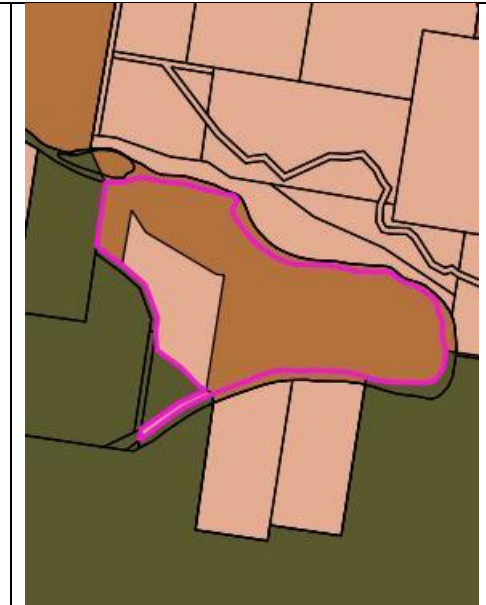
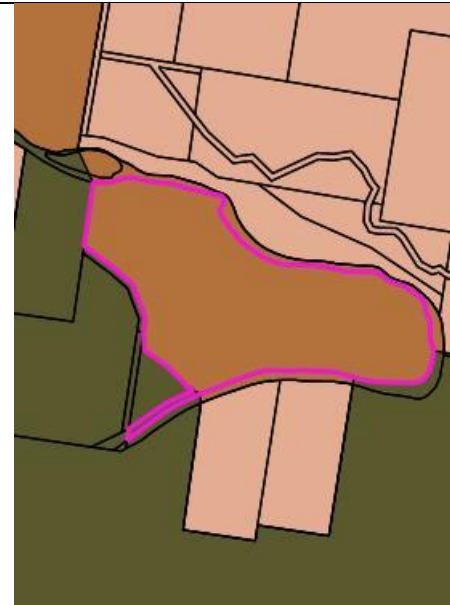
PID 2186590

**Size:** 43.7ha**Council Proposed Zone:** Agriculture**Representor Proposed Zone:**

Rural/Agriculture

**Recommended Zone:**

Rural/Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With multiple adjacent and nearby titles	Grazing, possibly irrigated	No	Offtake for LI 9581, 729.5ML S5 summer water	Commercial	Irrigated Cropping, Hardwood plantation forestry	Class 3+4, Class 5	No	Adjacent in all directions	No, Shed	No	Leven Canyon Reserve Regional Reserve, Informal Reserve on Public Land	Native Veg, Grazing	

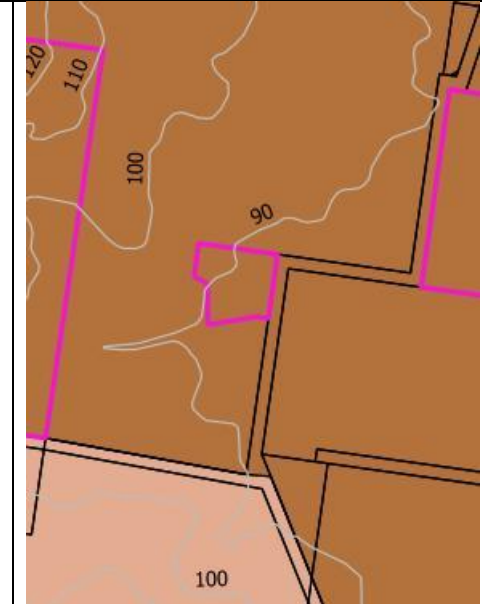
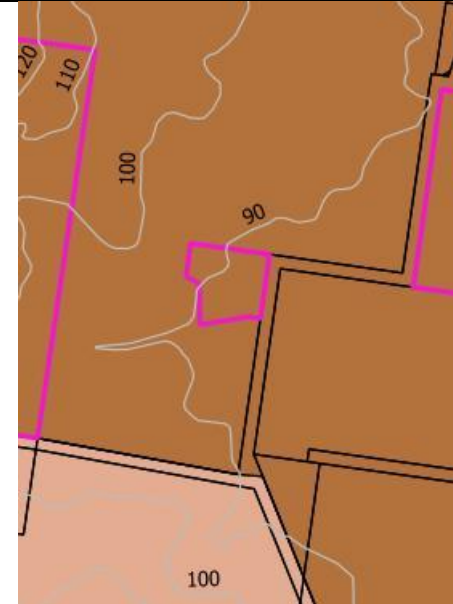
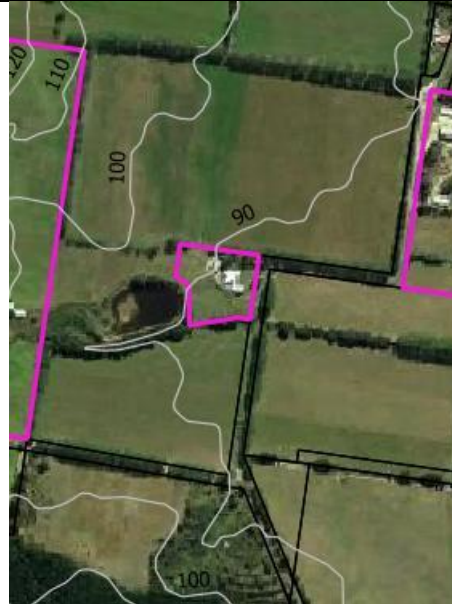
**Key Point in Representation:**

- Request to Split Zone.

**Comments:**

The title is mostly utilised for irrigated grazing. There is a section of plantation and this is also where the old hop shed is located. According to the Macquarie Franklin Report, this area is less productive than the rest of the title, having a Land Capability Class of 4+5 compared to Class 3+4 for the pastured areas. The adjacent title to the west (CT 53698/1) is going to be split zoned Rural/Landscape Conservation (not shown on above map), so there is a precedence in this area for split zoning. While split zoning the subject title does not necessarily align with a "neat" zoning pattern, in this instance it is justified because of the divergent uses and surrounding zoning. It is also noted that an island in the Leven River and the Leven River itself adjacent to the subject title are proposed to be zoned Agriculture. This zoning should be reassessed.

**Address:** 339 Lowana Rd, Gunns Plains  
 CT 165015  
 PID 3095869  
**Size:** 1.3ha  
**Council Proposed Zone:** Agriculture  
**Representor Proposed Zone:** Rural  
**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With multiple adjacent and nearby titles	Some grazing	No	None	Commercial	Grazing irrigated modified pastures, Grazing modified pastures	Class 4+5	No	No	Yes	No	No	Grazing	

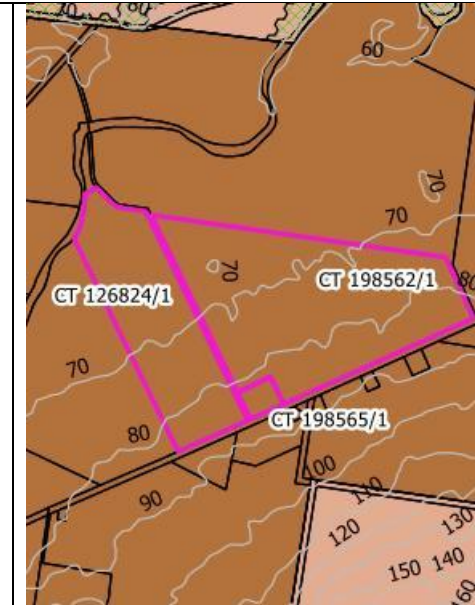
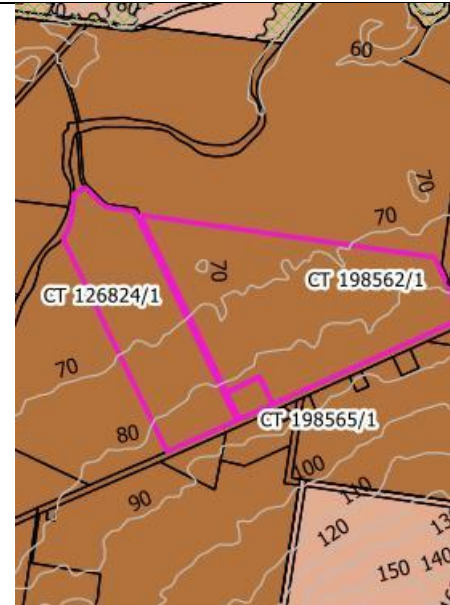
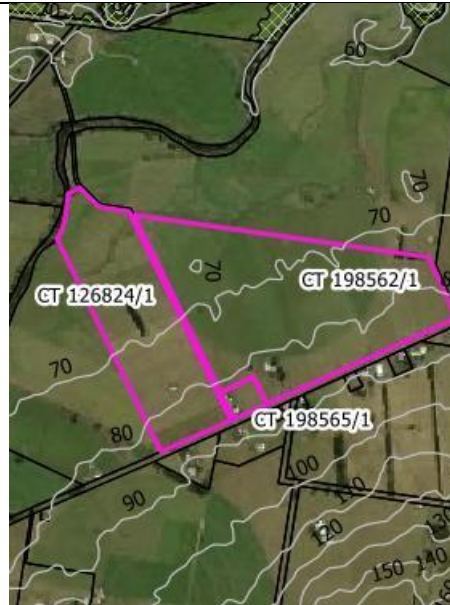
#### Key Point in Representation:

- Small title with a dwelling
- Should be zoned Rural to allow for more diversified use, currently an emerging paddock to plate business.

#### Comments:

While the title is small in area and has an existing dwelling, it is surrounded by productive agricultural land and has no connectivity with other land proposed to be zoned Rural. If it was zoned Rural, a spot zone would be created. It is noted that it has been identified that the site is being utilised for an emerging paddock to plate enterprise. The Planning requirements for such a use are similar in the existing Rural Resource zone as to what they are in the Agriculture zone. A more significant issue for any future diversification of this title (especially visitor accommodation) is likely the required setbacks to adjacent agricultural land, which would be the same regardless of whether the title is zoned Agriculture or Rural.

**Address:** 978 Gunns Plains Rd, Gunns Plains  
 CT 198565/1  
 PID 7658139  
**Size:** 1.1ha  
**Council Proposed Zone:** Agriculture  
**Representor Proposed Zone:** Rural  
**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning			
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use	
Unconstrained	With multiple adjacent and nearby titles	Grazing	No	None	Commercial	Grazing modified pastures	Class 3+4	No	No	Yes	No	No	Grazing, Dwellings	

#### Key Point in Representation:

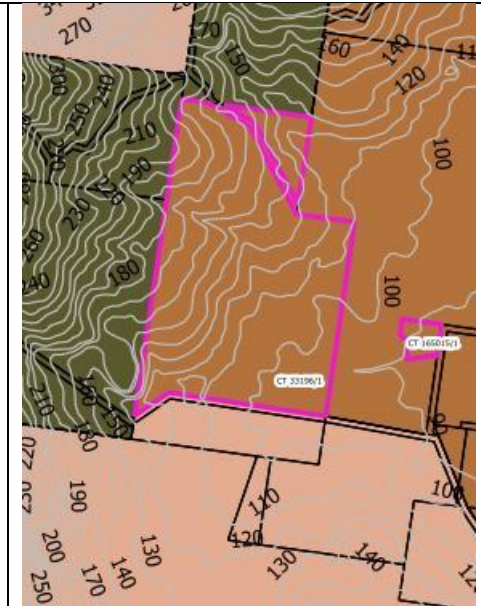
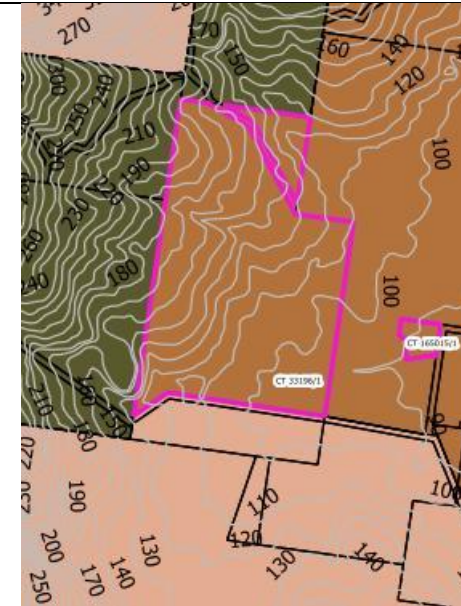
- Small title with a dwelling
- Allow for more diversified use and possible sale of the title.

#### Comments:

While the title is small in area and has an existing dwelling, it is surrounded by productive agricultural land and has no connectivity with other land proposed to be zoned Rural. If it was zoned Rural, a spot zone would be created. The Agriculture zone is appropriate and provides a consistent zoning pattern in this area.



**Address:** 30 Blooms Rd, Gunns Plains  
 CT 33196/1  
 PID 7430070  
**Size:** 49.8ha  
**Council Proposed Zone:** Agriculture  
**Representor Proposed Zone:** Rural  
**Recommended Zone:** Agriculture



Assessed Agricultural Characteristics:			Aerial of Title				Council Proposed Zoning				Recommended Zoning		
ALMP Mapping	Ownership	Agricultural Activities	Irrigation District	Water Resources	Enterprise Scale	Land Use Mapping 2015	Published Land Capability	Natural Values	Natural Assets Code	Dwelling	Onsite Reserve	Adjacent Reserve	Adjacent Land Use
Unconstrained	With multiple adjacent and nearby titles	Grazing, possibly some irrigated grazing? occasional cropping?	No	7M dam for S&D (1187) approved dam (1186) 10ML for irrigation	Commercial	Grazing modified pasture, residual native cover	Class 4+5, Class 5	two area of native veg	on adjacent land to west	Yes	No	No	Grazing, native veg

#### Key Point in Representation:

- Small farm with a dwelling
- Used for a paddock to plate farm experience. Rural zoning will allow growth of business to encompass accommodation
- Physical limitation of land includes steep slope and sink holes.

#### Comments:

This title is a moderate size and aerial imagery indicates, that as a minimum, the eastern half of the land has been utilised for productive agriculture in the past. It is mapped as unconstrained and could easily be farmed in conjunction with adjacent agricultural land. While the land is now being utilised for a paddock to plate farm experience enterprise, as previously mentioned there is no reason why such an enterprise cannot be conducted in the Agriculture zone, which has similar planning requirements for such activities as the current Rural Resource zone. This title should be retained in the Agriculture zone.



## REFERENCES

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- AK Consultants (2020) *Central Coast LPS – Review of Agriculture & Rural Zone Representations*
- Dept of Justice, Planning Policy Unit, Macquarie Franklin, Esk Mapping and GIS. (2016). *Agricultural Land Mapping Project - Background Report*.
- Dept of Justice, Planning Policy Unit, Macquarie Franklin, Esk Mapping and GIS. (2016). Land Potentially Suitable for Agriculture Zone Data Set. Department of Justice.
- DPIPWE. (2020). *The LIST Map*. Department of Primary Industries, Parks, Water and Environment. <https://www.thelist.tas.gov.au>
- Central Coast Council (2019). *Tasmanian Planning Schemes - Zones: Draft Central Coast Local Provisions Schedule*. Central Coast Council
- Central Coast Council (2019). *Tasmanian Planning Schemes - Draft Central Coast Local Provisions Schedule Code Overlay Maps*. Central Coast Council
- Macquarie Franklin. (2020), *Gunns Plains Property Agricultural Assessment, Property re-zoning supplement information*
- TasGov. (2018) *Tasmanian Planning Scheme*. Tasmanian Government

## APPENDIX 1 - METHODOLOGY

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There are four steps to this assessment.

Step 1 – Title characterisation

Step 2 – Reviewing / classifying the representations

Step 3 – Applying the Decision rules

Step 4 – Appropriate zone determination after considering the representation key points

The approach used in this project is designed to protect the current and future potential productive agricultural capacity of the land (including irrigation water resources).

The methodology provides for the analysis of the characteristics of each title associated with each representation and then to determine appropriate zoning. Decision Rules were developed as guidance and to ensure consistency with the Zone Purposes as set out in the Local Provisions Schedules. The steps taken to complete the assessment for each title/site identified in the representations are described in more detail as follows.

### **STEP 1 - TITLE CHARACTERISATION**

These characteristics provide a snapshot of a title's agricultural capacity and potential constraints for agricultural use. This generally provides strong indication as to the zone a title is most suited to. Whilst some of these characteristics were included in the Agricultural Land Mapping Project (ALMP), the majority of that analysis was undertaken as a GIS exercise. In this more detailed analysis local knowledge and context is applied in a case by case assessment rather than an automated GIS analysis based on generic rules. Whilst less objective than the automated GIS analysis, it allows consideration of specific site factors not easily incorporated when applying a generic rule set.

For titles being assessed the following characteristics are considered:

- ALMP identified constraint level
- Council Proposed Zoning
- Representation Proposed Zoning
- Size (ha)
- Ownership (individual or with adjacent or nearby titles)
- Evidence of Agricultural activities on the title from imagery available on LIST
- Mapped Land Use. Mapped Land Use is available on the LIST. There is a 'Live' layer that is based on Land Use Mapping completed in 2015. The 'Live' layer provides some areas that have been updated since 2015.
- Land Capability. Published Land Capability as per the *Land Capability Handbook 1999*, by DPIPW. All available Land Capability Mapping is available on the LIST. This is generally at a scale of 1:100,000.
- Enterprise Suitability. Utilisation of DPIPW's enterprise suitability mapping for various crops grown in Tasmania. Available on the LIST
- Irrigation water resources. Existing water resources, including water allocations, existing dams and proposed dams are considered. Available on LIST

- Enterprise scale Enterprise Scale analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability and irrigation water resources and connectivity were analysed at the holding level enabling the characteristics of titles to be classified into three broadly defined categories; 'commercial', 'hobby' and 'lifestyle'<sup>1</sup>.
- Remoteness - distance to market, labour, contractors and support services.
- Natural Values. Residual Native vegetation is considered, mapped threatened vegetation communities and threatened flora and fauna records are also considered. Available from LIST.
- Natural Assets Code. Whether the title or adjacent titles has been mapped by Council under the Natural Assets Code is considered.
- Existing dwelling. Whether the title has an existing dwelling. Building points are used. Available on the LIST.
- Onsite reserve. Any existing onsite reserves are considered. Available on LIST.
- Adjacent reserve. Any existing adjacent reserves are considered. Available on LIST.
- Adjacent land use. Evidence of adjacent agricultural activities on adjacent titles from imagery available on LIST.

This information is built into a GIS table that includes each assessed title and its attributes.

## **STEP 2 - REVIEWING REPRESENTATIONS**

The next step is reviewing the representation and key points. All representations have been categorised into a spreadsheet with key points collated. The points made in a representation are then compared against the title's characteristics. The understanding of local context provided by analysing the titles characteristics in Step 1 and considering points identified within representations is of paramount importance in making recommendations for areas where the analysis does not provide a clear indication as to which zone is more appropriate.

## **STEP 3 – APPLYING DECISION RULES**

The Decision Rules have been developed to assist with determining a title's suitable zone. These decision rules are designed to be consistent with the zone purposes and the LPS Guidelines. The Decision Rules are based on a conservative approach, with all titles first being considered for their suitability for being included in the Agriculture zone before suitability for inclusion in the Rural zone is considered.

Once data for the title characteristics has been assembled and the key points of each representation have been collated these are assessed against the Decision Rules in Table 2 to assist with determining the most appropriate zone (Agriculture or Rural). The zoning principles identified in Table 1 are also considered to assist with ensuring zoning consistency.

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<sup>1</sup> Adapted from Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* - written for Northern Tasmania Development.

The Agriculture zone is selected if:

- decision rules provide a comprehensive case that the Ag Zone is more appropriate.
- representation points provide sufficient justification for the Ag Zone.
- it is to provide a consistent zoning pattern.

The Rural zone is selected if:

- decision rules provide a comprehensive case that the Rural Zone is more appropriate.
- representation points provide sufficient justification for the Rural Zone
- It is to provide a consistent zoning pattern.

