

From: Victoria Wilkinson <info@pocoprofile.com.au>
Sent: Wednesday, 28 April 2021 7:55 AM
To: planning@wtc.tas.gov.au
Subject: I2021159346 - Representation West Tamar Draft Local Provisions Schedule (LPS)
Attachments: WTC LPS Representation_VW.pdf; Untitled attachment 00010.htm

Please find attached my submission to the Tasmanian Planning Scheme exhibition of the WTC Local Provisions Schedule.

Kind regards - Victoria Wilkinson

Vicki Wilkinson
U 11 22 – 24 Waldhorn Dr
Grindelwald TAS 7277

27th April 2021

General Manager
West Tamar Council
PO Box 16
Riverside Tas 7275
Email: planning@wtc.tas.gov.au

**Representation West Tamar Draft Local Provisions Schedule (LPS)
Special Area Provision (SAP) - Grindelwald**

Dear Mr Vos,

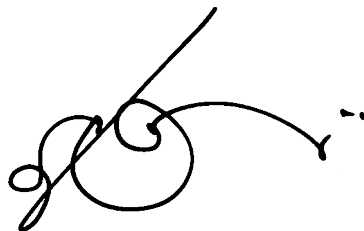
I write in support of the SAP applied to the new Grindelwald Low Density Residential Zone in the WTC LPS as accepted by the Tasmanian Planning Commission and as argued in the document **"West Tamar Local Provisions Schedule - Supporting Report – January 2021"**

Pg 75-76 New Specific Area Plan - Residential Supply and Density

"The issue is that the 1,500 m2 lot size for subdivision allowed in the zone is unsuitable in terms of settlement character and particularly physical incapability to accommodate on-site waste water treatment. ... It is the redevelopment of these areas that are of most concern, due to both existing resident's perception of where they live and the constraints of a high water table and poor soils. The existing pattern of larger lot sizes and greater distances between dwellings provides a lifestyle choice. This has been the expectation of the community for quite some time and is reflected in the Local Area Objectives and Desired Future Character Statements within the WTIPS 2013. ... The reduction in the minimum lot size to 1,500 m2 from the current 5,000 m2 will provide opportunity for subdivision which is entirely inconsistent with the existing implementation strategies and result in social value and amenity consequences which are not anticipated for these localities. "

I also write in support of the submission made by the **West Tamar Landcare Group Inc.** I was at the meeting where this was presented, endorsed and voted on by members. I hope the council can act on the issues raised and call on the groups expertise in the matters raised by the submission.

Yours sincerely

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Victoria Wilkinson
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