

From: Clarence General Mail User
Sent: Tue, 17 Mar 2020 07:20:45 +1000
To: City Planning; Dan Ford
Subject: FW: Presentation - Paul Jones (estate)
Attachments: PAJonesrepresentation.pdf

From: Elizabeth Barsham <ebarsham@bigpond.com>
Sent: Monday, 16 March 2020 9:55 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Subject: Presentation - Paul Jones (estate)

Attached for your consideration is a request for rezoning of properties belonging to the estate of Paul Jones. Thanking you for your attention,

Elizabeth Barsham

The General Manager,
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Thu 5 Mar. 2020

**re: Tasmanian Planning Scheme
Clarence Draft Local Provisions Schedule(LPS).**

The Trustees of the Estate of P. A. Jones own adjacent properties at 1A Cedar St, Lindisfarne and 132 Begonia St, Lindisfarne, currently zoned as "Rural Living" on the draft LPS, with small, irregular shaped patches of Natural Assets overlay.

Zoning

No rural activity has occurred in this area since the early 1990s because of encroaching suburbia and the difficulties of managing rural activity in a densely populated area. Both blocks are sub-minimum size, being only 1 ha each. There is no rural or agricultural activity in the local area.

The Planning Scheme says of the Rural Living Zone:-

"11.1 Zone Purpose

The purpose of the Rural Living Zone is:

*11.1.1 To provide for residential use or development in a **rural setting** where:*

(a) services are limited; or

(b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character."

"RLZ 4 The Rural Living Zone should not be applied to land that:

(a) is suitable and targeted for future greenfield urban development;

(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes;"

For decades these properties have not satisfied any of the requirements for Rural Living zoning, being bounded by higher density housing both uphill and downhill. The properties lie within the Urban Development boundary. They are also in an area marked for "urban densification" on the Tasmanian Planning Scheme 2018. Both properties have access to full services, with ample frontage to Begonia St and to Cedar St. They contain considerable suburban buildings and facilities, with the whole area used for private, domestic, residential purposes.

We ask that Council rezone these properties to "Low Density Residential" in the Local Provisions Schedule, in line with their suburban environment, their current useage and likely planned future usage.



Pics 1,2,3 most of the land on 132 Begonia St subject to natural assets code in the draft LPS.



Pic 4, 5. Draft Natural Assets code on 132 Begonia St (above) and 1A Cedar St (below)



We support representations that ask to rezone the other "Rural Living" blocks in this area of Lindisfarne to "Low Density Residential". We note that the two smaller adjacent properties at 32 Cedar St, and 30 Katrina Court, also zoned as "Rural Living", are fully developed suburban blocks of area 2000 to 5000 sq. m.

We notice that the Wiena Reserve above Radiata Drive, Lindisfarne is zoned as "Low Density Residential" in the LPS, and we would ask that this public land be rezoned to protect its natural values and public availability for quiet recreation.

Natural Assets Code

(priority vegetation area, Eucalyptus amygdalina forest and woodland on sandstone (TASVEG 3.0)

The property 132 Begonia St has a very small irregular area of Natural Assets overlay. Superimposing this overlay on aerial mapping shows that this area contains entirely buildings, driveways and garden, (see pics 1,2,3 & 4). Recent photos show the area beneath the overlay to be buildings, driveways, and cleared land used for domestic purposes. Clearly there is absolutely no justification for natural assets overlay here. It has obviously not been ground truth-ed – and indeed it could not be without prior permission to enter the property. Would Council please remove this remnant overlay from 132 Begonia St.

The property 1A Cedar St also has a very small irregular area of Natural Assets overlay. This obviously has not been ground-truthed. There is no substantial difference between this land and the adjacent lands without overlay. The Public Open Space adjacent and the remainder of the property 1A Cedar St has no overlay. (see pic. 5) In 2007 a vegetation assessment showed mainly agapanthus, exotic weeds, bracken fern and sag – all regrowth from open paddock. There is also a continuing menace from pine trees and boneseed. Would Council please remove this remnant overlay from 1A Cedar St.

Regards,



E. M. Barsham



M. C. Jones.



S. A. Tongue

executors, Estate of the late Paul A Jones.