**Table 3. Zoning Principles**

Characteristic	Description
Consistency of land use patterns.	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the primary aim of providing a consistent land use pattern. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible.	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone, land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.
Split zoning of titles to only occur in exceptional circumstances.	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

**Table 4. Decision Rules**

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Forestry Activities on majority of title – Including:</b> <ul style="list-style-type: none"> <li>Native Forest Harvesting</li> <li>Plantations</li> <li>State Forest</li> <li>Future Production Forest</li> </ul>	<ul style="list-style-type: none"> <li>Forestry is “no permit required” in both the Rural &amp; Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together.</li> <li>Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural.</li> <li>Zoning will aim to reflect a consistent land use pattern.</li> </ul>	Yes (if meeting one or more criteria). <ul style="list-style-type: none"> <li>If on Prime Ag Land.</li> <li>If surrounded by Ag land.</li> <li>If farmed in conjunction with an agricultural enterprise.</li> <li>If plantation over pasture that is likely to be converted back to pasture after harvest.</li> <li>If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity.</li> </ul>	Mapped as Unconstrained in the ALMP.	Yes (if meeting one or more criteria). <ul style="list-style-type: none"> <li>If on Class 6 or 7 Land, or land that is limited due to site characteristics.</li> <li>If owned by a forestry company.</li> <li>If owned by a private land holder and is adjacent to other forestry or Rural Zone titles.</li> <li>If under private timber reserves and unlikely to be converted to an alternative agricultural use.</li> <li>Adjacent land is also primarily used for forestry activities.</li> <li>State forest and/or Future Production Forest.</li> </ul>	Per Guidelines RZ 1 & RZ 3.	Forestry activities on Class 4 or 5 land should be assessed case by case. Surrounding land, ownership and likely future uses should be considered before determining appropriate zone.  Impacts of future subdivision and development should be considered. There are less strict subdivision provisions in Rural Zone than Ag Zone.	
<b>Irrigation Resources or use</b>	Irrigation water resources are important to agricultural productivity, diversifying and risk management.	Yes. <ul style="list-style-type: none"> <li>If existing irrigation resources.</li> <li>If there is potential to develop irrigation resources that could be utilised for agricultural activities.</li> </ul>	Agriculture Zone Purpose & as per guideline AZ 1.				
<b>Residual Native Vegetation/ Minimal Use on majority of title.</b>	Extensive areas of native vegetation generally indicate some limitations to productive use and also may indicate natural values.	Yes. <ul style="list-style-type: none"> <li>If farmed in conjunction with a ‘commercial scale’ agricultural enterprise (eg. broadacre dryland grazing enterprise).</li> <li>If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>Fragmented ownership of titles.</li> <li>Land Use 2015 Layer (LIST) maps as minimal use.</li> <li>No evidence of land being utilised for agricultural activities anywhere on the title.</li> <li>Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title.</li> <li>If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise.</li> <li>If the risks to natural assets are high and the land has marginal agricultural potential and it is determined that the Forest Practices Code will not provide sufficient protection of the natural assets.</li> </ul>	Per Guidelines RZ 1, RZ 3, AZ 4 & AZ 6.	Local knowledge of areas is an important consideration. It is also important to note that by zoning these areas as Rural, they are not precluded from future agricultural development unless protected by a Code (Natural Assets Code) whereas the Ag Zone is exempt from this code.  Potential of future subdivision and development should also be considered. There are less strict subdivision provisions in Rural Zone and Natural Assets Code still allows for some clearing.	Environmental Management Zone or Landscape Conservation Zone.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Extractive Industries</b>	Extractive industries (mining, quarries) are a Permitted Use in the Rural Zone, but are Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If on Prime Agricultural Land</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Resource Processing</b>	Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If on Prime Agricultural Land.</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Unmapped Titles</b>	Individual titles or small clusters of titles that were excluded from the <i>Land Potentially Suitable for Agriculture</i> layer that are surrounded by titles that are included in Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone.</li> <li>If farmed in conjunction with adjacent agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes. <ul style="list-style-type: none"> <li>If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land.</li> <li>If has little or no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural.</li> </ul>	Per Guideline RZ 3.	All STTAS land is to go into the Rural Zone. It may be appropriate to zone adjacent land as Rural also. However, potential for future development that is allowable within the Rural Zone should be considered and the potential impacts this could have on STTAS land before zoning Rural.	Other zones may apply depending on the characteristics of the subject land and surrounding land.
<b>Potentially Constrained Titles</b>	Titles that were mapped as potentially constrained (2A, 2B or 3) in the <i>Land Potentially Suitable for Agriculture</i> layer are intended to be flagged for further investigation by Councils to determine which zone (ag or Rural) is more appropriate.	Yes. <ul style="list-style-type: none"> <li>Single titles or small clusters of titles surrounded by unconstrained agricultural land.</li> <li>If on Prime Agricultural Land.</li> <li>If there is an existing irrigation water supply.</li> <li>Titles that are farmed in conjunction with agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes. <ul style="list-style-type: none"> <li>Adjacent to Rural zoned titles and not utilised for agricultural activities nor directly adjacent to 'commercial Scale' agricultural activities.</li> <li>If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an 'commercial scale' agricultural activity.</li> <li>If provides for a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ 3, RZ 1 & RZ 3.	Titles with 'commercial scale' agricultural characteristics should be zoned Agriculture where possible. Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.	Rural Living or Low Density Residential.



Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<b>Prime Agricultural Land</b>	Prime Ag Land (Land Capability Classes 1, 2 & 3) should be protected where possible and retained in the Agriculture Zone because of its productive potential.	Yes.	Per Guideline AZ 2.	Yes. <ul style="list-style-type: none"> <li>If significantly constrained or other limitations can be demonstrated.</li> </ul>	Per Guideline AZ 6.		
<b>Public Reserves:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Game Reserve</li> <li>Historic Site</li> <li>Indigenous Protected Area</li> <li>National Park</li> <li>Nature Reserve</li> <li>Nature Recreation Area</li> <li>Regional Reserve</li> <li>State Reserve</li> <li>Wellington Park</li> <li>RAMSAR Wetland</li> <li>Informal Reserve on Public Land</li> </ul>	The public reserve estate is designed to conserve and protect public land. This land does not have any agricultural value.	No <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1.	Environmental Management Zone.
<b>Private Reserves:</b> <ul style="list-style-type: none"> <li>Conservation Covenant</li> <li>Private Nature Reserve</li> <li>Private Sanctuary</li> <li>Stewardship Agreement</li> <li>Part 5 Agreements</li> </ul>	Private reserves existing on privately owned land. Some of these reserves will form part of a Whole Farm Plan so should be considered in context with surrounding land.	No Unless: <ul style="list-style-type: none"> <li>managed in conjunction with productive agricultural land.</li> <li>It is to provide a consistent zoning pattern.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1 or LCZ 1 & LCZ 2.	Environmental Management Zone or Landscape Conservation Zone.
<b>Land Capability Class 6 and 7</b>	Class 6 Land is described as; 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.  Class 7 Land is described as; Land with very severe to extreme limitations which make it unsuitable for agricultural use. (Grose 1999)	Yes. <ul style="list-style-type: none"> <li>If farmed in conjunction with a 'commercial scale' agricultural enterprise (eg. broadacre dryland grazing enterprise).</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If adjacent to other titles proposed to be zoned Rural.</li> </ul>	Per Guidelines RZ 1 & AZ 6		

**STEP 4 – APPROPRIATE ZONE DETERMINED**

The characteristics considered in the analysis of the previous 3 steps are synthesised to provide the most appropriate zoning recommendation for the title. Once the most appropriate zone for each site has been determined, a brief summary is compiled which incorporates the key considerations and Decision Rules utilised to provide justification for the proposed zone of each assessed title.

APPENDIX 2 – ENTERPRISE SCALE ANALYSIS

Rural land – land use and characteristics

Definitions, planning objectives & responses.

Potential Land use	Definition	Resources (general characteristics)	Connectivity	Objectives for planning	Planning responses
'Commercial Scale' Characteristics	Likely to be viable.	Land area comprising a number of titles farmed together. Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and enterprise mix. Land area for vineyards, orchards or berries is likely to be 10ha-20ha.	Few constraints.	Retain current and future agricultural productive potential.	If all indicators are present, Agriculture zoning is preferred.
	Capacity to produce sufficient profit for a family and full-time employment of one person.		Well connected to other unconstrained titles,		
		Water available for irrigation for smaller holdings.	Expansion and/or intensification likely in the future.		
'Hobby Scale' Characteristics	Land used for some agriculture.	Generally 8-40 ha in area and a single title.	Some Constraints.	Provide for 'hobby scale' where the land cannot be used for 'medium to large-scale' farming enterprises.	If agricultural use potential is good; ie if it has all or some of the following characteristics; Few Constraints, LC 1-3, water available, well connected, currently no house, currently supporting high value agriculture then treat as for 'commercial scale'.  If the title has value as a buffer between residential use and 'medium to large-scale' agriculture then could be considered for Rural or Ag Zone, depending on what is more appropriate for a consistent zoning pattern.  If the title is part of a cluster of lots with 'hobby scale' characteristics where potential is lower, the land area is in effect already converted from 'commercial scale' agriculture and would be considered an established Rural area.
	Agricultural activity may be profitable, however generally unable to produce sufficient profit to demonstrate viability.	Water for irrigation less likely, but possible, depending on location and cost of supply.  Land Capability class generally 4-5.	Residence on the title.  Residences in close proximity.	Can contribute to buffers at the rural/residential interface to provide for gradational impacts.	
	Occupant/family needs to be supported by off-farm income.	The land and/or water resources associated with the title may have the capacity to contribute to a 'medium to large-scale' holding depending on the degree of constraint.	Low connectivity to unconstrained titles.	Provide opportunities for 'small-scale' enterprises without risking loss of the agricultural resource.	
'Lifestyle scale' Characteristics	Little or no use for Agriculture.	Generally 1-8 ha in area.	Moderate to significant Constraints.	Provide opportunities for rural residential lifestyle choice without risking loss of the agricultural resource. May contribute to buffering at the rural/residential interface.	If the title is part of a cluster of lots with 'lifestyle scale' characteristics where potential is negligible, the land area is in effect already converted and would be considered an established Rural Living area. Agricultural use potential is always low, however, subdivision and intensification of residential use needs to consider the context of nearby 'commercial scale' and 'hobby scale' activities and the potential to achieve appropriate buffering.
		Land Capability variable. Water for irrigation unlikely.	Residence on the title.  Residences in close proximity.		
			Little or no connectivity to unconstrained titles.		

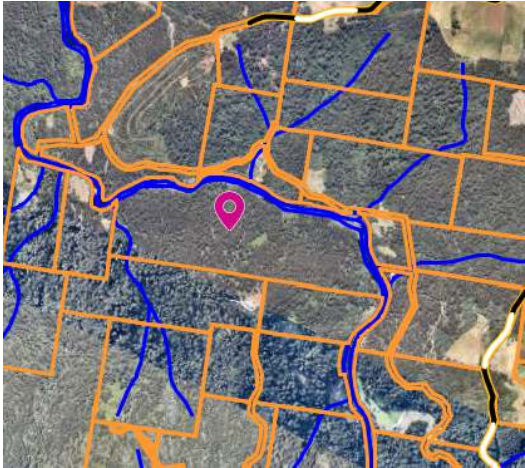

**REPRESENTATION TO DRAFT CENTRAL COAST  
LOCAL PROVISIONS SCHEDULE 2019  
FRIENDS OF THE LEVEN  
REQUEST LAND BE ZONED  
ENVIRONMENTAL MANAGEMENT**



Zone maps and aerial images have been provided by the Central Coast Council.


Land Titles have been identified by, and in consultation with, Peter Stronach on behalf of 'Friends of the Leven'.

Peter Stronach has informed the report's 'Ecological Values' section of the Table.


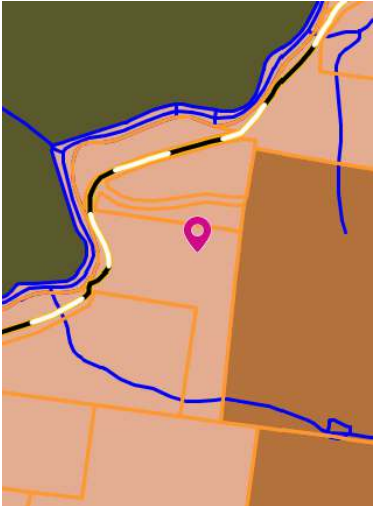
Please see attached documentation attesting to Peter Stronach's qualifications experience in identifying and verifying nature flora and fauna values.



Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1 –</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2079680</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Significant parcel of threatened forest community - Eucalyptus viminalis wet forest (WVI). Has intact riparian zone. Known habitat of Giant Freshwater Lobster (<i>Astacopsis gouldii</i>) and adjoins Greg goshawk (<i>Accipiter novae-hollandiae</i>) nest site.</p>


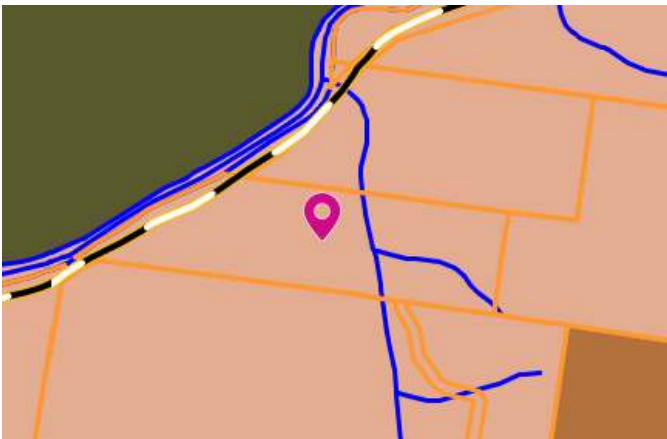
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2540924</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Significant scenic values.</p> <p>Sections with high density hollows.</p> <p>Landscape connectivity with River Leven and West Gawler River.</p> <p>Contains Threatened Forest Community - Eucalyptus viminalis wet forest (WVI)</p>


Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2540916</p> <p>Draft LPS – from Rural Resource to Rural.</p>	 <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Part of essential remnant vegetation corridor on eastern side of Leven River.</p> <p>Intact riparian zone of tributaries of the Leven River.</p> <p>Large stand of threatened forest community <i>Eucalyptus viminalis</i> wet forest (WVI).</p> <p>Supports high population density of Tasmanian Devil.</p>

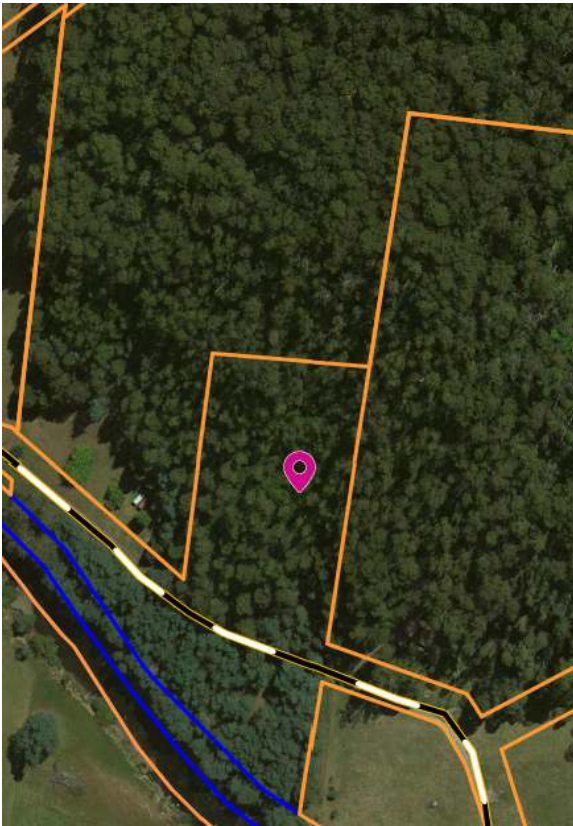


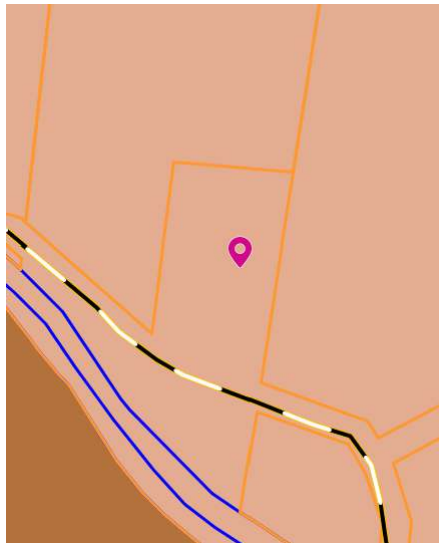
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2540908</p> <p>Draft LPS –from Rural Resource to Rural .</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Part of essential remnant vegetation corridor on eastern side of Leven River.</p> <p>Intact riparian zone of tributary of the Leven River.</p> <p>Remnant contains threatened forest community Eucalyptus viminalis wet forest (WVI).</p> <p>Supports high population density of Tasmanian Devil.</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<b>Map 1</b> <b>East Leven Corridor</b>  PID 2540908  Draft LPS –from Rural Resource to Rural .	  LPS Map	Request the land be zoned Environmental Management	Part of essential remnant vegetation corridor on eastern side of Leven River. Large stand of threatened forest community <i>Eucalyptus viminalis</i> wet forest (WVI) on basalt soil. Supports high population density of Tasmanian Devil.

Representor and Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2540908</p> <p>Draft LPS –from Rural Resource to Rural .</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Part of essential remnant vegetation corridor on eastern side of Leven River.</p> <p>Intact riparian zone of Preston Creek and tributaries.</p> <p>Large stand of threatened forest community Eucalyptus viminalis wet forest (WVI).</p> <p>Supports high population density of Tasmanian Devil.</p>

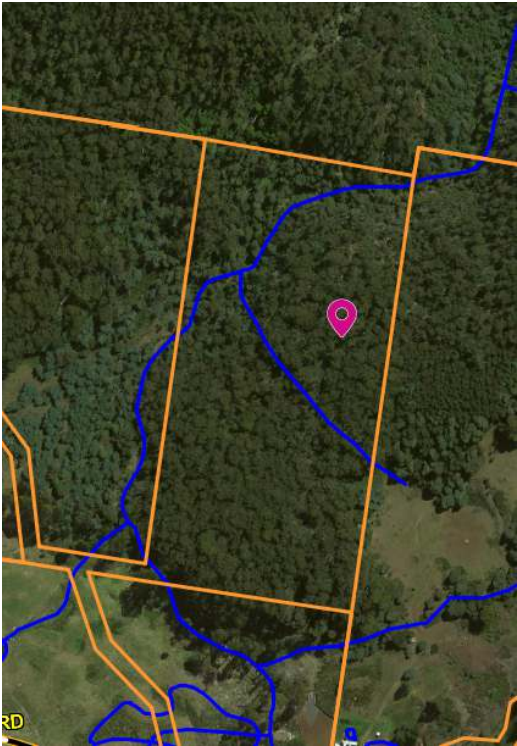
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>PID 2540895</p> <p>Draft LPS –from Rural Resource to Rural .</p>	 <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>The “sugarloaf” is a significant ecological and scenic asset of the Leven.</p> <p>It forms part of the East Leven corridor and supports the Threatened Vegetation Community Eucalyptus viminalis wet forest (WVI).</p> <p>There are also numerous Tasmanian Devil data points and it either adjoins the Leven River or is in close proximity to the Leven River with intact remnant vegetation.</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>Adjoins road reserve of Winduss Road Gunns Plains</p> <p>and</p> <p>part of Leven River riparian Reserve.</p> <p>Draft LPS –from Rural Resource to Rural .</p>	 <p>And</p>	<p>Request the land be zoned Environmental Management</p>	<p>Intact Riparian vegetation in agricultural landscape. Important for surrounding areas of rehabilitation including Giant Freshwater Lobster (<i>Astacopsis gouldii</i>) habitat.</p> <p>Adjoining parcel has threatened forest community <i>Eucalyptus viminalis</i> wet forest (WVI).</p>

