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**To:** [Sorell Council](#)  
**Cc:** "David Miller"; [tasfish@hotmail.com](mailto:tasfish@hotmail.com)  
**Subject:** Sorell Draft Local Provisions Schedule Representation  
**Date:** Wednesday, 11 August 2021 3:32:10 PM  
**Attachments:** [37 Weston Hill Road Orchard Representation August 2021.pdf](#)

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Dear sirs

Please find attached a representation against the provisions of the Draft Local Area Provisions Schedule as it affects the property at 37 Weston Hill Road and adjacent properties.

Could you please provide confirmation of receipt of this correspondence.

Regards

**Michael Ball**

**BSc Hons Grad Dip Urban and Regional Planning  
Town Planning Consultant**

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**MICHAEL BALL**  
TOWN PLANNER

11<sup>th</sup> August 2021

The General Manager  
Sorell Council  
PO Box 126  
SORELL TAS 7172

Dear Sir

**SORELL DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION  
37 WESTON HILL ROAD**

I act for Mr J Orchard owner of the property known as 37 Weston Hill Road. I have been instructed to lodge an objection to the LPS as it affects his property.

The subject land is one of a number of allotments fronting Weston Hill Road proposed to be zoned as Low Density Residential under the now advertised Sorell Draft Local Provisions Schedule. I am instructed to lodge an objection to the proposed zone as it affects Mr Orchards property and those adjacent.

It is submitted that the more appropriate zone be General Residential consistent with land to the west zoned and developed to urban densities and land to the east zoned General Residential. The subject land is part of an earlier subdivision of lands also extending southwards to Cole Street and it is submitted that all of these allotments should similarly be zoned General Residential, the northern extent matching the northern extent of the General Residential zone with lots fronting Weston Hill Road. That is, the area surrounded on three sides by the proposed areas zoned General Residential.

Further it is submitted that the areas subject to this representation are well served by existing infrastructure including roads water and sewerage and further that stormwater discharge is available via the existing drainage system. It is clear from the existing scheme maps that the development of the area including Mr Orchards property is envisaged by Council in that Torquay Road provides an alternative road access to the area and road access to the properties east of the stream alignment is available via Pawleena Road.

The now suggested rezoning of the subject lands and those surrounding it to General Residential would provide for a more effective use of the existing infrastructure and provide for a consolidation of residential development in close proximity to the town centre and the services available there.

Should you have any query on the above please do not hesitate to contact me.

Yours faithfully

M V BALL

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