

From: Clarence General Mail User
Sent: Wed, 11 Mar 2020 14:49:45 +1000
To: City Planning
Subject: FW: Representation on Clarence Local Provisions Schedule
Attachments: CCCHTdraftprovisions2020.pdf

From: Midj Jones <hillmorton@bigpond.com>
Sent: Wednesday, 11 March 2020 3:38 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Subject: Representation on Clarence Local Provisions Schedule

an attached letter for you, thank you.

regards,
Ms. M.C. Jones
for Hillmorton

The General Manager,
PO Box 96,
Rosny Park TAS 7018

email: clarence@ccc.tas.gov.au

148 Begonia St,
Lindisfarne, 7015
email:
hillmorton@bigpond.com

Mon 9 Mar. 2020

**re: Tasmanian Planning Scheme
Clarence Draft Local Provisions Schedule(LPS).**

A representation on the draft Local Planning Provisions is below. Our particular area of interest is the Lindisfarne/Flagstaff Gully area, in particular, our properties 162A Flagstaff Gully Road (several land titles) and 164 Begonia St. The area is shown on the attached map.

Zoning.

Most of this area is zoned, correctly, as “General Residential”. However, 164 Begonia St is still zoned as Low Density Residential. All this land is well within the Urban Development Boundary, and in a region marked for “urban densification” in the Planning Scheme. Would Council please rezone this fully developed residential property of 2,000 sq. m. as “General Residential” in line with the adjacent property and most other Begonia St properties?

Natural Assets Code.

After a comprehensive flora/fauna survey was done on 162A Flagstaff Gully Rd titles in 2011, **all** the threatened species identified in the survey were placed in an area rezoned as “Recreation”. Accordingly, the current Clarence Interim Planning Scheme 2015 shows no Biodiversity overlay on the “General Residential” area of the 162A Flagstaff Gully Rd titles.

164 Begonia St Lindisfarne, adjacent to 162A Flagstaff Gully Rd is a fully developed suburban lot. It has no biodiversity overlay in the Clarence Interim Planning Scheme 2015.

In line with the flora/fauna survey that has placed **all** identified threatened species in “Recreation” and “Public Open Space” zones, and in line with the current extent of overlay in Clarence Interim Planning Scheme 2015, would Council please remove the Natural Assets code from 162A Flagstaff Gully Rd titles and from 164 Begonia St.

Kent St and Begonia St areas zoned as “Rural Living”

Most of these properties are adjacent to or close to land owned by Hillmorton Pty Ltd.

Hillmorton Pty Ltd supports the representations to have most of these properties rezoned from Rural Living to Low Density Residential, with one lot in Kent St, rezoned to General Residential.

In particular, Hillmorton Pty Ltd owns 116 Begonia St, and supports the rezoning of neighbouring 132 Begonia St and 1A Cedar St from Rural Living to Low Density Residential, for the reasons given in representations by Estate of Paul A Jones, J. and V. Cleary and Others.

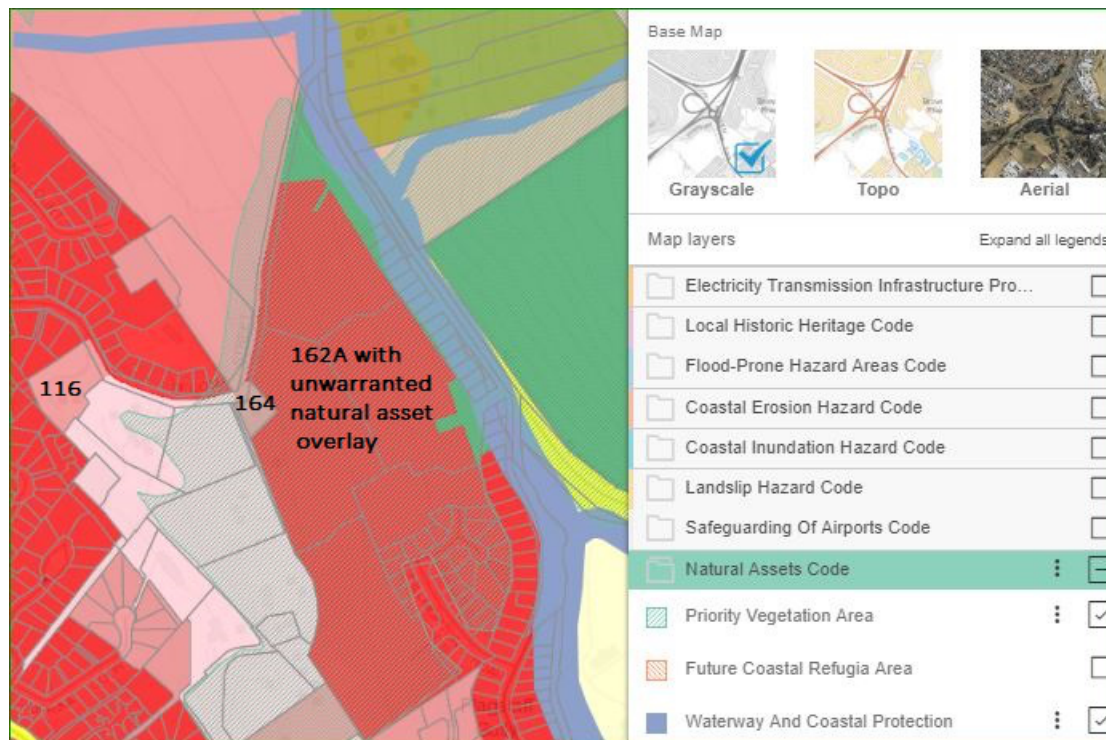
Wiena Reserve

The zoning for this public reserve needs to be changed from “Low Density Residential” to a zoning that protects its value for quiet public recreation, as well as its natural and cultural values.

Regards,



Ms. M. C. Jones.
Secretary,
Hillmorton Pty Ltd.



Excerpt from draft LPS interactive map, showing 162A Flagstaff Gully Rd, 164 Begonia St and 116 Begonia St. Zoning and priority vegetation area and waterway protection area.