

From: Clarence General Mail User
Sent: Mon, 16 Mar 2020 12:45:00 +1000
To: City Planning; Dan Ford
Subject: FW: Submission with respect to the Clarence Draft Local Provisions Schedule
Attachments: Vegetation Assessment - 71 Robin Court, Lindisfarne..pdf

From: David Miller <david@blcsurveyors.com.au>
Sent: Monday, 16 March 2020 1:37 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Subject: Submission with respect to the Clarence Draft Local Provisions Schedule

Attention: General Manager

Dear Sir

We would like to make a submission regarding the Draft Local Provisions Schedule. We own land addressed at lot 2 1C Robin Court Lindisfarne (CT 176879/2). We note that the draft schedule proposes a strip of Priority Vegetation Area adjacent to Begonia Street that is within this property and the neighbouring property (71 Robin Court CT 196822/1). We submit that the vegetation within this area is not significant and does not warrant protection under the local area code as priority vegetation, and we request that the areas of priority vegetation adjacent to Begonia Street within the above mentioned titles be removed from the Local Provisions Schedule. See attached assessment by enviro-dynamics.

Regards David

David Miller
david@blcsurveyors.com.au
7 Buchanan Street, Bellerive 7018

From: Clarence General Mail User
Sent: Mon, 16 Mar 2020 15:59:01 +1000
To: City Planning; Dan Ford
Subject: FW: Submission with respect to the Clarence Draft Local Provisions Schedule

From: David Miller <david@blcsurveyors.com.au>
Sent: Monday, 16 March 2020 4:59 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Subject: Submission with respect to the Clarence Draft Local Provisions Schedule

Attention: General Manager

Dear Sir

We would like to make a submission regarding the Draft Local Provisions Schedule. We own approx. 1.4ha of land addressed at lot 2 1C Robin Court Lindisfarne (CT 176879/2) which is currently zoned Low Density Residential. This land borders other Low Density Residential land to the east addressed as 71 Robin Court (CT 196822/1) which is approx. 13ha. The draft local provisions propose that the Low Density Residential zoning for these titles remain. We believe these titles are suited for rezoning to General Residential. Given the following;

The land is bordered directly by General Residential Land to the west and also to the south east on the southern side of Begonia Street.

The land is situated only approx. 1.5km from the shopping area of Lindisfarne and approx. only 5km from the Hobart CBD.

The land is situated inside the Urban Growth Boundary as mapped within the Southern Tasmania Regional Land Use Strategy.

The land has a significant amount of frontage on to Begonia Street which would allow for the creation of at least two new safe subdivision road intersections. This would enable a subdivision design that avoids internal cul-de-sacs and provides for inter connectivity within the road network, and avoids new individual lot accesses on to Begonia Street.

The land is general gently sloping the average slope being approx. 1 in 6.

The land has existing available connection to TasNetworks power within Begonia Street.

The land is not highly constrained by hazards. A submission has also been made concerning the proposed area of significant vegetation (strip adjacent to Begonia Street frontage approx. 30m wide) under the draft local provisions. A qualified assessment of the vegetation has been supplied with that submission. There is a small waterway extending diagonally across the site which is currently subject to a Waterway Protection Area, with the area defined at 10m either side of its centreline, this appears to remain within the draft local provisions. The area is also subject to the bushfire code, however the creation of residential lots by subdivision within the site will enable most lots to not require hazard management areas, excepting lots that border the north western boundary and possibly the north eastern boundary of the site. There is an existing attenuation zone that relates to the quarry site at 415 Flagstaff Gully Road. The appropriate attenuation distance under the SPPs is 1km (see C9.0). The north eastern corner of the land (approx. 3.5ha) would be affected by this attenuation setback. The affected area would have a proximity generally greater than 800m from the extent of the existing quarry and less than 1km. It is possible that this area is in fact greater than 1km from the actual site of blasting within

the quarry being the activity that is the trigger for the 1km buffer. In any event the area affected represents a relatively small portion of the site.

We make the following comments in relation to Guideline 1 Local Provision Schedule: Zone and Code application issued by the State Planning Commission;

Given the land is currently zoned residential and is immediately adjacent to a main urban area within the municipality we assume GRZ1 applies.

GRZ 1

(a) N/A.

(b) The land has currently available connection to the existing 300 diameter and 100 diameter water main to the east of the site, and is within close proximity to the 450 diameter water main to the east within Flagstaff Gully Road. The land is not currently connected to sewer a reticulated sewerage system however this connection is readily achievable by extension upstream along Flagstaff Gully Road and Begonia Street from the existing sewer main situated near the north eastern corner of No. 194 Flagstaff Gully Road.

GRZ 2 This section may not be applicable, however if it is, the land (as stated above is inside the Urban Growth Boundary of the Southern Tasmania Regional Land Use Strategy) is consistent with item (c).

GRZ 3 We consider the land is not highly constrained by hazards see comments made above.

Regards David

David Miller

david@blcsurveyors.com.au

7 Buchanan Street Bellerive 7018

16th March 2020

David Miller
Brook Lark Carrick

RE: Biodiversity Protection overlay, Local Area provision, Tasmanian Planning Scheme – land near Begonia Street, Lindisfarne.

Dear David,

The following is a response to your email dated the 24th of February regarding assessment of vegetation at 71 Robin Court, Lindisfarne.

The Clarence City Council's has recently advertised 'Local Area Provisions' for the Tasmanian Planning Scheme. In relation to land at 71 Robin Court (CID 196822/1) and Lot 2, 1C Robin Court (CID 176879/2), Lindisfarne, a Priority Vegetation Area has been nominated for a 25-35m wide strip along the south east boundaries of the lots adjacent to Begonia Street.

I undertook a preliminary assessment of the vegetation on the 13th March 2020 to determine the vegetation community, condition of the patch and to provide comment regarding the significance of the vegetation that is included in the PVA.

The area designated under the LAP contains managed land (10 -12m wide) under a power line adjacent to vegetation classified as *Acacia dealbata* woodland (NAD) as per the TASVEG vegetation classification system (TASVEG 3.0) (Photo 1).

The NAD vegetation community is a successional community found on disturbed sites such as old areas of cleared land (Photo 2). The vegetation is dominated by silver wattle (*Acacia dealbata*) with scattered hopsbush (*Dodonaea viscosa*), coast wattle (*A. longifolia* subsp. *sophorae*), native cherry (*Exocarpos cupressiformis*) and black sheoak (*Allocasuarina littoralis*). There are also large pine trees in part of the nominated area and isolated *Eucalyptus amygdalina* and *E. viminalis* saplings. The shrub layer is dominated by boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*) (Photo 2).

The remainder of the area nominated as a priority vegetation area contains managed cleared land dominated by exotic grass and herb species such as cocksfoot (*Dactylis glomerata*), sorrel (*Acetosella vulgaris*) with scattered native species including speargrass (*Austrostipa* sp.), thatch sawsedge (*Gahnia radula*), sagg (*Lomandra longifolia*) and kangaroo apple (*Solanum aviculare*).

The condition of the vegetation is poor due to the abundance of woody weeds and cleared nature of half to a third of the area nominated as priority vegetation.

Based on the site assessment the area nominated under the Local Area Provisions on 71 and Lot 2, 1C Robin Court, Lindisfarne is not significant and does not warrant protection under the local area code as a priority vegetation.

I am happy to provide further information to the Council in support of removing the priority vegetation area from the land.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Welling', with a stylized, flowing script.

Andrew Welling
Ecological Consultant



Photo 1 – Managed (cleared) land along powerline easement.



Photo 2 – NAD vegetation dominated by boneseed (shrub layer) with wattle in background.