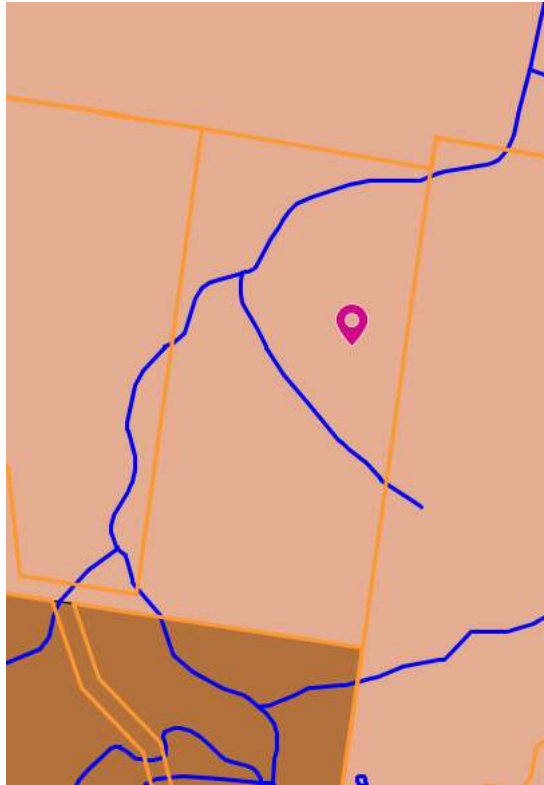


LPS Map





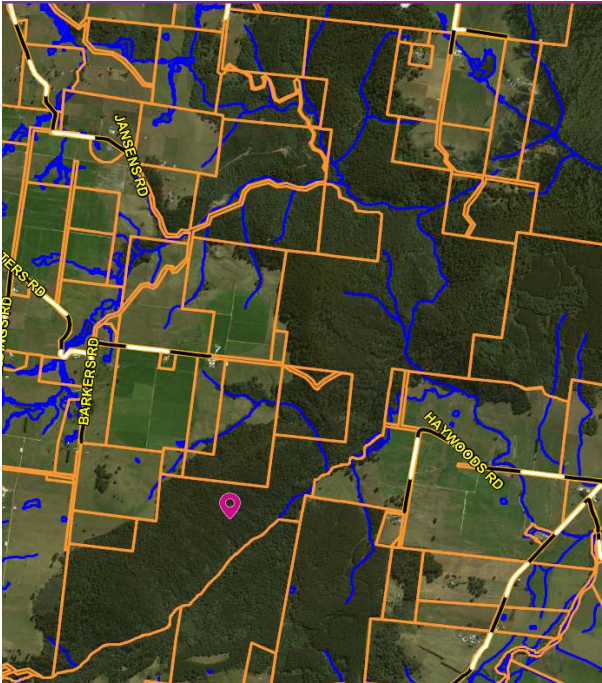
Location	LPS Proposed Zone	Representation	Ecological Values
<b>Map 1</b>  <b>East Leven Corridor</b>  Draft LPS –from Rural Resource to Rural .		Request the land be zoned Environmental Management	Part of essential remnant vegetation corridor on eastern side of Leven River. Intact riparian zone of Preston Creek. Supports high population density of Tasmanian Devil and Giant Freshwater Lobster ( <i>Astacopsis gouldii</i> )

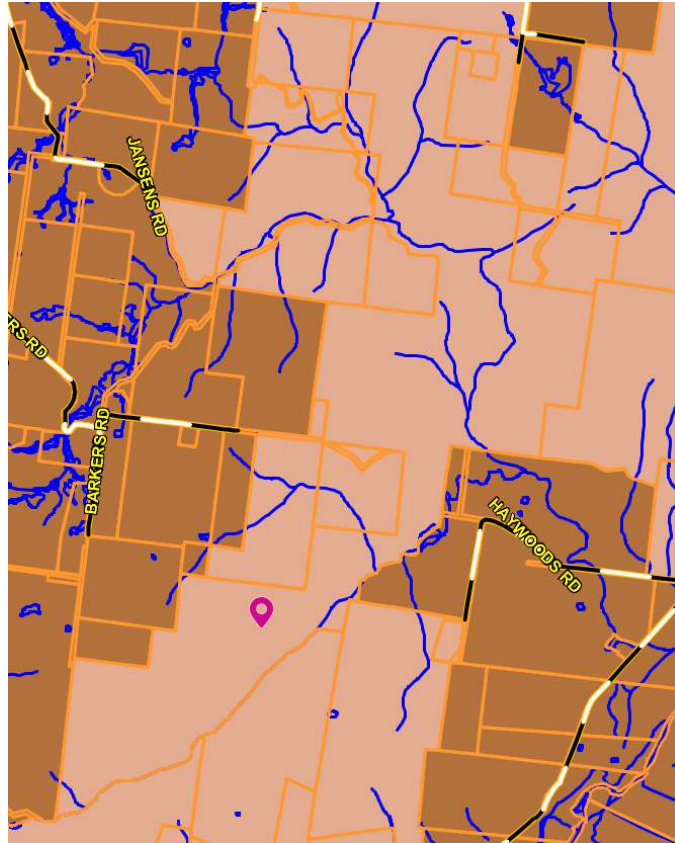





LPS Map

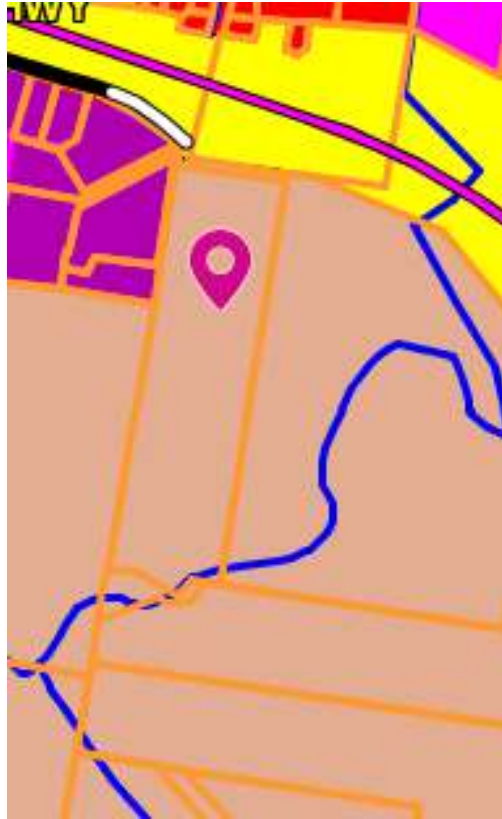
Representor and Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 1</b></p> <p><b>East Leven Corridor</b></p> <p>Crown land on Raymond Road, <b>Gunns Plains</b></p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Scenic and ecological value. Part of essential native vegetation corridor on eastern side of Leven River.</p> <p>Largely made up of the threatened forest community <i>Eucalyptus viminalis</i> wet forest (WVI). Supports high population density of Tasmanian Devil.</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 2</b></p> <p><b>West Leven Corridor</b></p> <p>DPIPWE</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>This parcel is an essential corridor linking the Dial Reserve and Loyetee range. As the last continuous remnant on the western side of the Leven catchment it is responsible for the conservation of species such as the Tasmanian Devil and Spotted Tailed Quoll. It is also include geoconservation significant caves.</p> <p>This parcel contains several intact tributaries of the Lowana Creek subcatchment and significant proportion of Pine Creek which feed into the Leven River.</p> <p>Its scenic values are essential for the vista of Gunns Plains and accompanying eco-tourism.</p>




LPS Map

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 3</b></p> <p><b>Dial &amp; Penguin Creek</b></p> <p>PID 7277221</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be split zoned Environmental Management- amd Rural.</p>	<p>The remnant in this parcel contains high priority vegetation for the Grey Goshawk. It contains intact riparian vegetation on Penguin Creek.</p> <p>NB: Request that this parcel be split into EM for the remnant vegetation and rural for the cleared ground.</p> <p>Council will provide GPS coordinates for a split zone.</p>



LPS Map

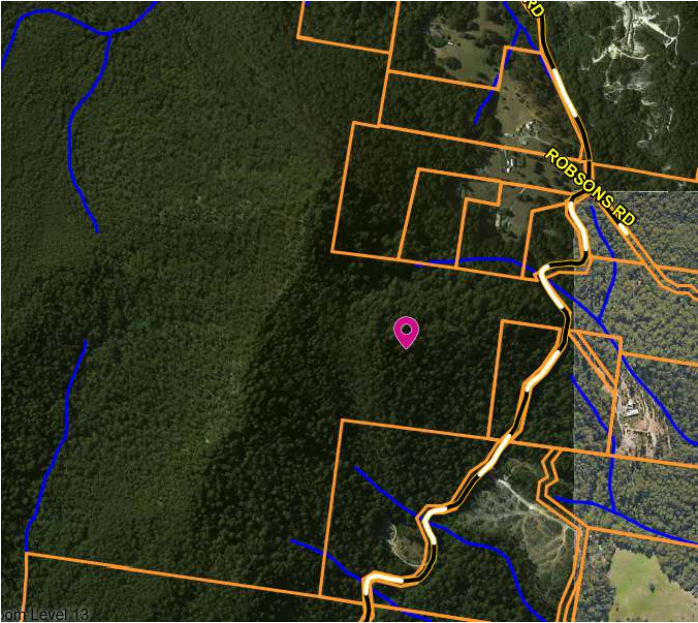


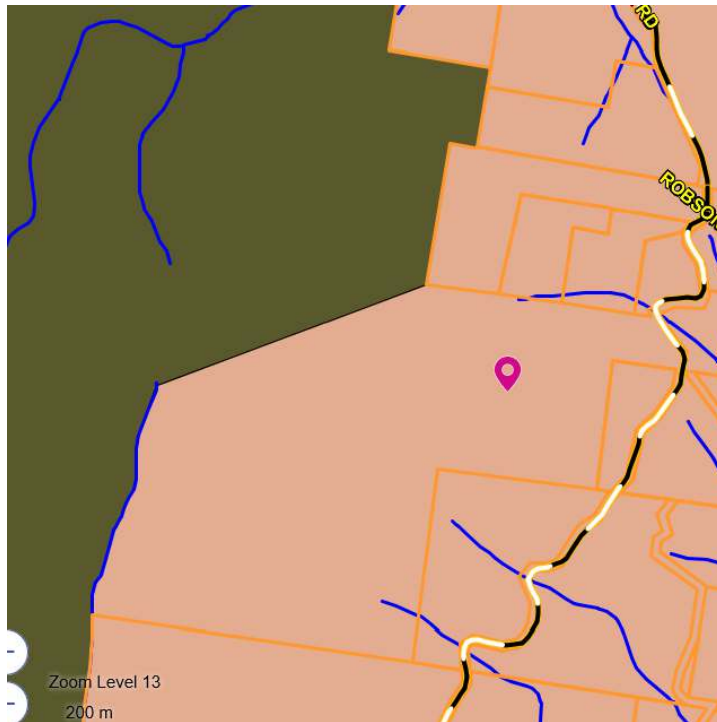
Representor and Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 3</b></p> <p><b>Dial &amp; Penguin Creek</b></p> <p>PID <b>6762647</b></p> <p>CT47317/1</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Parcel is intact remnant vegetation adjoining the Dial Reserve.</p>



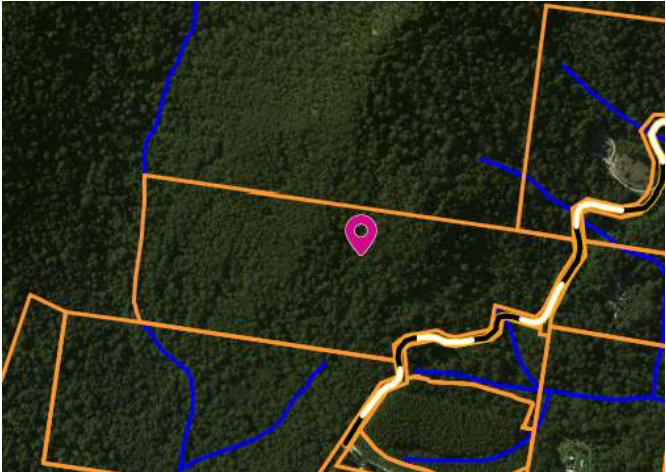



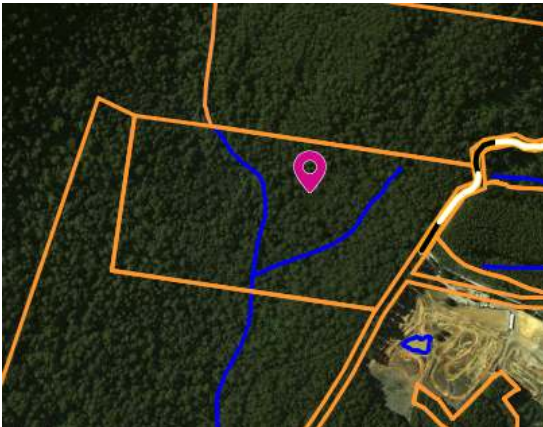

LPS Map


Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 3</b></p> <p><b>Dial &amp; Penguin Creek</b></p> <p>Part of the Dial Range</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the <b>whole</b> of the land be zoned Environmental Management</p>	<p>Part of Mount Montgomery Nature Recreation Area</p>



LPS Map

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 3</b></p> <p><b>Dial &amp; Penguin Creek</b></p> <p>PID 3383684</p> <p>CT149251/5</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>This are adjoins the Mount Dial Nature Recreation Area.</p> <p>Is part of Keddles Creek headwaters. This catchment is largely intact. It is known habitat for the Keddles Creek hydroboid snail (<i>Beddomeia phasianella</i>). A Masked Owl sighting was found adjoining this parcel.</p> <p>The gristle fern (<i>Blechnum cartilagineum</i>) is found in the adjoining subcatchment.</p>

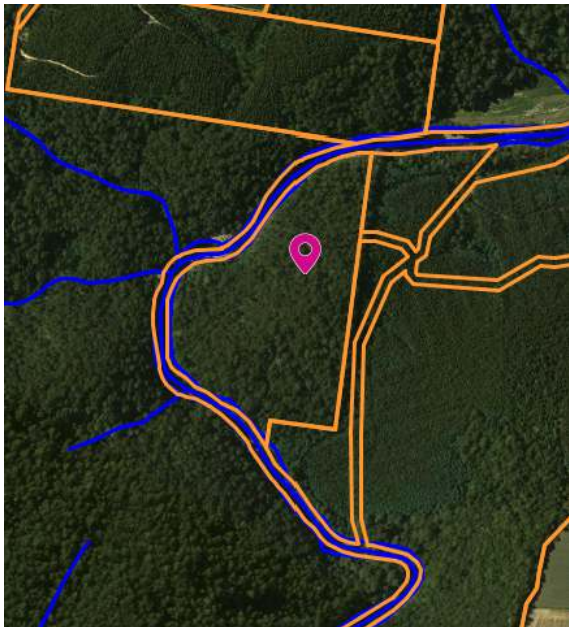
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 3</b></p> <p><b>Dial &amp; Penguin Creek</b></p> <p>PID 3383684</p> <p>CT246861/1</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>This area adjoins the Mount Dial Nature Recreation Area.</p> <p>Is part of Keddles Creek headwaters. This catchment is largely intact. It is known habitat for the Keddles Creek hydroboid snail (<i>Beddomeia phasianella</i>). A Masked Owl sighting was found adjoining this parcel.</p> <p>The gristle fern (<i>Blechnum cartilagineum</i>) is found in the adjoining subcatchment.</p>

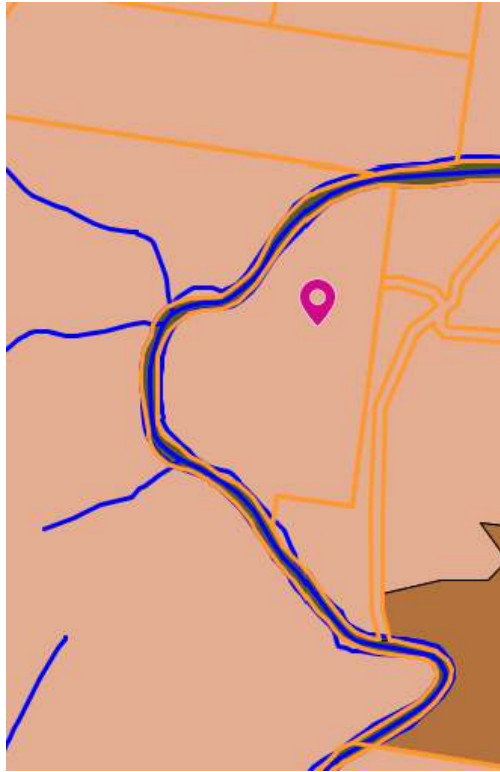
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 4</b></p> <p><b>Leven Mid Riparian</b></p> <p>PID3383684</p> <p>CT149251/3</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Contains significant patch of Threatened Forest Community DAS (Eucalyptus amygdalina forest and woodland on sandstone). Greg Goshawk habitat</p>




LPS map

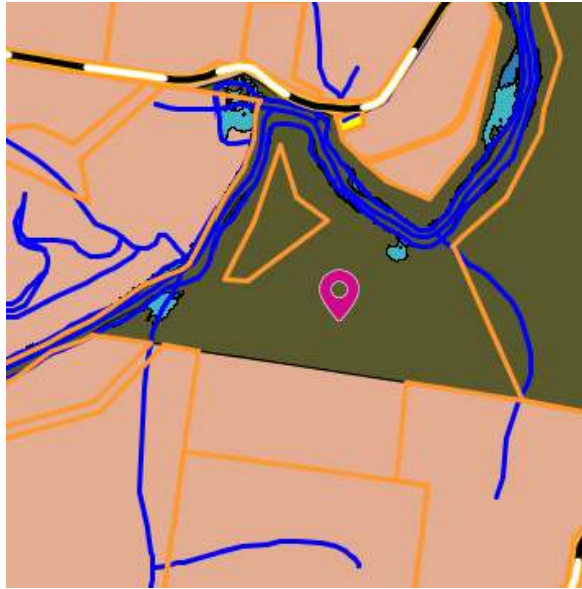


Representor and Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 4</b></p> <p><b>Leven Mid Riparian</b></p> <p>PID3383684</p> <p>CT149251/4</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Large intact remnant adjoining the Leven River (riparian zone also intact).</p> <p>Small raspfern (<i>Blechnum spinulosum</i>) found in adjoining parcel (high likelihood it is present on this parcel).</p> <p>High likelihood of high density of Giant Freshwater Lobster due to intact tributaries adjoining riparian zone for this parcel.</p> <p>Small stand of <i>EUCALYPTUS VINIMALIS</i> WET FOREST (WVI).</p>

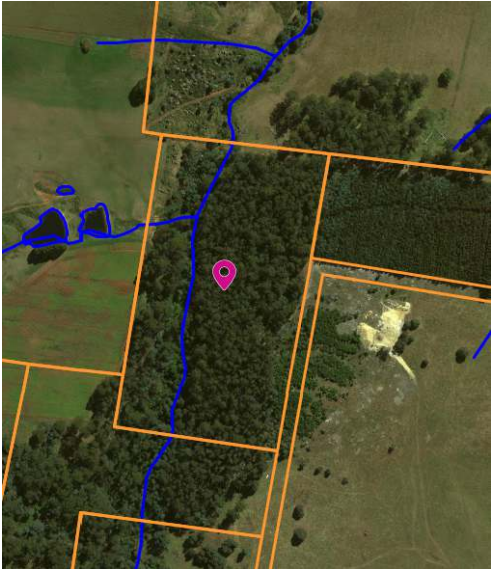


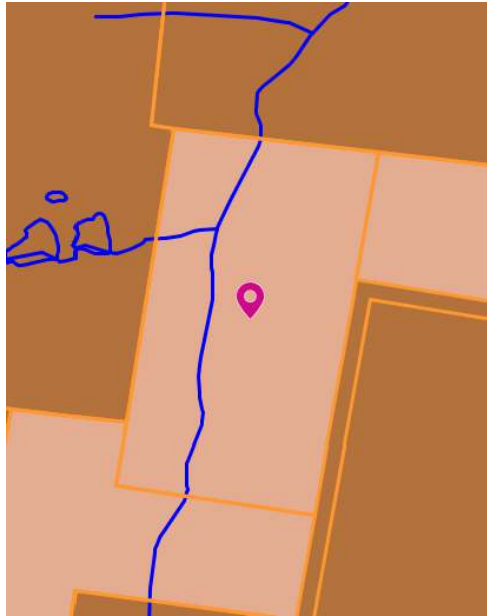
LPS Map

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 4</b></p> <p><b>Leven Mid Riparian</b></p> <p>Leven River riparian reserve</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Contains two threatened forest communities - Eucalyptus amygdalina forest and woodland on sandstone (DAS) and Eucalyptus viminalis wet forest (WVI).</p> <p>Adjoins intact riparian reserve of the Leven River.</p>


