

From: michaelball7@bigpond.com
Sent: Mon, 16 Mar 2020 09:43:52 +1000
To: City Planning
Subject: Objection to Clarence Draft Local Provisions Schedule 455 Mount Rumney Road
Attachments: 455 Mt Rumney Rd Coulsen Objection 2020.pdf

Dear sirs

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

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

455 MOUNT RUMNEY ROAD MOUNT RUMNEY

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

I act for Mr F Coulson owner of the property known as 455 Mount Rumney Road Mount Rumney. 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 Sealed Plan 155727 is an irregular shaped allotment of 2.538ha.

Objection is made to the proposed zoning of the land to Landscape Conservation. Reference to the Tasmanian Planning Scheme-State Planning Provisions (Table 22.2) shows that a single residence and therefore associated residential activity is a Discretionary Use within the now proposed zone.

The site currently falls within the Environmental Living zone of the Clarence Interim Planning Scheme 2015, reference to Table 14.2(the Use Table) shows that a single residence is a Permitted Use in the zone. It is submitted that the proposed Landscape Conservation zone is much more restrictive in respect to a residential use than is currently provided for in the Environmental Living zone.

It is submitted that the subject site and area generally should be zoned Rural Living B. This zone would more accurately reflect the existing development pattern of the area generally. Whilst it is acknowledged that vegetation management/protection is a priority, such protection is afforded by the proposed Priority Vegetation overlay.

The change in status of a residential use has a detrimental effect on my client's property removing the effective guarantee of a residence on the property and invoking a more complicated application process. Such detrimental effects would apply to all of the existing residential properties in the surrounding area.

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

Yours faithfully


M V BALL

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