

Nigel Barling
60B Skyline Drive (PO Box 2021)
Howrah TAS 7018

Mr John Ramsay
Delegate (Chair)
Tasmanian Planning Commission
Level 3/144 Macquarie Street
Hobart TAS 7001

Dear Mr Ramsay,

**RE DOC/23/86471 Draft Amendment PDPSAMEND-2021-022802
Rezone Land at Howrah to Landscape Conversation**

I refer to the above matter, specifically in relation to the property at 60B Skyline Drive (**60B**), Howrah (folio of the Register 109949/5).

I acknowledge the purpose of the Howrah Hills Residential Specific Area plan is to protect the natural and scenic values of the Howrah Hills while allowing low density residential infill.

I note that 60B has been included in the Specific Area Plan but has been excluded from both Precinct A (the objective of which is to facilitate Residential Development while conserving the visual landscape values of the mid-slopes; and to allow for low density and scale of residential infill development in a visually sensitive location within an existing modified landscape) and Precinct B for which 60A and 60C Skyline Drive have been included (the objective of which is to allow for low density and scale of residential infill development that acts as a transition area between the existing Howrah urban residential area and native bushland on Howrah Hills).

I draw the Commissions attention to Page 37 of 63 of the Visual Impact Assessment produced by Orbit Solutions Pty. Ltd, commissioned by MF CAS Pty Ltd and submitted 8 March 2023. This report shows that the Visual Sensitivity Mapping is comparable to the above mentioned properties (being 60A and 60C Skyline Drive). This is also consistent with the Viewshed on page 36 of 63.

I note also that 100 metre contour runs through the Precinct A properties as well as 60B.

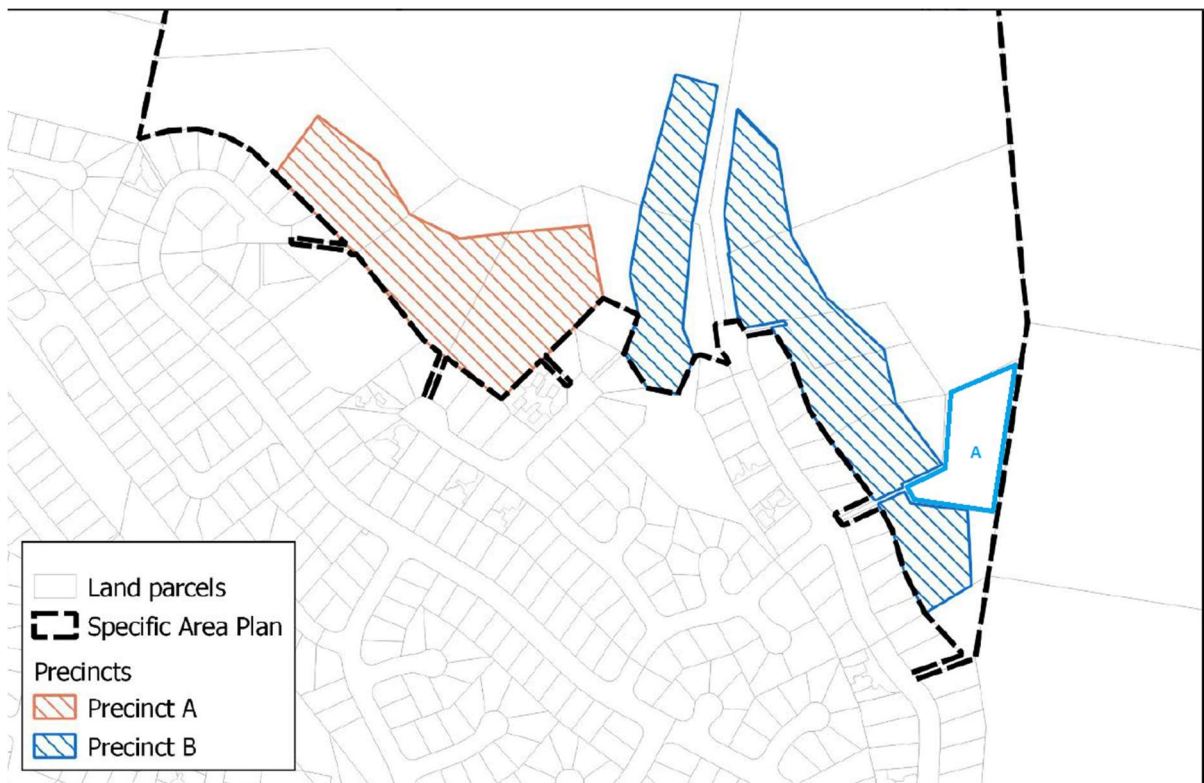



Figure 1 60B Skyline identified as Exhibit A



Figure 2 Area of 60B Skyline Drive excluding driveway – 6500m²

My submission is that with Precinct B already encompassing 60A and 60C Skyline Drive, which are shown as 4197m² and 4821m² on the draft Specific Area Plan (Figure 2 above), 60B should be included within Precinct A (as shown in Figure 1 above) to facilitate residential development while conserving the visual landscape values of the mid-slopes, and to allow for low density and scale of residential infill development in a visually sensitive location in accordance with the Local Area Objectives from Precinct A.

Your sincerely

A handwritten signature in black ink, appearing to read 'Nigel Barling'. The signature is fluid and cursive, with the first name 'Nigel' and last name 'Barling' clearly distinguishable.

Nigel Barling