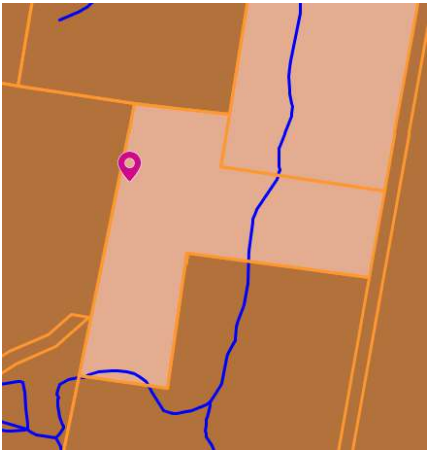


LPS Map



Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 5</b></p> <p><b>Gawler River &amp; Castra</b></p> <p>PID 2540852</p> <p>Draft LPS –from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Intact riparian zone of East Castra River with high conservation habitat for the Castra Rivulet Freshwater Snail (<i>Beddomeia lodderae</i>). Stepping stone of remnant vegetation.</p>





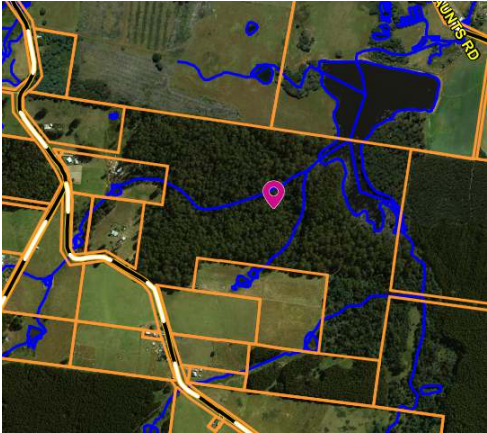
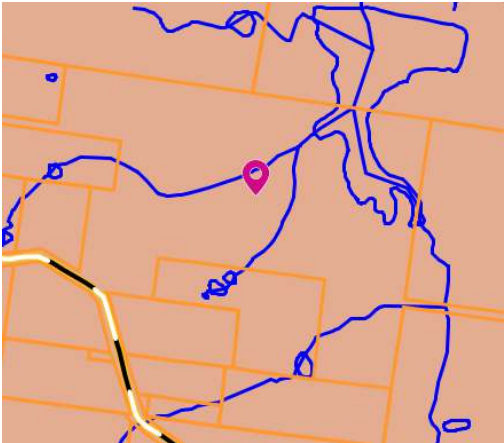
LPS Map


Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 5</b></p> <p><b>Gawler River &amp; Castra</b></p> <p>PID 2540852</p> <p>Draft LPS –from Rural Resource to Rural.</p>	  <p>LPS map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Intact riparian zone of East Castra River with high conservation habitat for the Castra Rivulet Freshwater Snail (<i>Beddomeia lodderae</i>). Part of stepping stone of native vegetation</p>



Location	LPS Proposed Zone		Ecological Values
<p><b>Map 5</b></p> <p><b>Gawler River &amp; Castra</b></p> <p>PID 2540932</p> <p>CT146175/1</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Intact riparian vegetation. Adjoins Wedge-tailed eagle nest. Known habitat for Giant Freshwater Lobster (<i>Astacopsis gouldii</i>).</p>


Location	LPS Proposed Zone		Ecological Values
<p><b>Map 5</b></p> <p><b>Gawler River &amp; Castra</b></p> <p>PID2540940</p> <p>CT146175/2</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Intact riparian vegetation. Adjoins Wedge-tailed eagle nest.</p> <p>Known habitat for Giant Freshwater Lobster (<i>Astacopsis gouldii</i>).</p> <p>Contains threatened forest community <i>Eucalyptus viminalis</i> wet forest (WVI).</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 6</b></p> <p><b>Loongana &amp; Nietta</b></p> <p>Crown land</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Significant stepping stone of remnant vegetation between Leven and Wilmot catchments.</p> <p>Mostly in good condition, DSC. Intact streams.</p>

Location	LPS Proposed Zone		Ecological Values
<p><b>Map 6</b></p> <p><b>Loongana &amp; Nietta</b></p> <p>Part of the Leven Canyon Reserve</p> <p>Draft LPS – from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Part of Leven Canyon Reserve</p>





LPS Map

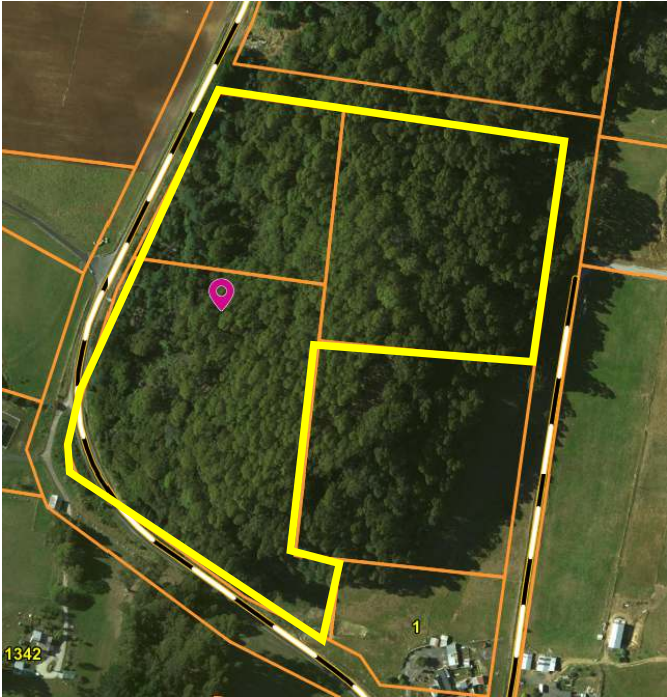
Location	LPS Proposed Zone		Ecological Values
<p><b>Map 6</b></p> <p><b>Loongana &amp; Nietta</b></p> <p>Crown land</p> <p>Draft LPS – from Rural Resource to Rural.</p>		<p>Request the land be zoned Environmental Management</p>	<p>Parcel contains a patch of Threatened Forest Community Eucalyptus viminalis wet forest (WVI) and non-forest community Lowland Poa labillardierei grassland (GPL) (EPBC Act listed)</p> <p>Wedge-tailed eagle (Aquila audax) nest present on parcel.</p> <p>Adjoins riparian reserve and is a tributary to Winter Brook.</p>

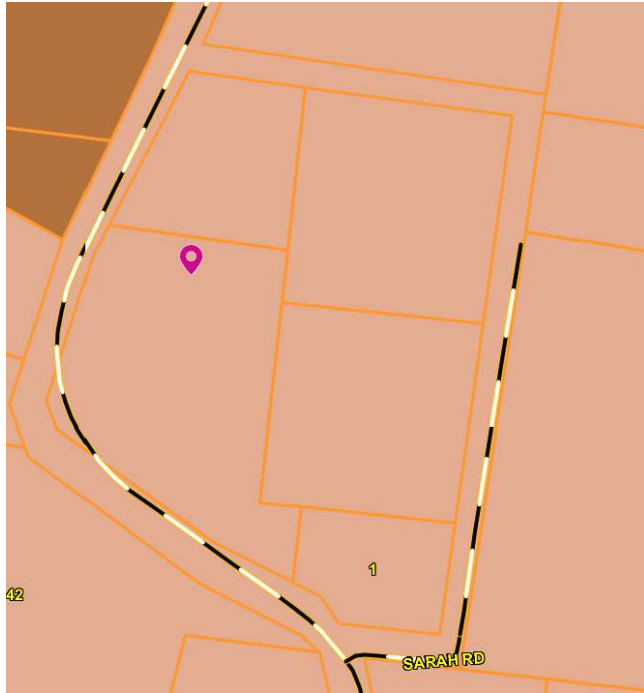


LPS Map




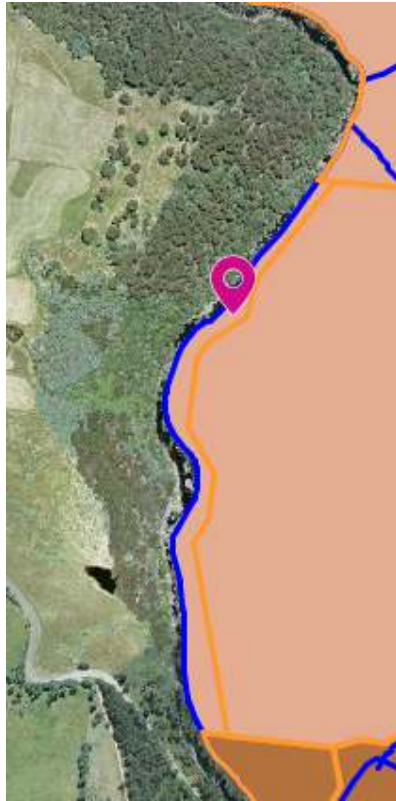
Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 6</b></p> <p><b>Loongana &amp; Nietta</b></p> <p>PID 1889614</p> <p>CT130190/2</p> <p>Draft LPS – from Rural Resource to Rural.</p>	  <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Jean Brook Forest Reserve</p> <p>Intact riparian vegetation on Jean Brook</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 7</b> <b>Riana</b></p> <p>Three Lots</p> <p>PID 6776272 CT223760/5 PID6776264 CT? PID6776272 CT?</p> <p>Draft LPS –from Rural Resource to Rural .</p>		<p>Request the land be zoned Environmental Management</p>	<p>Stepping stone of remnant vegetation within agricultural landscape. Several Tasmanian Devil records surrounding and within this parcel.</p>




LPS Map

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 7</b> <b>Adjoins Blythe River</b></p> <p>Not private land -is Crown riparian land</p> <p>CID 733568</p> <p>Draft LPS –from Rural Resource to Rural .</p>		<p>Request the land be zoned Environmental Management</p>	<p>Intact riparian vegetation on Blythe River adjoining remnant vegetation.</p>




LPS Map

Representor and Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 8</b>  <b>Forth, Wilmot Road, Geales Road</b></p> <p>Crown parcels on Geales Road, Kindred</p> <p>CID734276</p> <p>Draft LPS –from Rural Resource to Rural .</p>		<p>Request the land be zoned Environmental Management</p>	<p>These parcels are part of a large patch of remnant vegetation that is in close proximity or adjoining the Forth and Wilmot River. Numerous Tasmanian Devil data records from NVA. The scenic value for this remnant is also significant.</p>

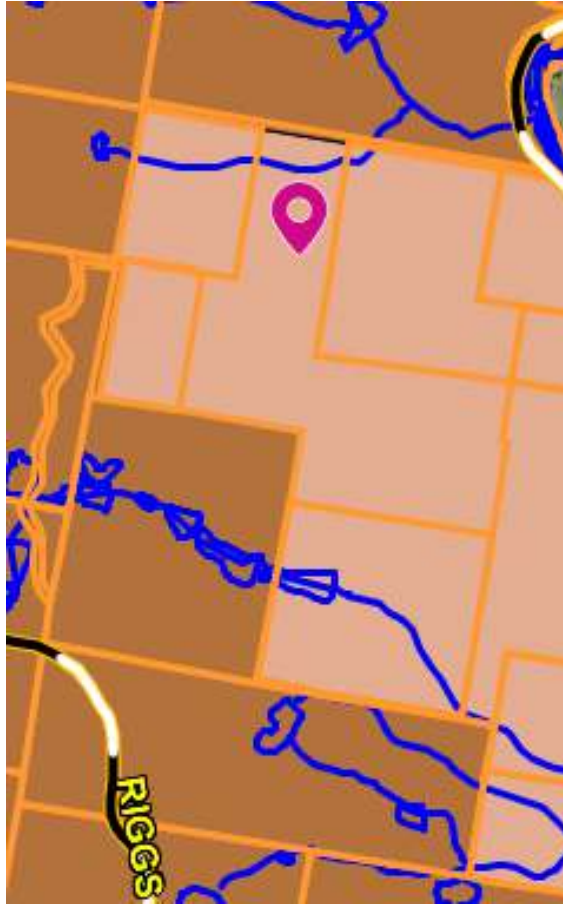


LPS Map



Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 8</b>  <b>Forth, Wilmot Road, Geales Road</b></p> <p>CID 733274</p> <p>Draft LPS –from Rural Resource to Rural .</p>	 <p>LPS Map</p>	<p>Request the land be zoned Environmental Management</p>	<p>Adjoins Greg Goshawk (<i>Accipiter novae-hollandiae</i>) nest site on adjoining parcel.</p> <p>Intact riparian tributary to Forth River. Significant remnant in agricultural landscape.</p>

Location	LPS Proposed Zone	Representation	Ecological Values
<p><b>Map 8</b>  <b>Forth, Wilmot Road, Geales Road</b></p> <p>CID 733659</p> <p>Draft LPS –from Rural Resource to Rural .</p>		<p>Request the land be zoned Environmental Management</p>	<p>Showy willowherb (<i>Epilobium pallidiflorum</i>) located near parcel. Grey Goshawk (<i>Accipiter novae-hollandiae</i>) record in parcel (possible nesting site). Masked Owl (<i>Tyto novae-hollandiae</i>) record on adjoining parcel.</p> <p>Intact riparian zone of tributary to Forth River.</p> <p>Scenic value for Forth River Valley.</p>



LPS Map

**Friends of the Leven - QUALIFICATIONS**

**Peter Stronach**

**E-mail:**        [peter@landcaretas.org.au](mailto:peter@landcaretas.org.au)

[liteworka@hotmail.com](mailto:liteworka@hotmail.com)

[fol@landcaretas.org.au](mailto:fol@landcaretas.org.au)

**Education:**    BAppSc (Hons) Geography/Geomorphology – University of  
Tasmania 2000

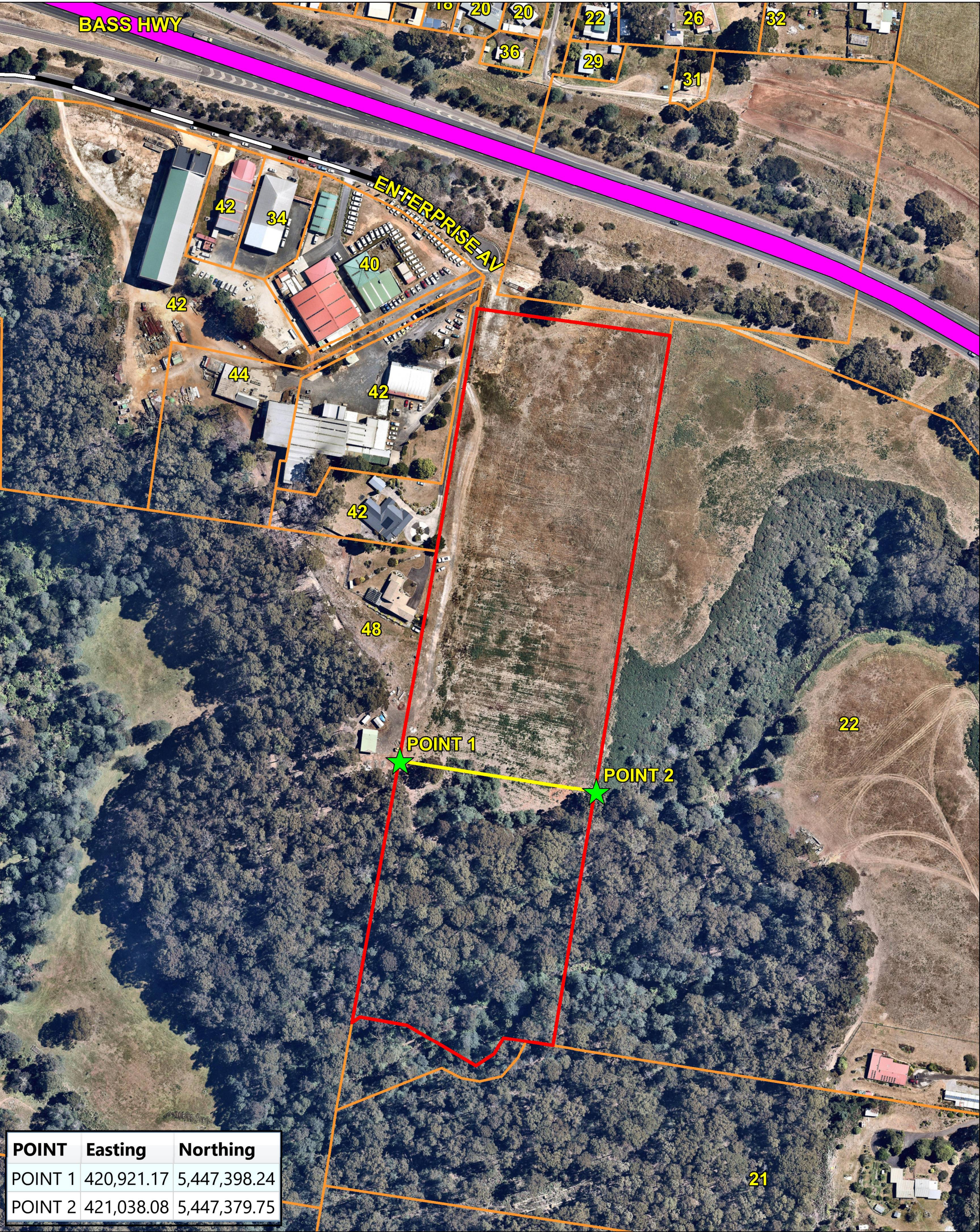
BSc Geography/Geology – University of Wollongong 1997

Sonya Stallbaum – Bachelor of Science – Plant Science and Geography/  
Environmental Studies,

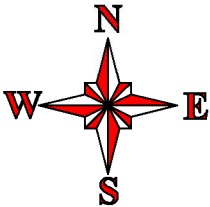
Theresa Chapman – Bachelor of Science – Ecology & Bachelor of Ag Science  
(Hons).

