

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

RECEIVED  
12 MAR 2020  
BY: CUSTOMER  
CONTACT

Dear Sir,

# **TASMANIAN PLANNING SCHEME**

## **CLARENCE DRAFT LOCAL PROVISION SCHEDULE (LPS)**

### **Rural Living zone density for Sandford Specific Area Plan**

I wish to make a representation in respect of the minimum lot size allocated to the area covered by the Sandford Specific Area Plan in the *Clarence Draft LPS* ('the LPS').

The area is defined under clause CLA-S11.0 of the LPS, and is zoned Rural Living B with a minimum lot size of 2ha.

**I request that Council consider the alternative Rural Living A for the area covered by the Specific Area Plan ('the SAP'), ie with a minimum lot size of 1ha.**

You would be aware that the SAP is one of the most recent – if not the most recent areas identified for a Rural Living zoning in Clarence. It was also the catalyst for an amendment to the *Southern Tasmania Regional Land Use Strategy* ('STRLUS'), recognising the appropriateness of the subject location for that style of development.

At the time of the respective planning scheme amendment, the relevant Clarence planning scheme did not provide for sufficient flexibility to consider a smaller lot size than 2ha.

Notwithstanding this, the STRLUS specifically seeks to consolidate Rural Living areas (SRD 1.3) and promotes increasing densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow (SRD 1.4).

The subdivision and accompanying infrastructure in the area of the SAP is to a very high standard, and includes crucial road network and public recreation links. The supply of land provided by the SAP has now almost been completely taken up and developed.

Consistent with the intent of the STRLUS, Council should consider the area of the SAP to be further developed to the 1ha density, thus preventing pressure for further greenfield rezonings to Rural Living.

Yours faithfully,



**Philip Morrisby**

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