

**KINGSTON PARK - PROPOSED SPECIFIC AREA PLAN AMENDMENTS**  
**HADISAK PTY LTD – MR A DIEDERICKS**  
**17 December 2019**

Sir/Madam

I wish to lodge my representation for the above matter.

I am the owner of 58 Channel Highway, one of the properties in the Central Business Zone, neighbouring onto the Former Kingston High school site.

I understand that the proposal is to change the zoning directly behind the our property, and the other properties on the Central business zone, from "Urban" to "Inner City Residential".

I want to object to this, and put forward a sensible alternative solution.

I object on the basis that this amendment will have an unreasonable and unnecessary impact on the use of our property, and the other properties in the central business zone.

From my conversation with Melissa Stevenson a few weeks ago, I understand the change will restrict the future development potential of the properties in the Central Business Zone. Specifically:

- It will increase the setback required from the neighbouring boundary to the Kingston High school site to at least 6 meters
- It will limit the height of new developments in the central business zone within 10 m of the Kingston Highschool site.

This impact is unreasonable and not necessary. It is obviously not good for the property values in the Central business zone, but I also believe it is not good for future development of the Central business zone. Please take a long term view when considering this.

I note one the proposed development plans for the Kingston High School Development that there is a proposed 6-metre easement behind all the Central Business Properties. I understand that this is an easement for services, so there will be no buildings on the Kingston High School site within 6 meters of our property, or the other properties on the Central business zone. I ask that you consider this.

I have no expertise in Town Planning, but I ask that you consider a solution where the 6 meter zone behind our property, and the other properties in the Cental Business zone , earmarked as an easement, to remain zoned Urban or Central business. This should negate most of the adverse impact on our, and our neighbours Central business properties.

Please feel free to contact me to discuss.

Anton Diedericks - Director of Hadisak Pty Ltd - Owner of 58 Channel Highway, Kingston

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