Joanna Lyall – Master of Science





POINT	Easting	Northing
POINT 1	420,921.17	5,447,398.24
POINT 2	421,038.08	5,447,379.75



**Important**  
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geographic Datum of 1984 (AGD84/84). Heights are referenced to the Australia Height Datum (AHD).  
For most practical purposes GDA84 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

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Date: 24/02/2020  
Drawn By: GIS

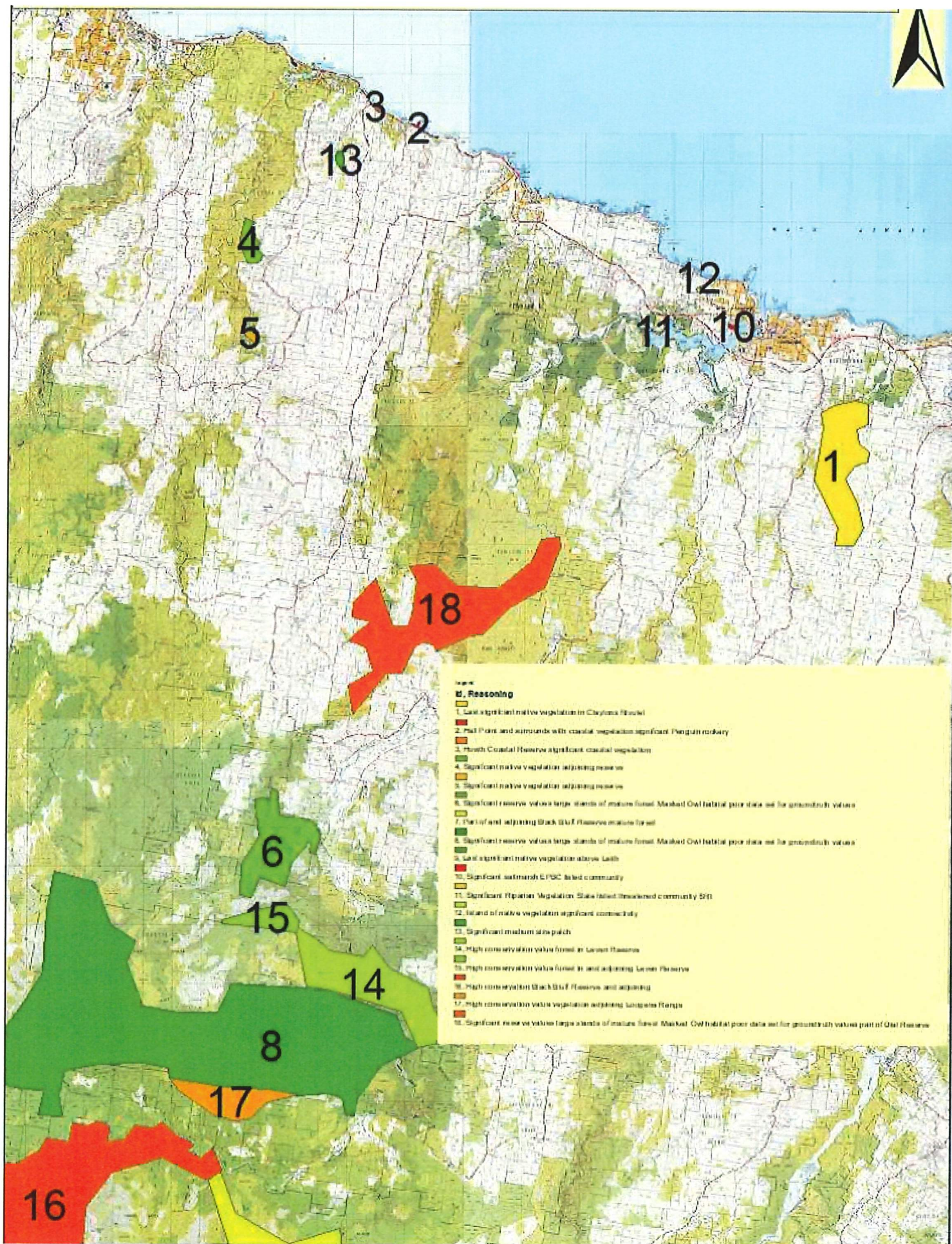
**DEPARTMENT OF ROADS  
AND TRANSPORT  
ZONE SPLIT  
175617/1**

Scale 1: 2,000  
0 50 m



Id	MAP	Area of Interest	Reason for inclusion in Priority Vegetation Layer
1	A	Last signifcant native vegetation in Claytons Rivulet	Claytons Rivulet freshwater snail, Astacopsis gouliei present, intact remnant
2	B	Hall Point and surrounds	Intact coastal vegetation signifcant Penguin rookery
3	B	Howth Coastal Reserve	Significant coastal vegetation, identified as highest priority coastal vegetation in Natural values Report, Povey and Morgan, 2008
4	B	Cuprona	Signifcant native vegetation adjoining reserve, contains WVI (unmapped) and Astopsis gouldii habitat. Contains high density hollows.
5	B	Camena	Signifcant native vegetation adjoining reserve. Remnant on Basalt. Adjoins intact riparian zone- Blythe River.
6	B	Loyetea Peak	Significant reserve. High conservation value forest. Large stands of mature forest Masked Owl habitat poor data set for groundtruth values. High Density Hollows.
7	C	East Black Bluff	Part of and adjoining Black Bluff Reserve mature forest. High conservation value forest. High density hollows. Projected Masked Owl, Greg Goshawk and Wedge-tailed eagle habitat.
8	C	Loogana Range	Significant reserve values large stands of mature forest Masked Owl habitat poor data set for groundtruth values. Poorly mapped.
9	A	Leith	Last significant remnant vegetation above Leith. Significant raptor habitat - Sea eagle and Wedge-tailed eagle.
10	A	Ulverstone - Leven Estuary	Significant saltmarsh EPBC listed community
11	A	Lower Leven Riparian	Significant Riparian Vegetation State listed threatened community SRI and NME
12	A	West Ulverstone	Island of native vegetation significant connectivity
13	B	Howth Hills	Medium size patch with high density hollows. Island for connectivity.
14	C	Three Brothers and Leven Canyon Reserve	High conservation value forest in Leven Reserve and surrounds.
15	C	Puffer Creek, West of Leven Canyon	High conservation value forest in and adjoining Leven Canyon Reserve
16	C	Upper Leven, Mount Tor and West Black Bluff	High conservation Black Bluff Reserve and adjoining areas. Multiple vegetation communities and significance fauna habitat (see Id 7).
17	C	South of Loongana Range	High conservation value vegetation.
18	B	Southern Dial Range	Signifcant reserve values large stands of mature forest Masked Owl habitat poor data set for groundtruth values part of Dial Reserve























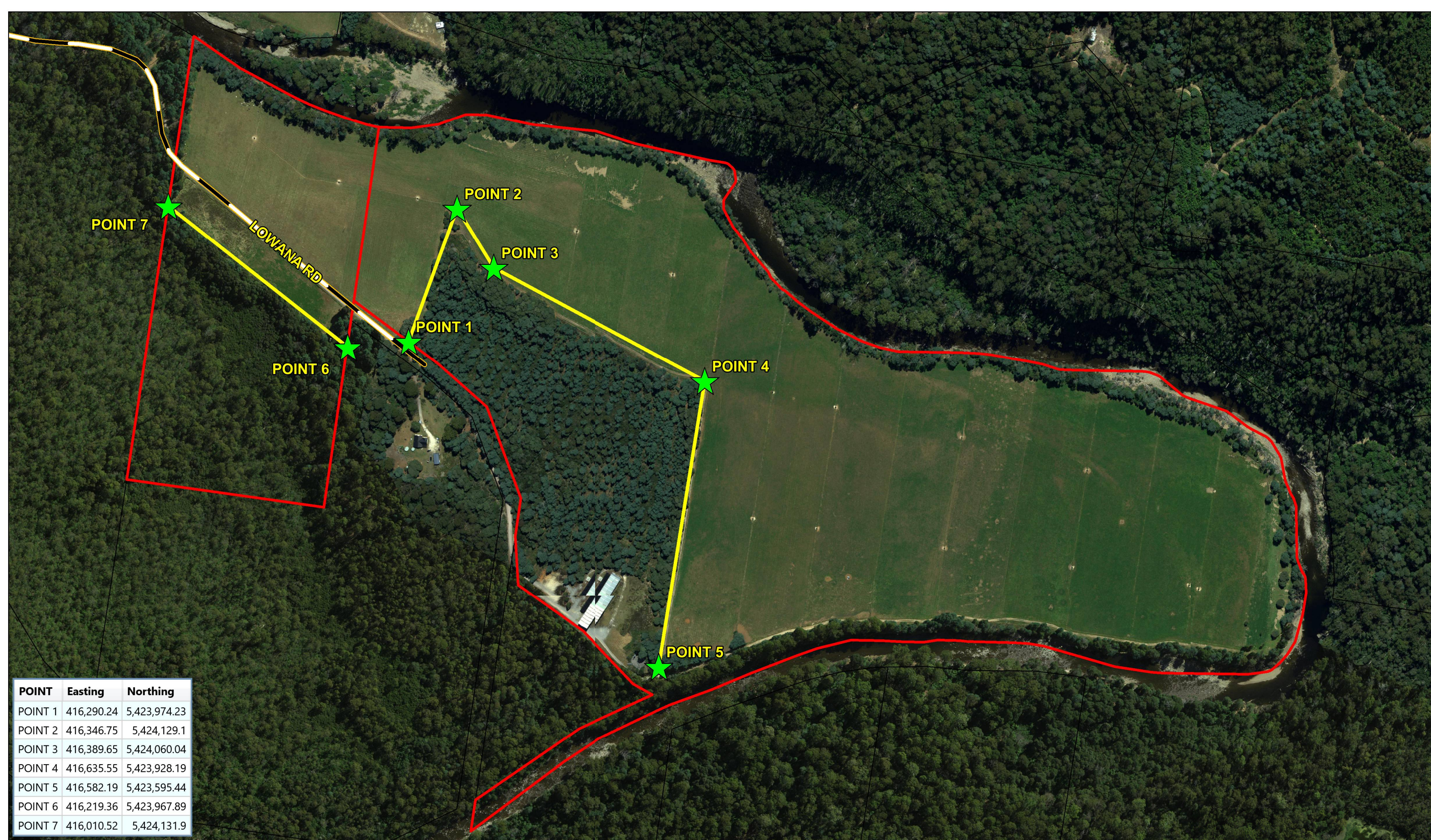


Legend

**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





**Disclaimer**

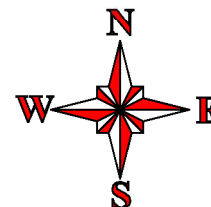
This map is not a precise survey document

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.

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**Important**

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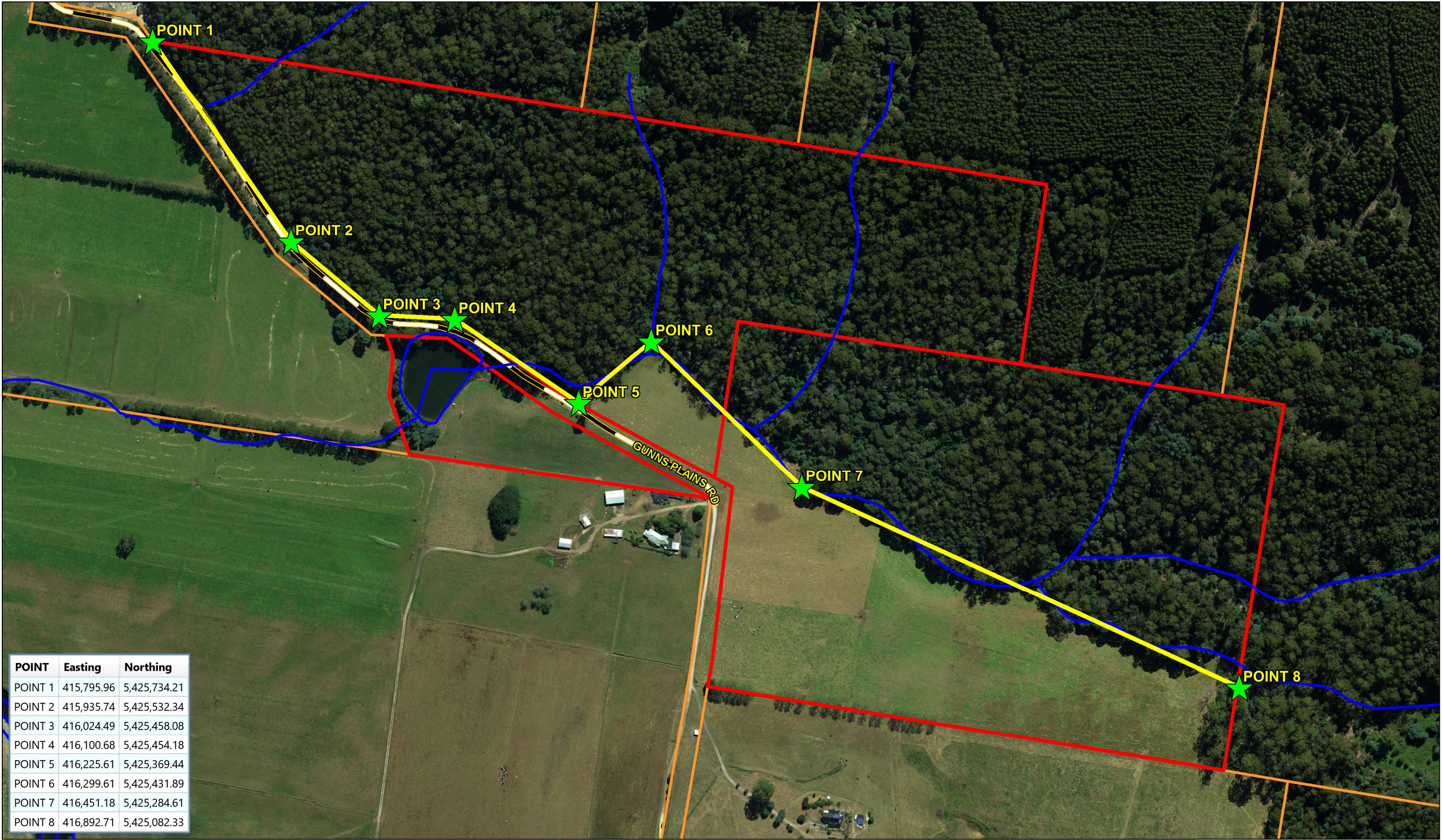


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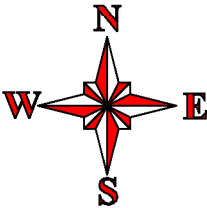
# HIGHLAND CONSERVATION TRUST ZONE SPLIT 53698/1 & 139052/2

Scale 1: 4,000  
0 100 m





POINT	Easting	Northing
POINT 1	415,795.96	5,425,734.21
POINT 2	415,935.74	5,425,532.34
POINT 3	416,024.49	5,425,458.08
POINT 4	416,100.68	5,425,454.18
POINT 5	416,225.61	5,425,369.44
POINT 6	416,299.61	5,425,431.89
POINT 7	416,451.18	5,425,284.61
POINT 8	416,892.71	5,425,082.33





ListMap satellite image showing forested areas on PID 3441063 Title Ref 208779/1 for rezoning to Landscape Conservation



**GDA 94 coordinates of proposed zone boundary within Title Ref 208779/1**

Point	Lat (DD)	Lon (DD)	Lat (DMS)	Long (DMS)	Lat (DDM)	Lon (DDM)	MGA Zone 55 E	MGA Zone 55 N
<b>1</b>	-41.27139	146.05409	-41°16'17"	146°3'14.7"	-41°16.28'	146°3.25'	420775	5430684
<b>2</b>	-41.27286	146.05562	-41°16'22.3"	146°3'20.2"	-41°16.37'	146°3.34'	420904	5430523
<b>3</b>	-41.27602	146.05892	-41°16'33.7"	146°3'32.1"	-41°16.56'	146°3.54'	421185	5430174
<b>4</b>	-41.27797	146.05976	-41°16'40.7"	146°3'35.1"	-41°16.68'	146°3.59'	421257	5429958

**Direction No. 4 – Scenic Protection Code Table C8.1**

**CCO-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CCO-C8.1.01	Leven Canyon/ Loyetee Peak	Leven Canyon Regional Reserve and adjoining Crown land that comprises Loyetee Peak and the “Three Brothers”.	<p>The Leven Canyon / Loyetee Peak area is-</p> <p>(a) a wild dramatic landscape set amongst land that is used for grazing, production forestry and residential settlements;</p> <p>(b) a native vegetation area comprising a deep river canyon that accommodates the Leven River with adjoining peaks;</p> <p>(c) an area showcasing a spectacular contiguous natural forest skyline and 400-m-high escarpment and slopes;</p> <p>(d) an area of geological interest unlike any other in Tasmania with world-class limestone geology;</p> <p>(e) an area that offers natural landscape vistas when viewed from the areas of Gunns Plains, Nietta, South Preston, Preston, Loonganna, Black Bluff, the Penguin to Cradle walking trail, and from scenic lookouts; including Loyetee Peak and the Cruickshanks Leven Canyon viewing Platform; and</p> <p>(f) a near-coastal area offering residents and visitors easy access to a wild river and canyon scenery and nature from lookouts and tourist places, thereby providing a key element of the north coast’s tourism product.</p>	<p>Protect the scenic values of the Leven Canyon/ Loyetee Peak area by-</p> <p>(a) maintaining undisturbed native vegetation as the dominant landscape element when viewed from public roads and places;</p> <p>(b) maintaining skylines and escarpments and forested slopes free of visible development and fragmentation;</p> <p>(c) retaining the landscape connectivity including the contiguous native forest canopy cover; and</p> <p>(d) avoiding visual contrast between buildings and works and the natural bushland.</p>



**Direction No. 5**

**76 Reynolds Road, Heybridge CT 174599/1**

Propose the land be zoned Rural Living B

Land has an area of 4.04ha and is accessed via a 6m wide right of way that burdens 85 Allegra Drive, Heybridge.

Land is characterised by steep slopes that fall to an adjoining dam to the south east and a watercourse to the north. Much of the land is vegetated, except for a building envelope that has been cleared of native vegetation.

Further building envelopes on site would be restricted due to proximity to a watercourse a burdening right of way and pipeline easements on the land.



## SEARCH OF TORRENS TITLE

VOLUME 174599	FOLIO 1
EDITION 1	DATE OF ISSUE 08-Apr-2019

SEARCH DATE : 10-Feb-2020

SEARCH TIME : 10.27 AM

DESCRIPTION OF LAND

Town of HEYBRIDGE

Lot 1 on Sealed Plan 174599

Derivation : Part of Lot 1, 9A-3R-0P, Part of Lot 3,  
10A-0R-32P, Part of 1A-0R-3P & Part of 2A-0R-11P Gtd. to John  
Dennis & Part of Lot 2, 96A-3R-22P Gtd. to Stanley Edward Joyce  
Prior CTs 168973/1, 168973/2 and 154629/7

SCHEDULE 1

M712652 TRANSFER to ROBERT GEORGE HILL and ROSLYN JOAN HILL  
Registered 08-Apr-2019 at 12.01 PM

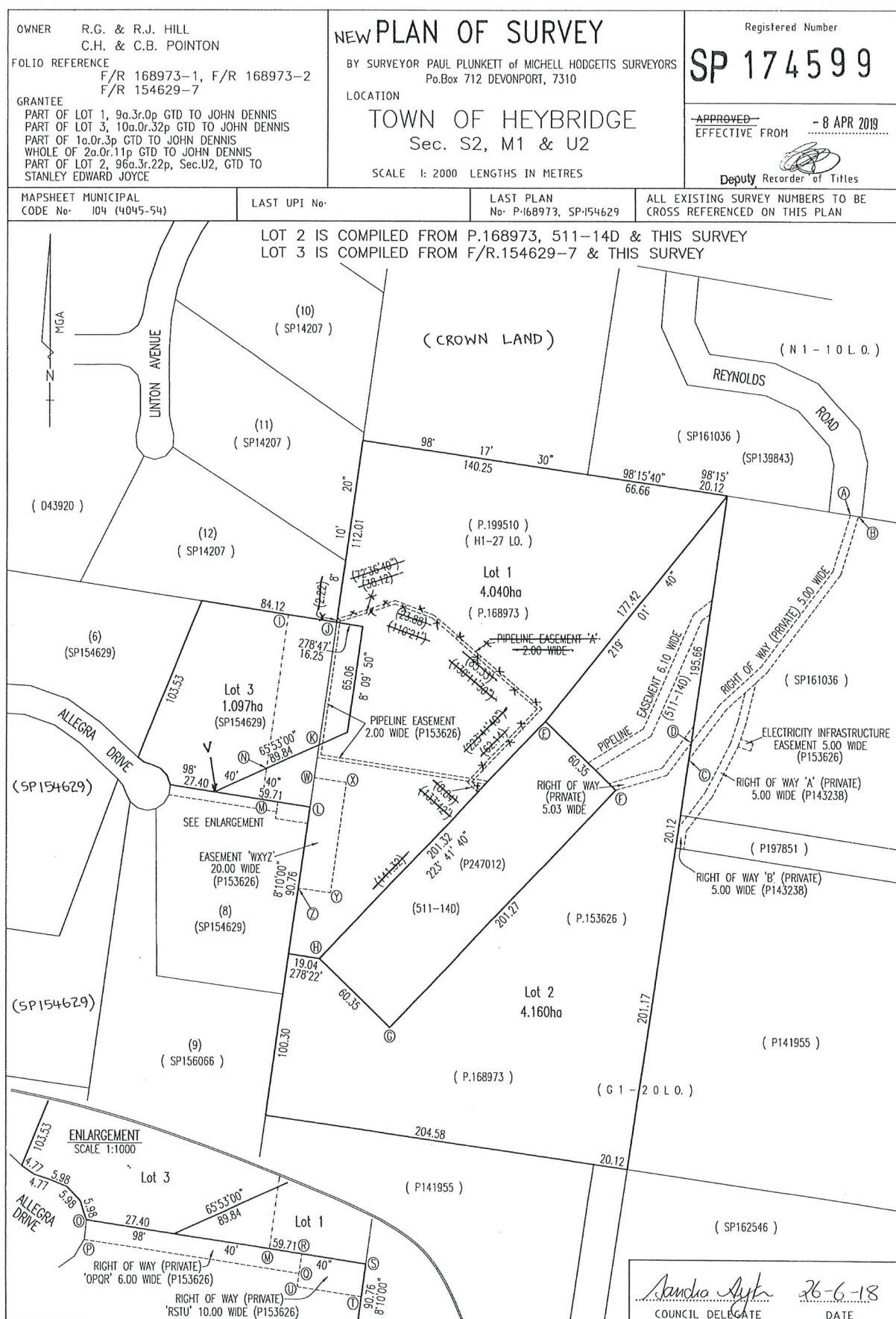
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP174599 EASEMENTS in Schedule of Easements  
SP174599 COVENANTS in Schedule of Easements  
SP174599 FENCING COVENANT in Schedule of Easements  
SP154629 COVENANTS in Schedule of Easements  
SP154629 FENCING COVENANT in Schedule of Easements  
SP154629 SEPTIC TANK NOTIFICATION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 174599</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

Lot 2 on the plan is together with a Right of Carriageway over the land marked ABCD on Plan 168973

Lot 2 on the plan is together with a right to take water for the purposes defined in Section 100J of the Water Act 1957 subject to the rights of all persons, bodies, corporate statutory authorities or the Crown who may have prior rights to the use and flow of water arising from the common law or any Statute, from the dam on the land comprised in Folio of the Register Volume 247012 Folio 1 and marked E.F.G.H. on ~~Plan No~~ the Plan ~~199510~~ with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for the purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

(Private)

Lot 2 on the plan is together with a Right of Carriageway over the Right-Of-Way 'A' 5.00 Wide and Right-of-Way 'B' 5.00 wide on ~~Plan 168973~~ the Plan

(Private)

Lot 2 on the plan is together with a Powerline easement over the Electricity Infrastructure Easement 5.00 Wide, Right-Of-Way 'A' 5.00 wide and Right-Of-Way 'B' 5.00 wide on ~~Plan 168973~~ the Plan as more fully defined in C760000.

