

DIT:Planning Reform Submissions

From: Gabrielle Swearse [REDACTED]
Sent: Wednesday, 16 December 2020 6:02 PM
To: DIT:Planning Reform Submissions
Subject: Planning Reform Submission

Dear Sir/Madam

Council wish to comment on the revised Planning and Design Code.

SIGNIFICANT LANDSCAPE PROTECTION OVERLAY

Council **do not** wish to have the wording changed in the Significant Landscape Protection Overlay:

Current working;

Development in the form of any of the following is not undertaken:

1. renewable energy facilities
2. large-scale industry, storage, distribution, warehousing
3. intensive animal husbandry.

Proposed wording;

Development inconsistent with conserving significant natural and rural landscapes is not undertaken including:

1. renewable energy facilities
2. large-scale industry, storage, distribution, warehousing
3. intensive animal husbandry.

RURAL FRINGE ZONE

Previous Rural Fringe Zoned Policy Area properties were changed to Rural in the Phase 2 Code. We would like to outline some of the issues that we have recognised since Phase Two has commenced.

- Northern Areas Council rating system is based on differential general rates for two categories being Urban and Rural. The Urban area includes the previously zoned Rural Fringe properties but now Council will need to change these properties to a lower Rural rate.
- Rural Fringe zoned properties were classed as being within the township for purposes of rubbish collection and burning within township areas (declared and gazetted). This will cause issues with burning not needing any permission from Council as the properties will be in the Rural zone.
- Difficulty with securing housing loans because the zone is now Rural and banks are reluctant or refuse to lend for housing because the properties are not within a township.

If you wish to discuss this submission please call me.

Regards

Gabby Swearse

Planning Officer

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