

SUBMISSION ON DRAFT L.E.P. DOCUMENT.

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Why all of a sudden are Planning Officers so interested in Heritage listing various properties within our Council area? A so called study was undertaken in 2008 by a Professor Ian Jack as a consultant. Were these study findings published?

My understanding is that in these listings there could be up to 500 properties of which there are approximately 180 rural property listings. Did Professor Jack do an 80 KMH observation of these properties from a nearby rural road?

Council Planners have told us that these listings will not affect future planning and D.A. and B.A. approvals. That is not correct, taken from accounts of activities in other councils nearby. Planning Officers use it as an excuse for all sorts of conditions to be included in D.A. and B.A. applications. This leads to huge expenses and court appearances for both Council and clients. Council should be telling the full story and intention of these heritage conditions not leaving it to a Planner who may know very little about Heritage Planning. Why do they not publish the conditions put on these listings?

Another clause that should be looked at closely in the draft L.E.P. is Land Use I.E. operational, recreational etc. This can be used by Council Officers as a revenue stream if a business wants to cross an operational piece of land owned by Council I.E. deliveries using car parks etc. Once again publish the small print.

The status quo for small rural lifestyle blocks, dual occupancy etc, still seems to be a major stumbling block after the L.U.S. study or is this only one opinion of a council officer working on this L.E.P.? If the latter is the case, said person should be removed from the L.E.P. process. The excuse that a further study of lifestyle blocks will be implemented is the proverbial "Ferdinand's Fertiliser" as this need not ever happen if current draft L.E.P. is adopted. Also the current grandiose R.M.S. Concept Plan for tunnels under Mt Victoria and viaducts with a 4 lane 100 KMH highway through the Hartley Valley known as the "Albanese Plan" should not be included in the Draft L.E.P. until after the Federal Election which is to be held in the near future.