(Private)

(Private)

Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to 3 acres 0 and 2/10 perches of land shown on Diagram 511/14) over ~~that portion of~~ land marked Right of Way 5.03 Wide shown passing through Lot 2 on ~~Plan 168973~~ the

(Private)

Lot 1 on the plan is subject to a Right of Carriageway appurtenant to Lot 3 on the plan over that portion of land marked LKV shown on the Plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: <b>Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill</b>  FOLIO REF: Volume 168973 Folios 1 & 2 & Volume 154629 Folio 7  CONVEYANCER: Graham Woodhouse Conveyancing & REFERENCE: Graham Woodhouse	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: <b>26-6-18</b> <b>DA 216098</b> REF NO. <span style="float: right;"><i>Nandia Sykes</i> Council Delegate</span>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 174599</b></p>
<p>SUBDIVIDER: Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill</p> <p>FOLIO REFERENCES: Volume 168973 Folios 1 &amp; 2 &amp; Volume 154629 Folio 7</p>	

Lot 3 on the plan is together with a Right of Carriageway over the land marked LKV shown on Lot 1 on the Plan

Lot 2 on the plan is subject to a Burdening Easement (appurtenant to the said 3 acres 0 and 2/10 perches) giving the right for the Warden Councillors and Electors of the Central Coast Council at all times hereafter by day or by night to enter on ~~that portion of~~ the strip of land marked Pipeline Easement 6.10 Wide shown passing through Lot 2 on ~~the Plan 168973~~ and to lay and thereafter to use inspect maintain repair and renew a water pipeline in or upon or over the said strip of land and to convey water through the said pipeline doing as little damage as possible to the said strip of land and making compensation for all damage that may be done.

Those parts of Lot 1 on the Plan formerly comprised in Lots 1 & 2 on Plan 168973 are ~~Lot 1 on the plan is~~ together with a right to take water for the purposes defined in Section 100J of the Water Act 1957 subject to the rights of all persons, bodies, corporate statutory authorities or the Crown who may have prior rights to the use and flow of water arising from the common law or any Statute, from the dam on the land comprised in Folio of the Register Volume 247012 Folio 1 and marked E F.G.H. on Plan No. 199510 with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for the purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

(Private)

Lot 1 is together with a Right of Carriageway over the Right of Way<sup>A</sup> 'RSTU' 10.00 wide on the Plan ~~168973~~

(Private)

Lot 1 is together with a Right of Carriageway over the Right of Way<sup>A</sup> 'OPQR' 6.00 wide on the Plan ~~168973~~

Lot 1 on the plan is subject to a Right of Carriageway (appurtenant to Lot 8 on Sealed Plan 154629) over the land marked Easement 'WXYZ' 20.00 wide on ~~Plan 168973~~ the Plan

Lot 1 on the plan is subject to the right to convey water (appurtenant to the land in Folio of the Register 3837-20, 21 and 22) by means of pipes along over and under the ~~PIPELINE EASEMENT A 2.00 WIDE and PIPELINE EASEMENT 2.00 WIDE~~ shown on the plan together with the right to enter, lay, cleanse, repair and maintain such pipes as are reasonably required for such purpose along over and under the said pipeline easement and at all times for all purposes in connection with the said water supply and for such purposes to install and maintain pumping apparatus and such posts or poles with wires attached thereto on and along the said pipeline easement as may be necessary to carry electric power to such pumping apparatus.

Lot 1 is together with the right to install and maintain posts or poles with wires attached thereto as may be necessary to carry electric power passing through on and along the said easement marked IJKN passing through Lot 3 on the plan

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 3 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 174599</b></p>
<p><b>SUBDIVIDER: Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill</b></p> <p><b>FOLIO REFERENCES: Volume 168973 Folios 1 &amp; 2 &amp; Volume 154629 Folio 7</b></p>	

Lot 3 on the plan is subject to the right to install and maintain posts or poles with wires attached thereto as may be necessary to carry electric power passing through on and along the said easement marked IJKN shown passing through Lot 3 on the plan as appurtenant to Lot 1 on the plan  
Those parts of Lots 1 & 3 on the Plan formerly comprised in Lot 7 on SP168973 are each  
~~Lot 3 on the plan is~~ subject to the COVENANTS more particularly set forth in the Schedule of Easements for SP154629

subject to  
Lot 3 on the plan is ~~together with~~ the right to convey water (appurtenant to the land in Folio of the Register 3837-20, 21 and 22) by means of pipes along over and under the ~~PIPELINE EASEMENT A 2.00 WIDE~~ and PIPELINE EASEMENT 2.00 WIDE shown on the plan together with the right to enter, lay, cleanse, repair and maintain such pipes as are reasonably required for such purpose along over and under the said pipeline easement and at all times for all purposes in connection with the said water supply and for such purposes to install and maintain pumping apparatus and such posts or poles with wires attached thereto on and along the said pipeline easement as may be necessary to carry electric power to such pumping apparatus.

## RESTRICTIVE COVENANTS

The Owner or Owners for the time being of each lot shown on the plan covenants with **Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill** the owner for the time being of each and every lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations

- Not to erect or construct any dwelling house, garage or garages or the outbuildings or fencing usually appurtenant thereto and normally used in connection with a dwelling house if the dwelling house on any lot;
  - is a construction or re-erection of any building which has been pulled down or demolished
  - is a relocation of a previously erected building
  - has its exterior walls or roof clad with previously used or second-hand materials
  - is a Dutch barn or similar type of construction
- The said **Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill** as Vendor and/or Transferor shall not be required to fence.
- Not to utilise any second-hand materials or recycled materials in the construction of any structure to be erected on any of the Lots shown on the plan

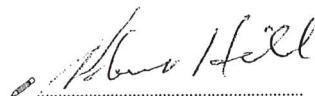
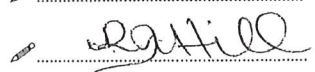
AND the Vendor/Subdivider/Transferor **Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill** at all times reserves the right to vary or release any of the covenants contained herein in respect of any Lot shown on the plan or any part thereof or from

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 174599</b>
SUBDIVIDER: Casey Heath Pointon and Celeste Beverly Pointon and Robert George Hill and Roslyn Joan Hill	
FOLIO REFERENCES: Volume 168973 Folios 1 & 2 & Volume 154629 Folio 7	

selling such Lot freed and exempt from any one or more of the restrictions, covenants or stipulations contained herein or modifying, waiving, releasing or allowing any departure from the said restrictive covenants in relation to any such Lot or portion of such Lot shown on the plan.

**SIGNED** by the said  
**Robert George Hill**  
and  
**Roslyn Joan Hill**  
in the presence of

Normal Signature of Witness  
Print Witness Full Name  
Print Witness Address

  
 Graham Woodhouse  
 4 Cattley Street, Burnie TAS  
 Licenced Conveyancer

**SIGNED** by the said  
**Casey Heath Pointon**  
and  
**Celeste Beverly Pointon**  
in the presence of


Normal Signature of Witness  
Print Witness Full Name  
Print Witness Address

  
 Graham Woodhouse  
 4 Cattley Street, Burnie TAS  
 Licenced Conveyancer

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

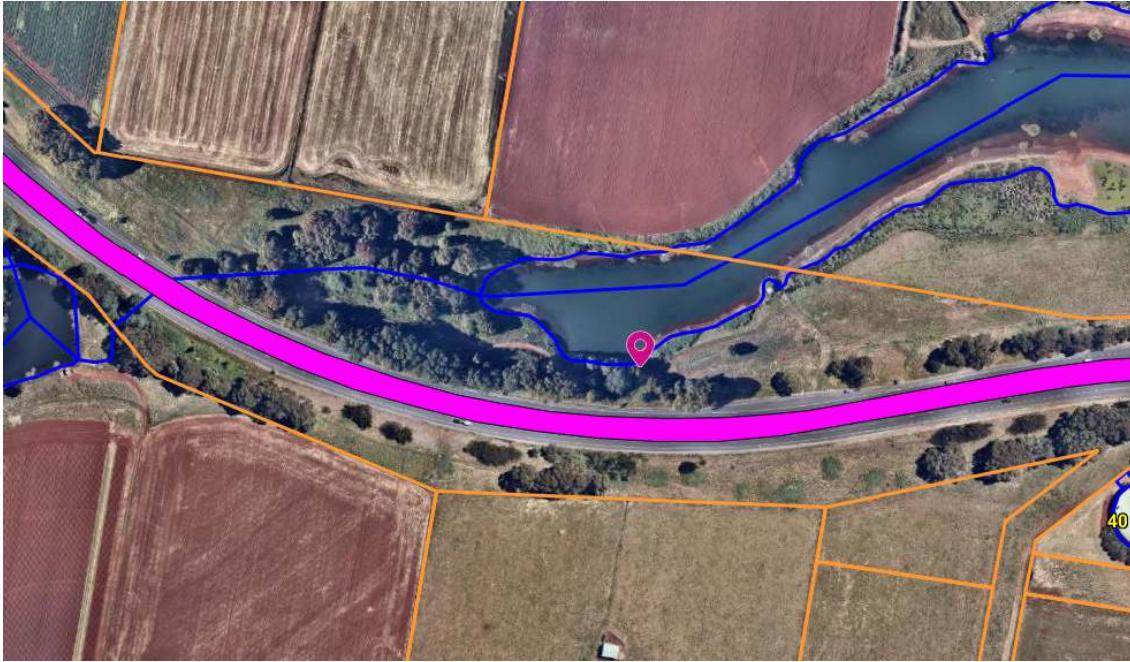
Central Coast supports the parcels identified below to be rezoned to Rural & Agriculture.



Location & Description	Proposed boundary location	Planning justification
East of Penguin – land is just west of CT34300/3 (owned by Dept of Roads and Transport) 29463/1  Draft LPS – Utilities  Propose land be <b>Rural</b>	As per State Roads Casement Layer shapefile	The land does not form part of the State Highway and is not required for road related purposes now or in the future. The land is currently used for agricultural purposes. The current zoning of this land was incorrectly based on the cadastre rather than the edge of the road but the extent of the highway is now accurately mapped for this location. The proposed rezoning to the adjoining zoning is therefore viewed as a correction to an administrative error and is also consistent with <i>Guideline No.1 – Local Provisions Schedule (LPS): zone and code application</i> . The proposed re-zoning will promote more efficient land management by



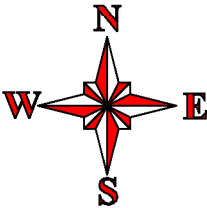
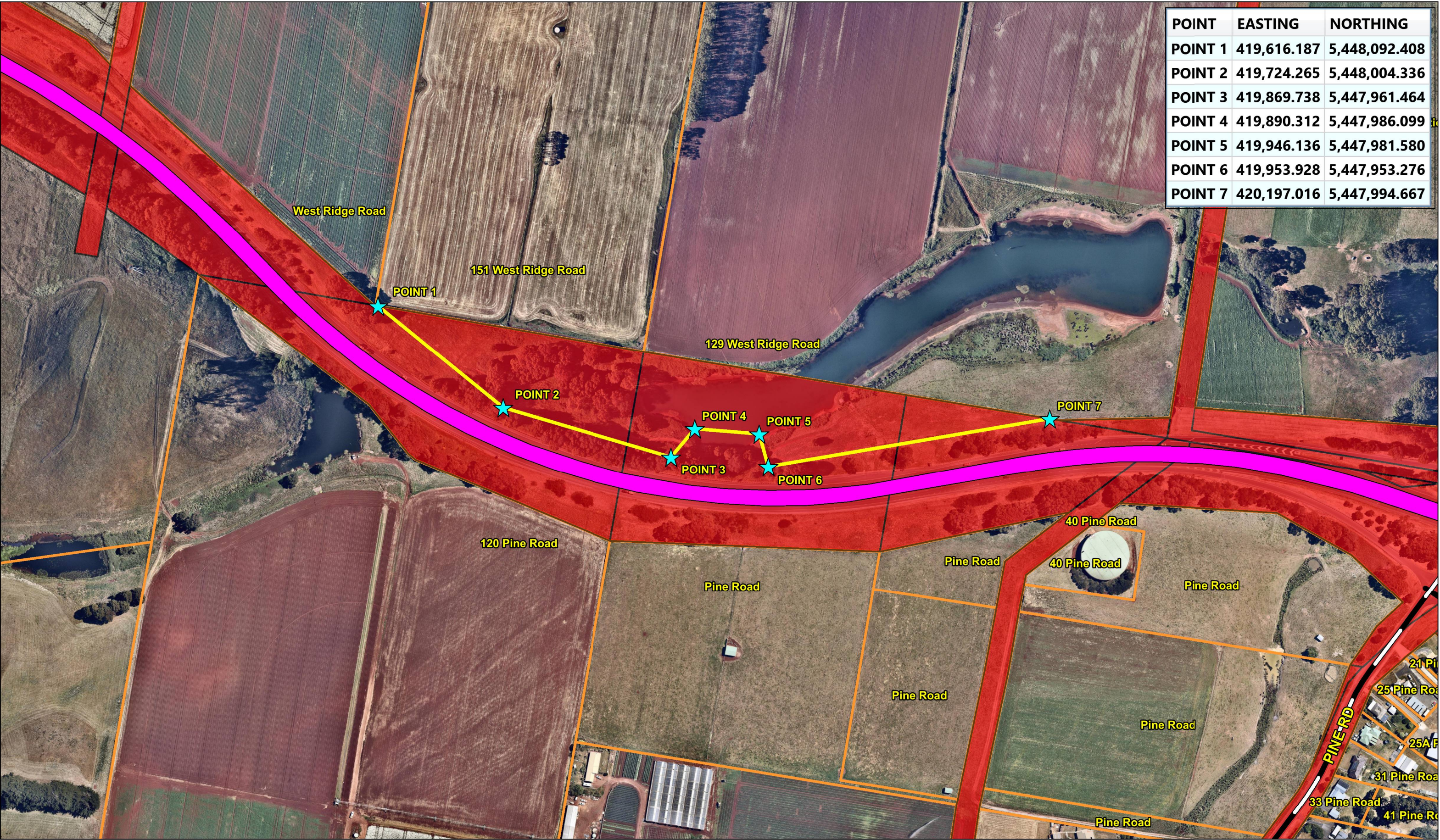
		State Government with improved outcomes for the broader community.
--	--	--



Location & Description	Proposed GPS coordinates	Planning justification
<p>Land near Penguin western slip lane</p> <p>Draft LPS is Utilities</p> <p>Propose land be <b>Agriculture</b></p>	<p>As per State Roads Casement Layer shapefile</p>	<p>The land does not form part of the State Highway and is not required for road related purposes now or in the future. The land is occupied by a dam constructed on a neighbouring property and is currently used for agricultural purposes. The process for transferring the land to the neighbouring property is underway. The current zoning of this land was incorrectly based on the cadastre rather than the edge of the road but the extent of the highway is now accurately mapped for this location. The proposed rezoning to the adjoining zoning is therefore viewed as a correction to an administrative error and is also consistent with <i>Guideline No.1 – Local Provisions Schedule (LPS): zone and code application</i>.</p>

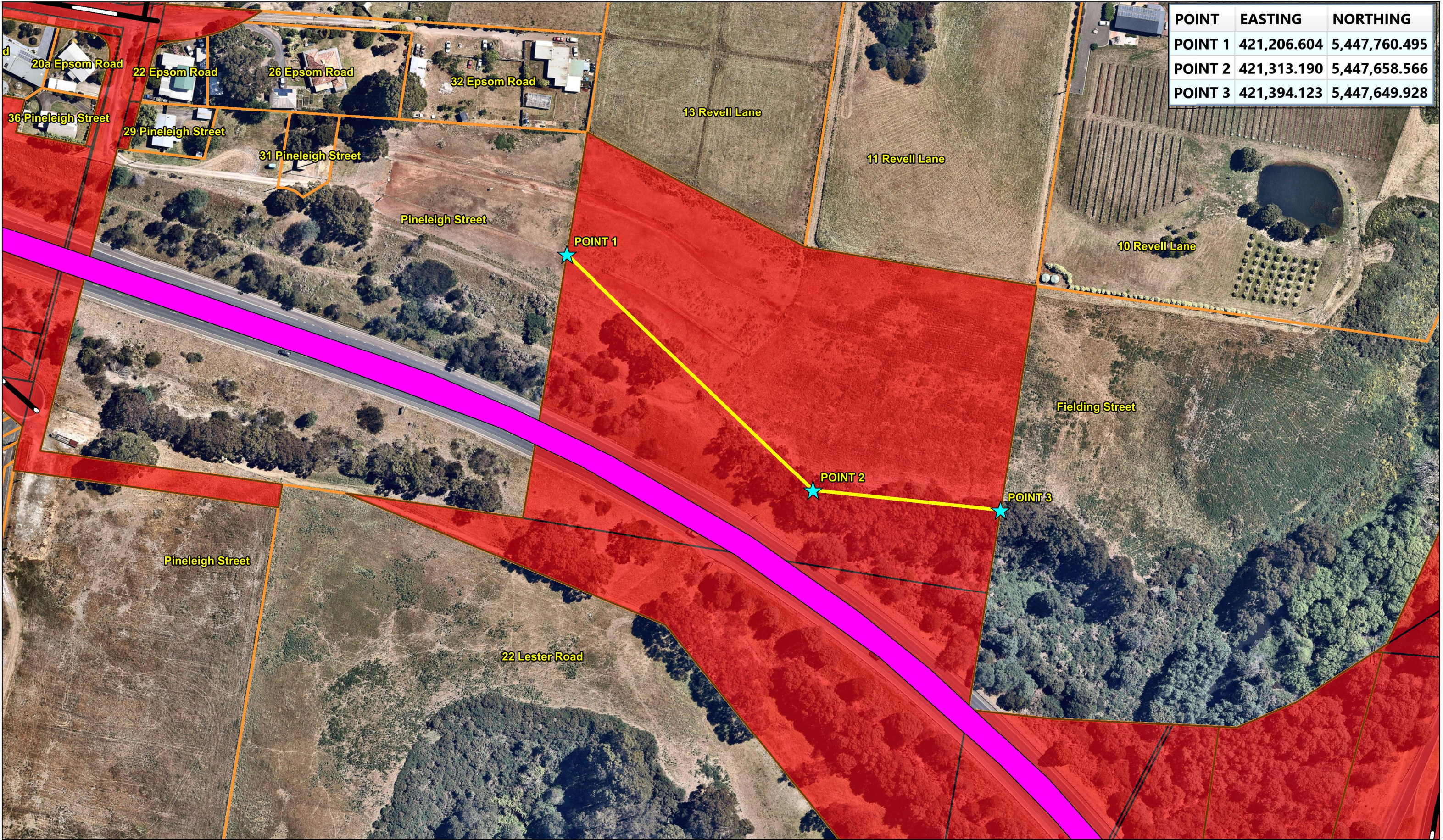


POINT	EASTING	NORTHING
POINT 1	419,616.187	5,448,092.408
POINT 2	419,724.265	5,448,004.336
POINT 3	419,869.738	5,447,961.464
POINT 4	419,890.312	5,447,986.099
POINT 5	419,946.136	5,447,981.580
POINT 6	419,953.928	5,447,953.276
POINT 7	420,197.016	5,447,994.667



# STATE GROWTH CASEMENT ADJUSTMENT





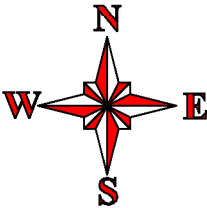
POINT	EASTING	NORTHING
POINT 1	421,206.604	5,447,760.495
POINT 2	421,313.190	5,447,658.566
POINT 3	421,394.123	5,447,649.928



Central Coast Council  
19 King Edward St  
Ulverstone  
TAS 7315  
Telephone: 03 6429 8900  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au

**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.  
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**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.



