



8 December 2020

Ms Claire Armstrong
Tasmanian Planning Commission
By email: tpc@planning.tas.gov.au

Dear Ms Armstrong

CLARENCE DRAFT LPS DIRECTIONS FROM HEARING
BIODIVERSITY OVERLAY & ZONE- REP NO 34
SKYLINE DRIVE; NEWHAVEN DRIVE; ZENITH COURT; NORMA STREET, HOWRAH

The following response submission is provided on behalf of the Howrah Hills Landcare Group.

After the hearing into the Clarence LPS the Commission directed the Council as follows:

Provide the most recently applying biodiversity (or priority vegetation) overlay to the lots exhibited as being within the Low Density Residential Zone at Skyline Drive; Newhaven Drive; Zenith Court; and Norma Street, Howrah.

The Council has subsequently provided the following:

The most recent biodiversity (or priority vegetation) overlay applying to the lots Newhaven Drive, Zenith Court, and Norma Street, Howrah lots was the Clarence Planning Scheme 2007's (CPS2007) Vegetation Management Overlay (VMO). An extract of which is shown in the image below. Note, these lots were zoned Rural Residential (light blue) under that scheme and the land at 100 Skyline Drive was zoned Low-Density Residential (pink) and Landscape Skyline Conservation (green). Under the CPS2007, the VMO was not applied to the Low-Density Residential portion of the land at 100 Skyline Drive.

The Council submission also provides mapping from the *Clarence Planning Scheme 2007* with both zones and vegetation overlay provided, it also provides an extract related to the 100 Skyline lots from a report undertaken on behalf of the Council by Entura which provided vegetation community risk mapping, identified as being high and moderate, based on the identified native vegetation communities and values known to be present.

These various maps confirm and are broadly consistent with the Tasveg mapping available through LISTMap, which like the Council's mapping identify the area contains significant communities present on almost all of the lands identified, including the 4 lots comprising 100 Skyline Drive, as well as the western half of 125 Norma Street.

We therefore reiterate our previous submission which detailed the inappropriateness of the Low Density Residential zone, as well as the appropriateness for extension of the Overlay.

It is also noted that the necessary footprint of any future residential development, including bushfire hazard management areas would be substantially reduced if the development potential was restricted to single dwellings, rather than allowable multiple dwellings, through application of a zone other than the TPS LDR zone.

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However, if the Commission form the view that the LDR zone is appropriate, an alternative would be to add a Specific Areas Plan Overlay which could provide, subject to detailed drafting in accordance with TPS drafting guidelines, as follows:

- The SAP purpose would include the protection of significant natural and scenic values.
- The SAP be applicable to the following properties:

Property Address (LISTMap cadastral parcels)	Title Reference	Alternative Address (LISTMap Address Geocodes)
125 Norma Street	26606/146	N/A
18 Newhaven Drive	26629/145	N/A
5 Zenith Court	26629/144	N/A
100 Skyline Drive	136183/7	75 Skyline Drive
	136183/6	77 Skyline Drive
	136183/5	82 Skyline Drive
	136183/4	80 Skyline Drive
	136183/3	78 Skyline Drive
	136183/2	76 Skyline Drive

- The Use table provided as in accordance with the underlying zones excepting that the Residential Use Class be further restricted to retain single dwellings but prohibit multiple dwellings, retirement village and other similar more intensive uses within the use class.
- An additional Use Standard applicable to the Skyline Drive lots, which limit the location of dwellings to the building envelopes previously approved.

Please feel free to contact us to discuss these matters should you wish further clarification.

Yours faithfully



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