

From: michaelball7@bigpond.com
Sent: Mon, 16 Mar 2020 09:23:34 +1000
To: City Planning
Subject: Objection to Clarence Draft Local Provisions Schedule 8 Driftwood Dr Opossum Bay
Attachments: 8 Driftwood Dr Varney Objection March 2020.pdf

Dear sirs

Please find attached an objection to the Draft Local Provisions Schedule on behalf of Mr L Varney.

Could you please confirm receipt.

Regards

Michael Ball
BSc Hons Grad Dip Urban and Regional Planning
Town Planning Consultant

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MICHAEL BALL
TOWN PLANNER

16th March 2020

The General Manager
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

Dear Sir

8 DRIFTWOOD DRIVE OPUSSUM BAY

I refer to the recent advertising of the Clarence draft Local Provisions Schedule (LPS).

I act for Mr L Varney owner of the property known as 8 Driftwood Drive Opossum Bay. I have been instructed to lodge an objection to the LPS as it affects his property.

The subject land also known as Lot 1 on SP 12001 forms part of an earlier subdivision of some twenty five (25) allotments. Those lots range in size from 5183 square metres through to the largest allotment of 1.190ha. Mr Varney owns one of the larger allotments at 9570 square metres and it is this lot that is the subject of this objection, although the objection also applies more broadly to the area generally.

An overview of the area reveals almost every lot, including the subject site, within this subdivision has been developed for residential purposes.

Objection is made to the proposed zoning of the land to Rural Living Zone B. Reference to the Tasmanian Planning Scheme-State Planning Provisions (Table 11.1) shows that the minimum acceptable lot size in the proposed zone is two (2) hectares. Not one lot in this estate is anywhere near the minimum lot size and only two allotments would fulfill the minimum lot size of the alternate Rural Living Zone A. Further, the proposed zone provides for agriculture activities that are inconsistent with the residential occupation of the area.

It is submitted that the more appropriate zone be Low Density Residential consistent with adjoining lands to the north and west. That zone provides for uses that are more characteristic of the current use of the area and more consistent with the zone objectives. Whilst the suggested zone would provide the possibility of further lots such subdivision would be limited by the location of existing residences and lot shapes. Such infill would provide for more effective utilisation of existing infrastructure consistent with the zone purpose.

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

Yours faithfully

M V BALL
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