Contour Interval:  
Projection: GDA94  
Date: 25/02/2020  
Drawn By: GIS

# STATE GROWTH CASEMENT ADJUSTMENT

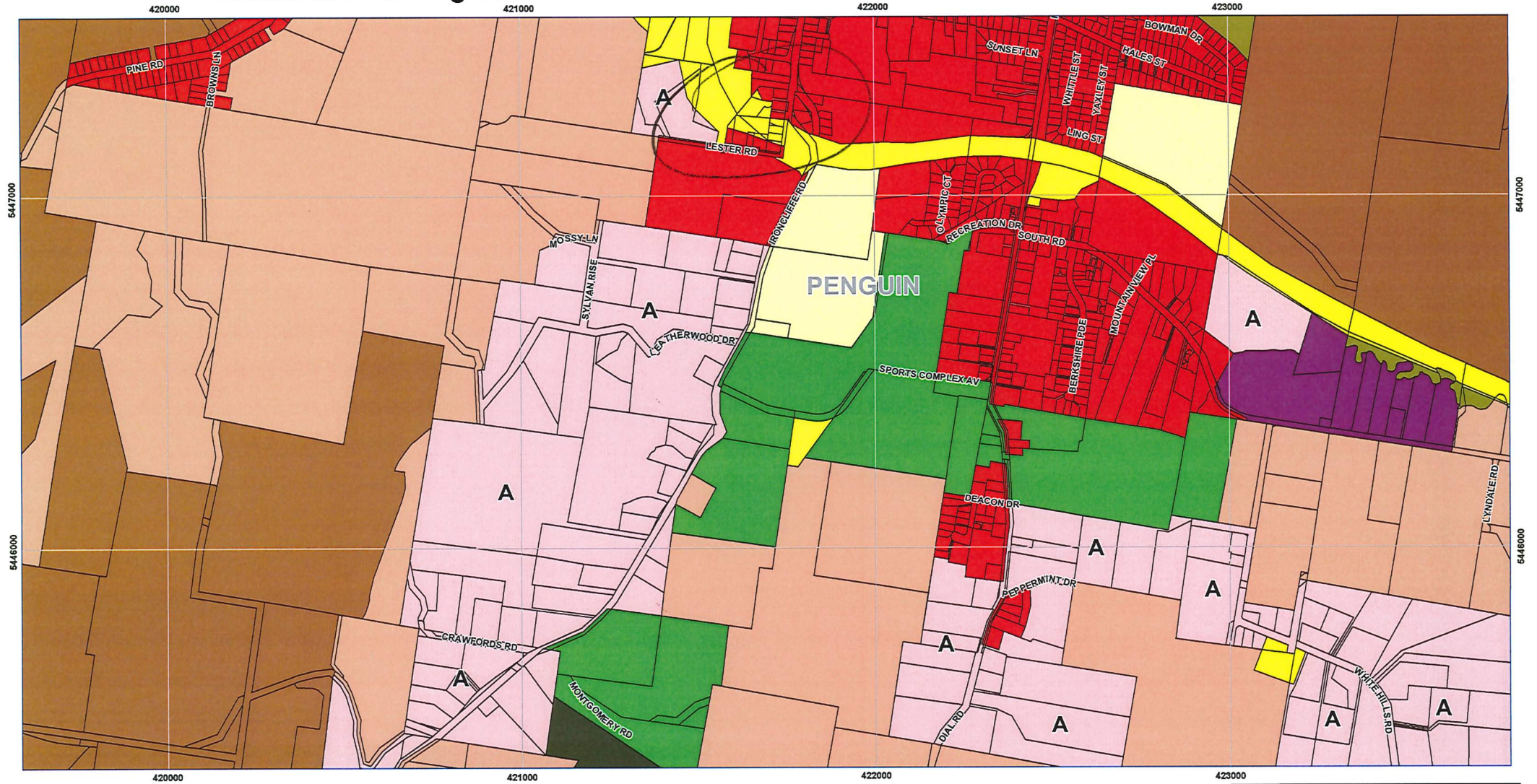
Scale 1: 1,500  
0 50 m



**B. Land that should be proposed to be zoned Utilities but isn't**

1. Part of 14 Lester Rd, Penguin (CT 38775/1)
2. River Leven, Ulverston Bass Hwy Bridge
3. River Forth, Turners Beach Bass Hwy Bridge
4. Castra Rd/ Bass Hwy, Ulverstone (CT 152581/1) ramp

# Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



## LEGEND

### ZONES

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> 8.0 General Residential	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> 15.0 General Business	<span style="display:inline-block; width:15px; height:15px; background-color:olive; border:1px solid black;"></span> 22.0 Landscape Conservation
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> 10.0 Low Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> 17.0 Commercial	<span style="display:inline-block; width:15px; height:15px; background-color:darkolivegreen; border:1px solid black;"></span> 23.0 Environmental Management
<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> 11.0 Rural Living A	<span style="display:inline-block; width:15px; height:15px; background-color:darkpurple; border:1px solid black;"></span> 18.0 Light Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 26.0 Utilities
<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> 11.0 Rural Living B	<span style="display:inline-block; width:15px; height:15px; background-color:darkbrown; border:1px solid black;"></span> 19.0 General Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> 27.0 Community Purpose
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> 12.0 Village	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> 20.0 Rural	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> 28.0 Recreation
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> 14.0 Local Business	<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span> 21.0 Agriculture	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> 29.0 Open Space

## Map 5 of 21

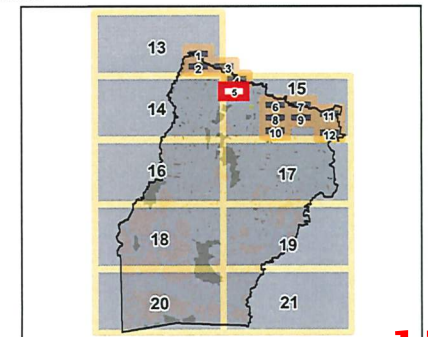


Coordinate System: GDA 94 MGA Zone 55



Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019





# Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



## LEGEND

### ZONES

8.0 General Residential	15.0 General Business	22.0 Landscape Conservation
10.0 Low Density Residential	17.0 Commercial	23.0 Environmental Management
11.0 Rural Living A	18.0 Light Industrial	26.0 Utilities
11.0 Rural Living B	19.0 General Industrial	27.0 Community Purpose
12.0 Village	20.0 Rural	28.0 Recreation
14.0 Local Business	21.0 Agriculture	29.0 Open Space

## Map 8 of 21

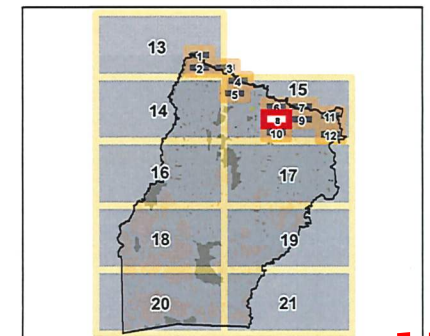


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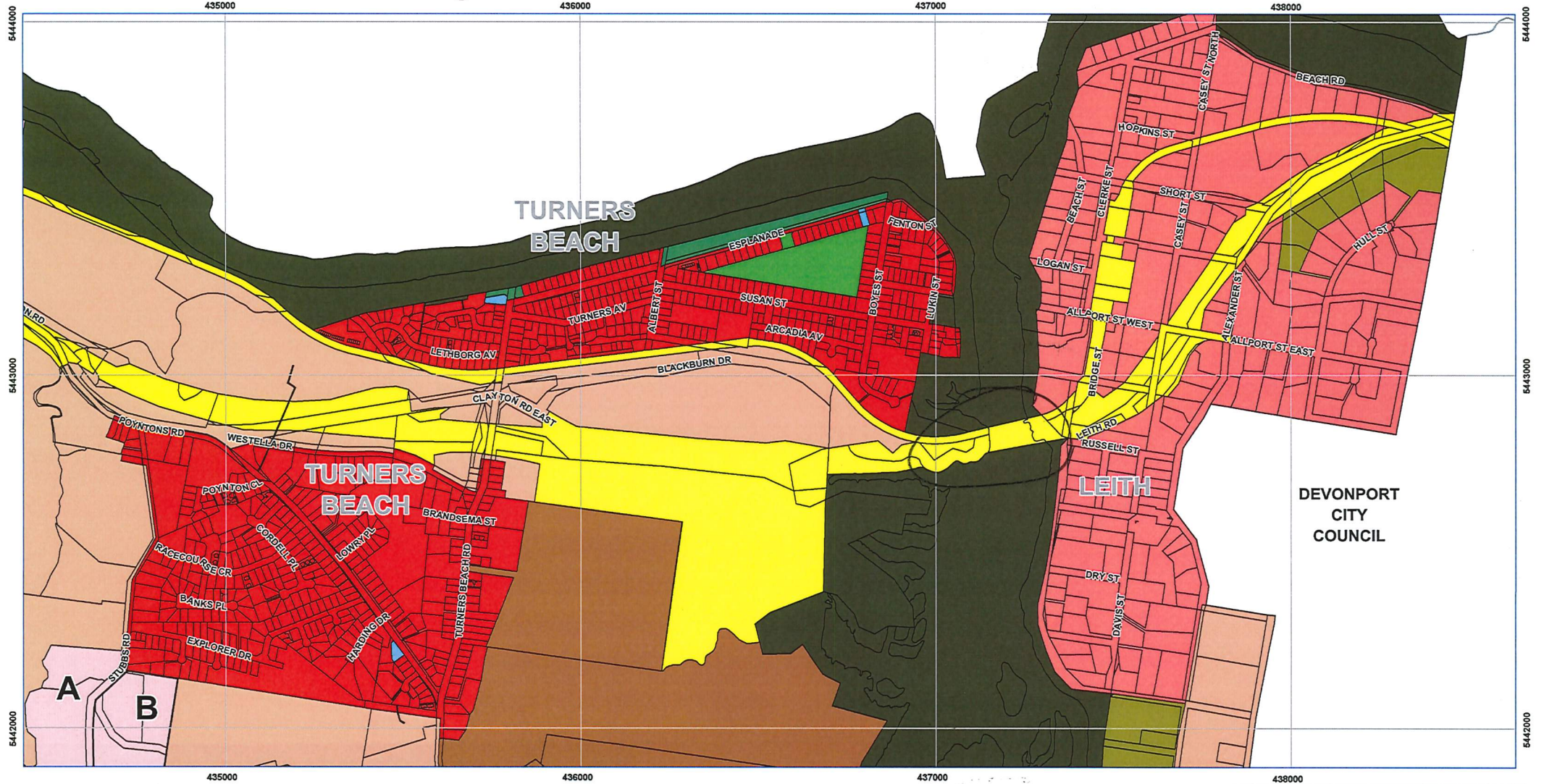
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019





# Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



## LEGEND

### ZONES

8.0 General Residential	15.0 General Business	22.0 Landscape Conservation
10.0 Low Density Residential	17.0 Commercial	23.0 Environmental Management
11.0 Rural Living A	18.0 Light Industrial	26.0 Utilities
11.0 Rural Living B	19.0 General Industrial	27.0 Community Purpose
12.0 Village	20.0 Rural	28.0 Recreation
14.0 Local Business	21.0 Agriculture	29.0 Open Space

## Map 11 of 21

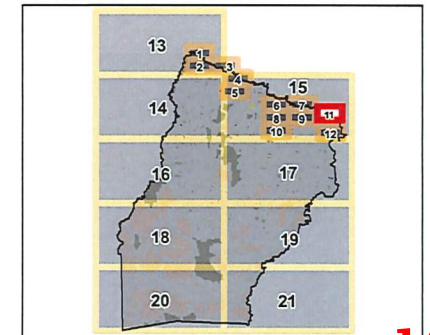


Coordinate System: GDA 94 MGA Zone 55



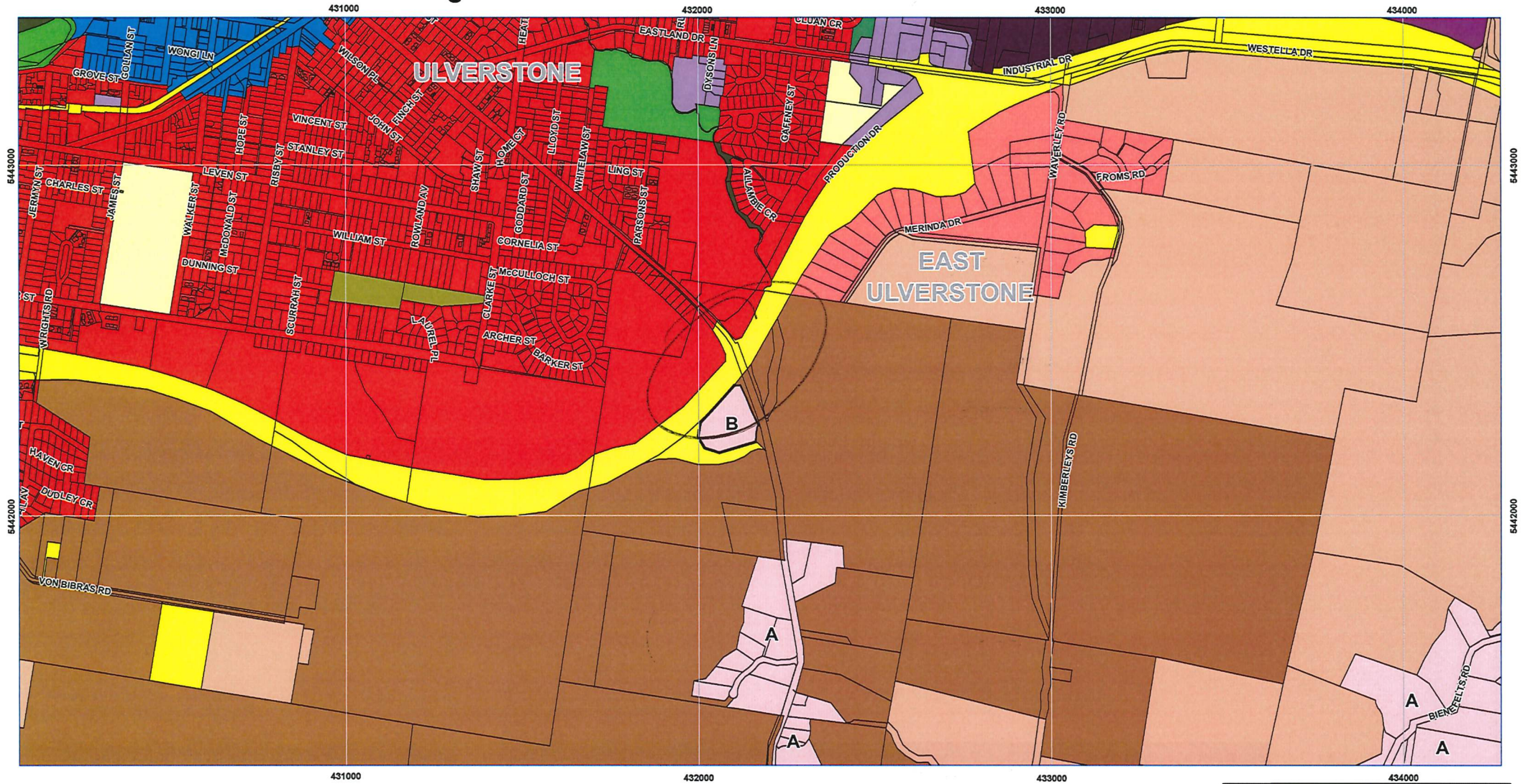
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 16/05/2019

Print Date: 16/05/2019





# Tasmanian Planning Scheme - Draft Central Coast Local Provisions Schedule - Zones



## LEGEND

### ZONES

8.0 General Residential	15.0 General Business	22.0 Landscape Conservation
10.0 Low Density Residential	17.0 Commercial	23.0 Environmental Management
11.0 Rural Living A	18.0 Light Industrial	26.0 Utilities
11.0 Rural Living B	19.0 General Industrial	27.0 Community Purpose
12.0 Village	20.0 Rural	28.0 Recreation
14.0 Local Business	21.0 Agriculture	29.0 Open Space

## Map 9 of 21

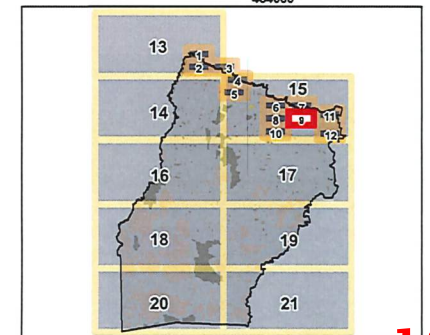


Coordinate System: GDA 94 MGA Zone 55



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



**Planning Authority response to SES further submission 10 January 2020.**

The Planning Authority supports the comments made by the SES in its submission 10 January 2020.

We also support Option No.1 of the SES submission - that an overly apply to the LPS comprising 1% AEP flood extent mapping contained in *Forth Flood Plan Hydraulic Modelling Report ENTURA -663C8 (2014)* and *Forth Flood Plan Hydraulic Modelling Report Addendum ENTURA -7608 (2013)*.

The flood extent mapping was on public exhibition under the Draft LPS.

Please find below Table C11.1 Coastal Inundation and Hazard Bands AHD Levels for inclusion in the draft LPS.

**CCO-Table C11.1 Coastal Inundation Hazard Bands AHD Levels**

Locality	High Hazard Band (in AHD)	Medium Hazard Band (in AHD)	Low Hazard Band (in AHD)	Defined Flood Level (in AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Forth	1.8	2.7	2.9	3.2
Gawler	1.8	2.7	3	3.3
Heybridge	1.8	2.7	3	3.3
Leith	1.8	2.7	2.9	3.2
Penguin	1.8	2.7	3	3.3
Sulphur Creek	1.8	2.7	3	3.3
Turners Beach	1.8	2.7	3	3.3
Ulverstone	1.8	2.7	3	3.3
West Ulverstone	1.8	2.7	3	3.3
Central Coast Average	1.8	2.7	3	3.3



## Annexure 3

### Tasmanian Planning Commission

#### Directions Submissions

#### Direction No. 1 – Application of Agriculture and Rural zones – Representation Nos. 57, 58 & 63

In relation to the following properties, AK Consulting recommended a different zoning to that which the Planning Authority recommended as part of its consideration of the s.35F Report on 16 September 2019. The TPC has now requested the Planning Authority provide its views as to whether it agrees with the AK Consulting findings or not. If there is a contrary view it is important they be supported by some form of justification.

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
57	42 Nine Mile Road, Howth  CT144546/4 PID 2666623	Agriculture	Rural	Rural	Agriculture
		<b>Option 1</b> Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at 42 Nine Mile Road, Howth would be best served by a <b>Rural</b> zoning. The land is constrained for agricultural production due to landslide, soil classification and poor drainage.  <b>Option 2</b> Comment: Planning Authority supports AK Consulting recommendation the land be Agriculture.			
58	Nine Mile Road, Howth  CT173696/1 PID 1999805	Agriculture	Rural	Rural	Agriculture
		<b>Option 1</b> Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at CT173696/1 Nine Mile Road, Howth would be best served by a <b>Rural</b> zoning. Land comprises medium and medium active landslide and is significantly constrained for agriculture.			

		<b>Option 2</b>			
		Comment: Planning Authority supports AK Consulting recommendation the land be Agriculture			
63	78 Reynolds Road, Howth	Agriculture	Rural	Rural	Rural
		Comment: Planning Authority supports AK Consulting recommendation the land be Rural.			

## Annexure 4

### Direction No. 1 – Application of Agriculture and Rural zones – Direction of 13 March 2020 – Representation No. 81

In relation to the following properties, AK Consulting recommended a different zoning to that which the Planning Authority recommended as part of its consideration of the s.35F Report on 16 September 2019. The TPC has now requested the Planning Authority provide its views as to whether it agrees with the AK Consulting findings or not. If there is a contrary view it is important they be supported by some form of justification.

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
81	Gunns Plains Road, Gunns Plains  CT139289/2	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	Gunns Plains Road, Gunns Plains  CT126824/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	978 Gunns Plains Rod, Gunns Plains  CT198562/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	339 Lowanna Road, Gunns Plains  CT205150/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			



Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
81	339 Lowanna Road, Gunns Plains  CT165015/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	978 Gunns Plains Road, Gunns Plains  CT198565/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	30 Blooms Road, Gunns Plains  CT33196/1	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			
81	Lowana Road, Gunns Plains CT139052/2	Agriculture	Rural & Agriculture	Rural & Agriculture	Rural & Agriculture
		Comment: Planning Authority supports AK Consulting recommendation.			

