

13 Dec 2021

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John Brown
General Manager
Break O'Day Council

Dear Mr Brown

Re: Break O'Day Council Draft Local Provisions Schedule (LPS)

Thank you for the opportunity to make a representation on the Local Provisions Schedule.

I write in relation to the cluster of eight lots near the western end of O'Connors Beach, facing Georges Bay, which are zoned as Environmental Living Zone (ELZ) in the current Interim Scheme and which have been transitioned to Landscape Conservation Zone (LCZ) in the draft.

The most westerly of these lots is about 100 m distant from the General Residential Zone at Parkside.

These lots have been used for residential purposes for a very long time. Three of the current houses on the lots were built in the 1930s and 1940s, and the fourth was built a little under 20 years ago.

It appears that these lots would qualify under parts (a) and (b) of the *Guideline LDRZ 1* for the Low Density Residential Zone (LDRZ), on page 44 of the document *BODC LPS 2020 – Supporting Report*.

Regarding residential development, the LCZ Acceptable Solution of 20 m side clearance would be much too high for most of these lots, whereas the LDRZ figure of 5 m side clearance would be achievable.

The lots have been connected to the reticulated water supply for about the past 70 years.

Reticulated sewerage is available at Parkside (as mentioned, only about 100 m away at the western end of O'Connors Beach), and also available at the eastern end of the Beach, a little more distant. It should be possible, for relatively little expense, to make a connection to one or other of these – or even to both, which would close this gap, the only one of its kind (as far as I am aware) between St Helens town and Stieglitz.

LDRZ would allow, in the case of these lots, a somewhat higher residential density than is currently the case, without resulting in a significant impact on the landscape and conservation values.

Yours sincerely,

John Davies