

Rural Living Strategy

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CENTRAL COAST COUNCIL

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

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OUR VISION

Living our potential

OUR VALUES

We value:

- . Integrity
- . Respectfulness
- . Accountability
- . Initiative
- . Professional; and
- . Customer focus

PURPOSE

The purpose of this policy is to provide a consistent, transparent and equitable set of guidelines under which the zoning or rezoning of land to Rural Living will be undertaken.

BACKGROUND

The Central Coast municipal area is one of the States most productive agricultural areas. It's important the level of production is protected and not hindered from inappropriate residential development.

The Council recognises that the State Government's proposed new planning scheme will include two new Rural zones. Parts of the municipal area now zoned Rural Resource will most likely be zoned Rural which will allow the consideration of dwellings on some lots which are now prohibited.

The Council recognises that a strategy to ensure a coordinated approach for dealing with rezoning proposals is needed and will form the basis for assessing whether proposals for rezoning land to Rural Living will be supported.

The State Government and the Council recognise that Rural Living is a form of residential development which has consistently been sought out by a proportion of the population. However the need for more land zoned Rural Living should not be the basis to ensuring a supply is met. There are numerous legal constraints and the protection of agricultural production needs to be considered before land is rezoned for Rural Living purposes.

Support for Rural Living zoning amendments will only be given if they meet a range of criteria, including State legislative planning requirements/policies, location, access to services and facilities, off site impacts, landscape, environmental and cultural impacts and land capability.

OBJECTIVES

The strategy objectives are:

- To ensure future Rural Living zoned areas will not fetter productive agricultural land, will not adversely impact on areas of environmental and cultural significance and are economically sustainable.
- To recognise that the rural residential living zone has a role in providing residential diversity.
- To support the rezoning of land to Rural Living subject to meeting a set of criteria.

IMPLEMENTATION

The Rural Living Strategy will be implemented through the planning scheme by the following ways.

No further rezoning of land to Rural Living will be approved by Council unless a proposal is developed by a proponent in accordance with the following rural living criteria. The exceptions to this relate to a small number of areas which are effectively now functioning as rural living areas by virtue of the lot pattern, lot size and existing dwellings.

The criterion to be applied for rezoning to Rural Living is:

- The area is not to be located within an area which will benefit from irrigation, a private timber reserve or in a mining lease.
- No damage to threatened flora or fauna on the site will occur. If threatened flora or fauna are present then appropriate management regimes must be enacted.
- Not be located on prime land – classes 1 to 3, unless the PAL policy is amended.
- Be located approximately within 10 kilometres from a settlement that will service the area with social and community infrastructure (e.g. shops, health and community services and schools).
- Not be in a high profile landscape area such as ridgelines and coastal headlands.

- The land capability of soils, road access, water, drainage, and sewage and stormwater disposal is adequate for the proposed development.
- Be void of unacceptable risk from natural hazards such as landslide, flooding, bushfire, sea level rise and storm surge.
- Not be located within an area that will create conflict with an existing or potential resource development or use, such as agriculture.
- Not be in an area containing construction or mineral resources or will impact on existing mining operations.
- Not to adversely impact on a vulnerable environmental area such as a marshland or river bank.
- Has adequate existing service infrastructure or appropriate infrastructure will be provided at the proponents cost.
- Not adversely impact on cultural or built heritage.
- The area is not required for future urban development.

Applicants will be required to provide a comprehensive planning report detailing how the criteria are satisfied.

MONITORING

In order to measure the strategy's success or otherwise regular monitoring will occur. Various indicators include tracking building approvals in the Rural Living zone, determining availability and location of zoned land, the number of lots available and recent trends in the market.

REVIEW

As a rule, all policies will be reviewed biannually unless organisational and legislative changes require more frequent modifications.

Sandra Ayton
GENERAL MANAGER

ACTIONS:

- 1 Pursue the rezoning of recommended rural living areas as identified from previous applications;
- 2 Pursue further rezoning of land to rural living as requested with such request to be considered against the criteria identified in the Strategy; and
- 3 Pursue the rezoning of suitable parcels of land where such land might be more suitably considered to be part of any village zone.

RECOMMENDED RURAL LIVING AREAS

The following list of sites exhibit Rural Living characteristics and are recommended to be zoned Rural Living. Some of the sites have previously been zoned for rural residential type uses.

WEST GAWLER ROAD, GAWLER

Address	Certificate of Title	Area (Ha)
151 West Gawler Road	12774/5	2.0
153 West Gawler Road	12774/4	1.99
159 West Gawler Road	12774/3	2.0
165 West Gawler Road	122240/1 (1.598). 122240/2 (1.99)	3.53

The area is situated approximately 1.5km west of Gawler road and approximately 2.7 km south west from the Ulverstone CBD.

The area was originally farmed but eventually converted to residential use. Farming is still conducted in the surrounding area. Residences have been constructed on the Lots although there is potential for further residential development on CT 122240/2 (D&R Abbott).

A rezoning to Rural Living is consistent with the current use and the zone purpose and it is unlikely to further fetter surrounding agricultural activities given the siting and setback of the houses and existing vegetation.

TURNERS BEACH AND ULVERSTONE

A detailed analysis of the following sites supports their rezoning to Rural Living.

Address	Certificate of Title	Area (Ha)
21 Blue Wren Lane Ulverstone	10310/1	4.074
Castra Road Ulverstone	CT 152582/1	17.97 but only 2.2ha recommended for rezoning
69, Stubbs Road Turners Beach	156781/2	1.74

Address	Certificate of Title	Area (Ha)
71 Stubbs Road Turners Beach	156781/1	1.78
105 Stubbs Road Turners Beach	156781/3	2.6
107 Stubbs Road Turners Beach	156781/4	2.2
123 Stubbs Road Turners Beach	156781/5	2.5
135 Stubbs Road Turners Beach	226035/1	7.6
		18.45

PENGUIN AND HEYBRIDGE

Address	Certificate of Title	Area
164 Hardys Road Penguin	119767/2	15.81 Ha
Whitehills Road Penguin	3522/6	2.67 Ha
76 Reynolds Road Heybridge	153626/1	8.2 Ha

FORTH

Address	Certificate of Title	Area
Lot 1 Wilmot Road	11917/1	4000m ²

This Lot is located within the Forth village.