## Annexure 5

### Direction No. 1 – Application of Agriculture and Rural zones

In relation to the following properties, AK Consulting recommended a different zoning to that which the Planning Authority recommended as part of its consideration of the s.35F Report on 16 September 2019. The TPC has now requested the Planning Authority provide its views as to whether it agrees with the AK Consulting findings or not. If there is a contrary view it is important they be supported by some form of justification.

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
37	804 Forth Road, Forth  CT170052/2 PID 3398392	Agriculture	Rural	Rural	Agriculture
		Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at 804 Forth Road, Forth would be best served by a Rural zoning rather than the more restrictive Agriculture zoning. The Land Capability Assessment of the land by Davey & Maynard in 2004 identified that no prime land exists on the property, the land is best Classified at Class 4, 5 & 7, the land is not suitable and is constrained for agricultural purpose and would be best suited to uses associated with primary industry and available under the Rural zone (e.g. veterinary clinic).			
42	Barkers Road, South Riana  CT101234/2 PID 7814621	Agriculture	Rural	Rural	Agriculture
		Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at Barkers Road, South Riana is to be zoned <b>Rural</b> . This property contains steep slopes and lacks irrigation. As per Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application ( <b>AZ 7</b> ) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> Also ( <b>RZ 1</b> ) states that "the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.			

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
49	20 Lees Road, Gawler  CT104223/1 PID 7787387	Agriculture	Rural	Rural	Agriculture
		Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at 20 Lees Road, Gawler should be a Rural zoning. The Planning Authority supports the representation. Nearly all of this property is within a landslip area and the area is quite steep. It is identified as a hobby farm only. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application ( <b>AZ 7</b> ) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also ( <b>RZ 1</b> ) states that "the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area..". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> zone.			
50	1610 Pine Road, South Riana  CT215580/1 PID 7680774	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation			
51	1608 Pine Road, South Riana  CT215579/1 PID 7680766	Agriculture	Rural	Rural	Agriculture
		Comment: Planning Authority supports AK Consulting recommendation			

Rep No	Property Address	State Ag Estate mapping (as was advertised)	Rep	Council recommendation with s.35F report to TPC	AK Consulting Recommendation
54	Motts Road, Gawler	Agriculture	Rural	Rural	Agriculture
	CT76882/1 PID 7878377	<p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at CT76882/1 Motts Road, Gawler should be zoned Rural. The AK Consulting report states no agricultural potential and the report from Agronico suggests no agricultural zoning will be affected. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p>			
59	114 Edinborough Road, Abbotsham	Agriculture	Rural	Rural	Agriculture
	CT20685/1 PID 6983271	<p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at 114 Edinborough Road, Abbotsham should be zoned Rural. The AK Consulting report states no agricultural potential. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p>			



Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
69	Duffs Road, Riana	Agriculture	Rural	Rural	Agriculture
	CT52941/1 PID 7814592	<p><b>Option 1</b></p> <p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at CT52941/1 Duffs Road, Riana would be best served by a Rural zoning. The block is identified as having no water and has single ownership. It is identified as a lifestyle block. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p> <p><b>Option 2</b></p> <p>Comment: Planning Authority supports AK Consulting recommendation the land be Agriculture</p>			
70	1169 Pine Road, Riana	Agriculture	Rural	Rural	Agriculture
	CT52941/1 PID 7814592	<p><b>Option 1</b></p> <p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at 1169 Pine Road, Riana would be best served by a Rural zoning. A report from Darren Briggs from Roberts identifies the class of land @ 5.5–5.9 which is not suitable for agriculture. The land also has no access to water. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence</i></p>			

		<p><i>of topographical, environmental or other characteristics of the area...". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</i></p> <p><b>Option 2</b></p> <p>Comment: Planning Authority supports AK Consulting recommendation the land be Agriculture</p>			
71	Edinburgh Road, Abbotsham  CT101942/1 PID 2811413	Agriculture	Rural	Rural	Agriculture
		<p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at Lot 1 Edinburgh Road, Abbotsham should be zoned Rural. There is significantly poor soil and slopes along with an amount of native vegetation. As per Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p>			
73	Castra Road, Upper Castra  CT148922/1 PID 2050757	Agriculture	Rural	Rural	Agriculture
		<p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at CT148922/1 Castra Road, Upper Castra, should be zoned Rural. This property is mostly native vegetation, has been identified as hobby potential only and has poor soil. As per Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application (<b>AZ 7</b>) <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also (<b>RZ 1</b>) states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p>			

74	184 Wilmot Road, Forth  CT CT26342/2 and CT122039/1 PID 7536924	Agriculture(CT26342/2 and Rural CT122039/1	Rural x 2	Rural x 2	Agriculture(CT26342/2 and Rural CT122039/1
		<p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that both titles at 184 Wilmot Road, Forth should be zoned Rural. This property is mostly native vegetation, has been identified as hobby potential only and has poor soil. As per the Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application <b>(AZ 7)</b> <i>land identified in the 'Land Potentially suitable for Agriculture Zone' layer may be considered for alternate zoning if it can be demonstrated that there are significant constraints to agricultural use occurring on the land.</i> also <b>(RZ 1)</b> states that "<i>the Rural Zone should be applied in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area...</i>". As there are significant constraints to agricultural use, this can be supported as <b>Rural</b> and therefore the Planning Authority supports the representation.</p>			
76	Lot 1 Albert Road, Howth CT244535/1	<p><b>Option 1</b></p> <p>Comment: While respecting the opinion of AK Consulting, the Planning Authority maintains the view that the property at Lot 1 Albert Road, Howth , should be zoned Rural.</p> <p><b>Option 2</b></p> <p>Comment: Planning Authority supports AK Consulting recommendation the land be Agriculture</p>			

## Direction No. 1 – Application of Agriculture and Rural zones

In relation to the following properties the Planning Authority advises the TPC that it agrees with the AK Consulting recommendations.

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
38	164 Hardys Road, Penguin	Agriculture	Rural	Rural	Rural
39	Von Bibra Road, Ulverstone CT241644/1	Agriculture	Residential	Rural	Rural
40	180 Harveys Road, North Motton	Agriculture	Rural	Rural	Rural
43	463 Ironcliffe Road, Penguin	Agriculture	Rural	Rural	Rural
44	511 Ironcliffe Road, Penguin	Agriculture	Rural	Rural	Rural
45	32 Deviation Road, Penguin	Agriculture	Rural	Rural	Rural
46	28 Warren Drive, Penguin	Agriculture	Rural	Rural	Rural
52	121 Cullens Road, South Preston	Agriculture	Rural	Rural	Rural
55	461 Ironcliffe Road, Penguin	Agriculture	Rural	Agriculture	Agriculture
56	490 Wilmot Road, Forth	Agriculture	Rural	Agriculture	Agriculture
60	1329 Gunns Plains Rd, Gunns Plains	Agriculture	Rural	Rural	Rural

Rep No	Property Address	July 2018 – Planning Authority approved zones (State Ag Estate mapping – as was placed on public exhibition for draft LPS)	Representations	16 September 2019 – Planning Authority recommendations (following advertising) with s.35F report to TPC	AK Consulting Recommendation
61	189 West Ridge Road, Penguin	Agriculture	Rural	Agriculture	Agriculture
62	90 Brown Lane, Penguin	Agriculture	Rural	Rural	Rural
64	35 Chellis Road, Riana	Agriculture	None	Agriculture	Agriculture
67	1 Bretts Road, North Motton	Agriculture	General Res	Agriculture	Agriculture
72	Castra Road, Spalford CT241362/1	Agriculture	Rural	Agriculture	Agriculture
78	382 Ironcliffe Road, Penguin	Rural	Rural	Rural	Rural
79	20 Brookvale Rd, Ulverstone	Agriculture	Residential	Agriculture	Agriculture
80	51 Horns Rd	Agriculture	Residential	Agriculture	Agriculture
818	818 Preston Road and Preston Road, North Motton	Agriculture	Rural for three Titles	No written rep to PA – late submission to TPC	Rural (CT11342/1 & Rural CT240522/1 Agriculture CT200483/1)



### **Direction No. 1 – Application of Agriculture and Rural zones**

In further Directions dated 13 March 2020, the TPC has asked for the Planning Authority's comments in relation to AK Consulting's comments on pages 15, 19, 21, 25, 31, 38, 41, 45 and 51 of their report, where there is potential to rezone land from Agriculture to Rural. The titles mentioned by AK Consulting did not form part of Council's commission of AK Consulting and did not attract a representation to the Planning Authority during public exhibition of the draft LPS. For these reasons, the Planning Authority advises that it does not wish the TPC to consider these titles, at this time. It is anticipated that a future review of the Agriculture zone will take these titles into consideration.

### **Direction No. 2 – Loyetee Peak and Leven Canyon Reserve**

Comment: The Planning Authority supports the report that identifies and details Crown land that would be more appropriately zoned Environmental Management rather than Rural.

It is considered that the Friends of the Leven submission titled 'Priority Vegetation Layer' mapping and associated references (Direction No. 2e) are not site specific in nature and require further investigation. The Planning Authority considered that this matter would be best considered as a future amendment to the Central Coast LPS Natural Assets overlay.

### **Direction No. 3 – Coordinates for land proposed to be split zoned**

Comment: Planning Authority provides GPS coordinates for those titles identified to be split zoned.

### **Direction No. 4 – Drafting modifications to the proposed Scenic Protection Code Table C8.1**

Comment: Planning Authority submits draft CCO Table C8.1 – Scenic Protection Code for insertion into the draft Central Coast LPS.

### **Direction No. 5 – 76 Allegra Drive, Heybridge – Representation No. 27 – Rob & Ros Hill**

Comment: Planning Authority provides support and reasoning for the rezoning of 76 Allegra Drive, Heybridge (CT174599/1) to be Rural Living B.

**Direction No. 6 – Land in the Utilities zone surplus to requirements of the Department of State Growth**

Comment: Planning Authority supports and provides GPS coordinates for those titles identified to be rezoned or split zoned from Utilities to Utilities/Rural and Utilities/Agriculture and where the full extent of the Bass Highway easement is to be shown to be zoned Utilities.

**Direction No. 7 – Overlay for the Flood-Prone Hazard Area Code**

Comment: The Planning Authority supports SES Option No. 1 for inclusion of a flood hazard overlay and *Table C11.1 Coastal Inundation Hazard Bands AHD Level* in the draft Central Coast LPS.

## Bushfire Prone overlay Central Coast Council

This is a submission in response to Draft Amendment PSA2020002 to the Central Coast Interim Planning Scheme 2013 whereby the Bushfire Prone Area maps are inserted into the Central Coast Interim Planning Scheme 2013

To start I object to the blanket definition of all but a few select urbane areas having a prone to bushfire classification. The term prone, after extensive definition searches, basically means having a tendency or inclination in relation to this application. Extensive areas within this overlay have never burnt in living memory. Much of the region is open farming land. A large percentage of this rural land is irrigated for cropping and Dairy utility.

The report recognises the considerable savings in costs to allotments not covered by the overlay in relation to new development and renovations. These costs will be imposed on rural residents at a face without any consideration of fire mitigation infrastructure already in place.

Much of the farming land in Central Coast Shire is in declared Irrigation Districts and not using this overlay to inform this report is an obvious omission. To allow that the ability of firefighting services can mitigate areas of urban areas from being subject to the overlay prejudices against rural areas who have access to the very same services.

The ability to develop rural areas for residence and infrastructure is prohibitive beyond belief. To add another layer of ill researched spatial analysis in times when it would be possible to produce accurate data to gain value in planning is disappointing. The expected out come from a myriad of royal commissions is to avoid creating indefensible assets through planning, not to burden primary producers with unnecessary compliance.

There is a strong possibility that future insurance cover will increase dramatically by the adoption of this overlay. The region could become less attractive to investment unless a more nuanced approach to the real risks of bushfire is not undertaken. This overlay creates the potential for rises in fire protection rates where there has not been any physical change to the farming districts only an imaginary analysis. I would suggest the Central Coast Council could have spent our money far more effectively on hazard reduction rather than the production of this report. The whole shire could be zoned red and the cost of singling out a few urbane areas is not fair to all ratepayers. There could be a strong argument to prove that these urbane areas would be just at risk, as everywhere else, in an out of control bushfire.

This is probably, in reality, the last time the council will have the power to act as a planning authority. The new adoption of the State Wide Planning scheme will eventually be swallowed up by a new state bureaucracy. The cost to get this overlay more reflective of the reality is essential, as the time for people to object will have passed, and their enlightenment of how this cost burden has occurred will happen at the planning desk. Most people are bewildered by the cost and process of planning and there is no reason to add extra unnecessary costs.

The written reports that will mitigate fire risk will become expensive. They will be tested in court by insurance companies and individuals. Exactly the same as the dilemma building surveying faces, will be replicated on the fire risk reporting consultants. There will be many other unthought detriments to ratepayers that will only appear after this overlay is applied. I hope other ratepayers take the time to point these out in what has been a short window of time to respond to the application of this overlay.

Thankyou for the short extension to respond.

Ben Hiscutt Batchelor of Rural Resource Management





Tasmania Fire Service

Bushfire Risk Unit

File No: AD3703

Sandra Ayton  
 General Manager  
 Central Coast Council  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Sandra,

**DRAFT AMENDMENT NO. PSA2020002 – BUSHFIRE-PRONE AREAS OVERLAY**

I write on behalf of Tasmania Fire Service in relation to the abovementioned Draft Amendment to the *Central Coast Planning Scheme 2013* that was recently initiated and advertised by Council.

It is understood that one (1) representation was received during the public exhibition period. Council will consider the representation and the advice of its Land Use Planning Group Leader on 18<sup>th</sup> May 2020 before reporting to the Tasmanian Planning Commission.

TFS support's the Land Use Planning Group Leader's recommendations but would also like to provide a response to the representation, for Council's consideration. I have responded to each issue in turn.

***To start I object to the blanket definition of all but a few select urbane areas having a prone to bushfire classification. The term prone, after extensive definition searches, basically means having a tendency or inclination in relation to this application. Extensive areas within this overlay have never burnt in living memory.***

The Bushfire-Prone Areas Code was introduced in 2012 and subsequently into all interim planning schemes in Tasmania. Importantly, the areas shown within the overlay are already in a 'bushfire-prone area' as defined in the *Central Coast Interim Planning Scheme 2013*.

The introduction of the overlay simply makes it simpler for landowners, developers and regulators to ascertain whether existing requirements will apply to a property or not. This has a range of benefits, as outlined in the TFS Planning Report provided to Council.

It is acknowledged that fire regimes vary across the landscape and some areas will likely experience less frequent events than others. Fire regimes are not static however: they can and do change over time due to a range of factors including fuel

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**North West Region** 15 Three Mile Line | PO Box 1015 Burnie Tasmania 7320 | Phone (03) 6477 7250 Fax (03) 6433 1551

**[www.fire.tas.gov.au](http://www.fire.tas.gov.au)**





types, land use, mitigation efforts and weather patterns.

***The report recognises the considerable savings in costs to allotments not covered by the overlay in relation to new development and renovations. These costs will be imposed on rural residents at a face without any consideration of fire mitigation infrastructure already in place.***

The cost savings identified in the report relate to properties that are currently in a 'bushfire-prone area' as defined in the Planning Scheme. Following the introduction of the overlay, approximately 2,461 fewer properties will be within a 'bushfire-prone area' for planning and building compliance purposes. This is a result of assessment by TFS and Council Officers, as was described in the TFS Planning Report.

As stated previously, properties that are within the draft overlay are already in a 'bushfire-prone area' as defined in the Planning Scheme. Therefore, the cost imposition on rural residents associated with the introduction of the overlay is nil.

***Much of the farming land in Central Coast Shire is in declared irrigation Districts and not using this overlay to inform this report is an obvious omission.***

It is impracticable to determine whether all properties within irrigated districts will be continually irrigated in perpetuity, thereby permanently removing any likelihood of fire in the landscape.

Importantly, being within a 'bushfire-prone area' is simply a trigger for assessment for certain types of use and development. If an accredited assessor concludes there is good reason to exempt a particular development from bushfire requirements, they have the authority to do so.

***The expected outcome from a myriad of royal commissions is to avoid creating indefensible assets through planning, not to burden primary producers with unnecessary compliance.***

As stated previously, the introduction of the overlay will not impose any additional burden on any landowner. It is noted that the introduction of the Bushfire-Prone Areas Code and now the associated overlay is consistent with the recommendations of the 2009 Victorian Bushfires Royal Commission and the 2013 Tasmanian Bushfires Inquiry.

***There is a strong possibility that future insurance cover will increase dramatically by the adoption of this overlay.***

There is no evidence to support this argument. The insurance industry has its own long standing risk mapping products which inform their premiums. If insurance providers choose to base their premiums on whether or not land is classed as 'bushfire-prone' within the planning scheme, this still would be of no real significance given the overlay will not result in any additional properties being classed as 'bushfire-prone' that aren't already.

To the contrary, the overlay will actually reduce the number of properties that are classified as 'bushfire-prone' for the purposes of planning and building compliance. It is noted that



Clarence introduced their overlay in 2015 and Hobart in 2017. TFS is not aware of any evidence of resultant effects on insurance premiums in either local government area.

***The region could become less attractive to investment unless a more nuanced approach to the real risks of bushfire is not undertaken.***

There is no evidence to support this argument. To the contrary, ensuring owners and developers can easily determine whether property is in a 'bushfire-prone area' makes the development process much simpler. In the absence of an overlay, there is the potential for developers to overlook the existing bushfire requirements and subsequently fail to factor these requirements into preliminary design work or feasibility analysis for projects. This is much less likely to occur in Council areas that have a bushfire-prone areas overlay.

It is also noted that the existing bushfire requirements have very little effect on agriculture-related projects as they are primarily aimed at habitable buildings such as residential dwellings.

***The whole shire could be zoned red and the cost of singling out a few urbane areas is not fair to all ratepayers. There could be a strong argument to prove that these urbane areas would be just at risk, as everywhere else, in an out of control bushfire.***

It is agreed that land outside of the overlay may well be impacted by bushfire at some point however the likely exposure is considered low enough to not warrant the application of planning and building requirements for bushfire to that land.

***This is probably, in reality, the last time the council will have the power to act as a planning authority. The new adoption of the State Wide Planning scheme will eventually be swallowed up by a new state bureaucracy.***

This issue is unrelated to the Draft Amendment and requires no comment.

***The written reports that will mitigate fire risk will become expensive. They will be tested in court by insurance companies and individuals. Exactly the same as the dilemma building surveying faces, will be replicated on the fire risk reporting consultants.***

The Code as applied as part of the *Central Coast Interim Planning Scheme 2013's* inception. Since then it has been standard practice to require a bushfire report as part of the approvals process for certain types of use and development. This will not change as a result of the overlay's introduction. To the contrary, approximately 2,461 fewer properties will require assessment if developed in future.

***There will be many other unthought detriments to ratepayers that will only appear after this overlay is applied.***

At present, 12 Tasmanian Councils have already amended their interim planning scheme to introduce their bushfire-prone areas overlay, with the first in 2015. A number of Councils are in the process of amending their interim planning schemes to bring in their overlay because there is clear benefit to having one. TFS is not aware of

any detrimental outcomes that have resulted from the introduction of the overlay in any Tasmanian municipality.

We hope this submission is useful and request that it be circulated to the councillors ahead of the 18<sup>th</sup> May 2020 Council Meeting. If possible, it would also be appreciated if a copy is provided to the representor.

If we can provide any further advice or information on this matter, please contact me at [tom.oconnor@fire.tas.gov.au](mailto:tom.oconnor@fire.tas.gov.au).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Tom O'Connor', written in a cursive style.

Tom O'Connor  
**PLANNING & ASSESSMENT OFFICER**

12 May 2020









20 m



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18 King Edward St  
Ullaroon  
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Scale = 1 :  
653.940

**Important**  
This map was produced on the GEOGRAPHIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geodetic Datum of 1966 (AGD66). All heights are referenced to the Australian Height Datum (AHD). For most practical purposes GDA84 coordinates, and to the nearest 0.05m, are the same as AGD66 coordinates. For more information, contact the Survey Department.

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8-May-2020

**Esther Place, Turners  
Beach**