

From: Clarence General Mail User
Sent: Tue, 17 Mar 2020 14:39:03 +1000
To: City Planning
Subject: FW: Local provision schedule representation - Single Hill specific area plan (attention Dan Ford)
Attachments: 20200317 LPS Representation - Single Hill Specific Area Plan.pdf

From: Gabrielle Priest <gpriest@jmg.net.au>
Sent: Tuesday, 17 March 2020 3:24 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Subject: Local provision schedule representation - Single Hill specific area plan (attention Dan Ford)

To whom it may concern,

RE: Local provision schedule representation - Single Hill specific area plan (attention Dan Ford)

Please find attached a local provision schedule representation for the Single Hill specific area plan.

Best regards,

Gabrielle Priest
TOWN PLANNER
 email: <<mailto:gpriest@jmg.net.au>>

JOHNSTONE, McGEE & GANDY PTY LTD
 117 Harrington St. Hobart TAS 7000
 ACN 009 547 139 ABN 76 473 834 852
 P:03 62312555 F:03 62311535
 Web: <<http://www.jmg.net.au>>
[Email Confidentiality Notice and Disclaimer](#)



1960 - 2020 60 Years of JMG serving the Tasmanian building and construction industry

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

JMG Ref: J203049PH

17 March 2020

General Manager
Clarence City Council
Via email - clarence@ccc.tas.gov.au
Attn: Dan Ford

Dear Dan,

**REPRESENTATION TO CLARENCE DRAFT LOCAL PROVISION SCHEDULE - TASMANIAN
PLANNING SCHEME CONSULTATION; SINGLE HILL SPECIFIC AREA PLAN**

JMG Engineers and Planners have been engaged by Toronto Pastoral Coy Ltd to prepare a representation on the proposed zoning for the Single Hill Specific Area Plan in the *Draft Clarence Local Provision Schedule*.

This letter serves to provide the rationale for an amendment to the Specific Area Plan resulting from difficulties that have presented themselves in the practical use of the provisions over time.



Figure 1 - Subject Site

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

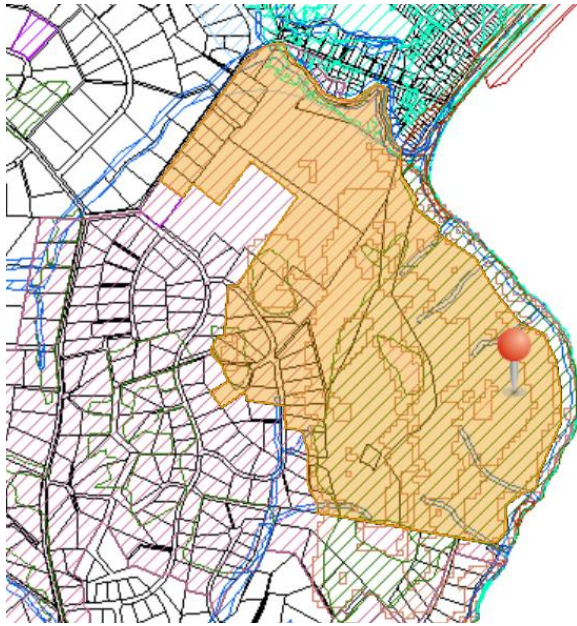


Figure 2 - Location of Single Hill SAP

1. Use of 11 Coastal Drive for Residential (Retirement Village)

Whilst it is not considered appropriate for a use table to be considered in the Single Hill SAP, the existing use of the retirement village on 11 Coastal Drive should be listed as a site-specific departure to the table in the Rural Living zone.

2. CLA-S3.7.1 Vegetation Protection and Visual Impact

These provisions can be deleted in their entirety with setback provisions reverting to those of the underlying zones and the vegetation protection provisions relying on the Biodiversity Protection Overlay Provisions which apply to much of the site (refer to Figure 2). A1/P1 relates to the provision of building envelopes for buildings which were originally chosen to give certainty as to the final visual outcome on the development. These are superseded through the application of the Landscape Conservation zone to the site. Given these new provisions the envelope locations are onerous and unnecessary due to the other constraints on location of buildings and accesses. A2/P2 has been superseded by the provisions of the Landscape Conservation zone and the Biodiversity Protection Code which applies to much of the vegetation under the SAP. A3/P3 has also been superseded by the minimum width of driveways required for bushfire access.

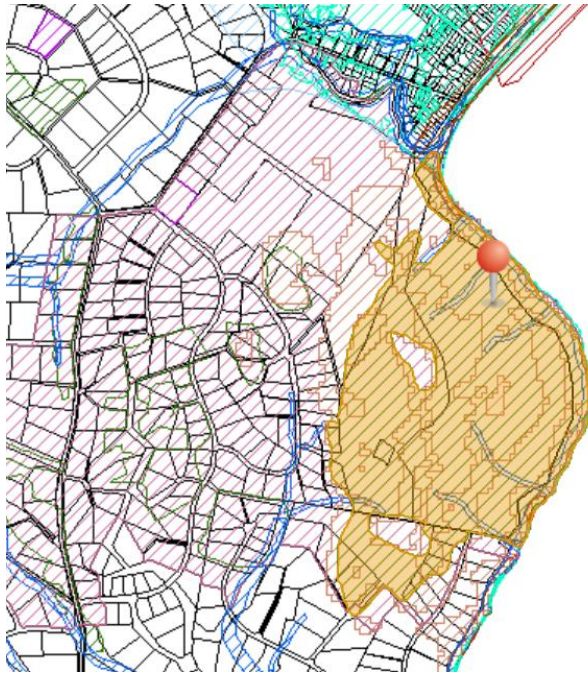


Figure 3 - Location of Biodiversity Protection Overlay

3. *CLA-S3.7.3 Bird Strike*

We support the Council's amendment to the bird strike provisions.

4. *CLA-S3.8.1 Outline development plan*

There is some doubt if subdivision provisions allow for the amalgamation of lots whilst being consistent with the subdivision layout under P1(a). This can be remedied by adding lot amalgamations as an option to P1.

5. *Figure CLA-S3.2- Building Envelopes*

Delete this figure in accordance with the above.

6. *Justification*

The SAP implements a range of urban design controls to implement the Single Hill Outline Development Plan. The SPP provisions do not provide for the level of control envisaged by the Single Hill Outline Development Plan including urban design, road layout, open spaces, staging and lot sizes.

The SAP does not apply to use and provides for a range of development standards relating to visual impact, height, materials and finishes; bird strike; water conservation; and subdivision form.

The proposed Single Hill SAP has significant social, economic and environmental benefits and spatial qualities befitting the region and is therefore consistent with s.32(4)(a) and (b) of the Act.

The proposed Single Hill SAP is a largely a translation of the F3.0 Single Hill SAP planning controls incorporated into the current CIPS2015, albeit with some slightly modified provisions. The controls were approved as part of the previous schemes on

the basis that they were consistent with State Policies, Schedule 1 of LUPAA and the STRLUS. The proposed SAP is considered to meet these requirements for the same reasons they were supported under the previous schemes.

The proposed SAP is consistent with S.32(4)(a) in that Economic benefit will be facilitated through the construction of the subdivision and subsequent development.

The proposed SAP is consistent with S.32(4)(b) in that the provisions will provide social benefits through the master planned expansion of Acton/Single Hill, reduced visual impact, retention of significant vegetation and the delivery of services including open space and linkages. Additionally, improved environmental outcomes will be facilitated through the prescribed siting controls, storm water detention/reuse controls and bird strike provisions.

If Council requires any further information or clarification with respect to this application, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD



Mat Clark
PRINCIPAL