

**From:** John Dent  
**Sent:** 19 Dec 2018 13:11:45 +1100  
**To:** Planning @ Meander Valley Council  
**Subject:** LPS representation Steers  
**Attachments:** img-Z19125659-0001.pdf

Hi Jo,

Please find attached a representation in regard to your LPS. Can you please confirm that you have received this.

Regards,

John Dent  
Director and Registered Land Surveyor  
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MOB: 0408 133 656  
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 M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

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 H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
 T.W. Walter, Dip. Surv & Map; (Director)  
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)  
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)  
 A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
 L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

**KINGSTON**

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

**BURNIE/DEVONPORT**

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



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12<sup>th</sup> December, 2018.

**Representation to the Meander Valley Council**  
**Local Provisions Schedule**

**On behalf of: Ms D. Steer**  
**Property Address: 2 Tiers View Road, Golden Valley**  
**Certificate of Title: 41595/1**

**Representation:**

The land is in the Rural Living Zone D. That is fine, we are ok with that zoning. What we object to is the inclusion of this land in the Upper Golden Valley Specific Area Plan (SAP). We request that it be removed from this SAP. The SAP prohibits any new lots from being created.

This land has access from Tiers View Road and not the Lake Highway. Tiers View Road is of a sufficient standard to allow at least one more lot to be subdivided. We attach a plan of a possible two lot subdivision that shows what the removal of the SAP could achieve. Part of Lot 2 is already pasture so no clearing of vegetation would be needed for a suitable house site.

This land adjoins the Golden Valley Rural Living Zone so adjusting the SAP boundary to exclude this land will not fragment land within the SAP and the SAP will still follow a logical boundary, and its intent to stop subdivision with direct access to the Lake Highway will be retained.

Yours faithfully  
 PDA Surveyors

Per:

JOHN DENT

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

PLAN OF SUBDIVISION

Owners  
DEBBIE STEER

Title References  
FR 41595/1

Address  
2 Tiers View Rd, Golden Valley,  
TAS 7304

Council  
Meander Valley Council

Planning scheme  
Meander Valley Interim Planning  
Scheme 2013

Zone  
13.0 Rural Living

Zone Overlay  
113 KMA 113.SCT

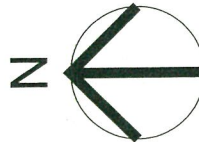
Schedule of Easements  
As shown.

KEY

- Title/proposed boundary
- Neighbor boundary
- Contours (10m interval)
- Edge of bush
- Current access
- Scenic Corridor

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.



HIGHLAND LAKES RD

TIERS VIEW RD

LOT 1  
8.25 ha ±

LOT 2  
9.0 ha ±

Right of Way (private)  
8.00m wide +  
services easement

Garage

Septic tank

House

drain

Current access

192m ±

38m ±

730

720

710

700

690

680

590m ±

670

660

650

640

630

620

610

600

590

580

570

560

550

540

530

520

510

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