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20 FEB 2020

BY: CUSTOMER
CONTACT

Hello,

Re Proposal for Variation to Draft Planning Scheme

Thank you for taking the time to look at our proposal for a variation to the zoning provisions in relation to our 3 acre block at 14 Driftwood Drive, Opossum Bay.

I have enclosed the letter sent to Council by my Planner, Michael Ball, along with copies of the subdivision plan which also shows blocks in adjoining subdivisions.

A separate proposal has also been forwarded to Council on behalf of my neighbours, Luke and Alice Varney at 8 Driftwood Drive.

We believe that our arguments for change are sound and logical but naturally our representation to the Tasmanian Planning Commission would be much stronger should we have the support of Council.

Please feel free to contact myself or Michael Ball if you have any comments or questions regarding this proposal.

Thank You

Murray Studley

0407310342



MICHAEL BALL
TOWN PLANNER

16th March 2020

The General Manager
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

Dear Sir

14 DRIFTWOOD DRIVE OPUSSUM BAY

I refer to your letter of the 13th January 2020 addressed to Mr N J Studley owner of the above property. Your letter advises of changes to the zoning of the property under the Clarence draft Local Provisions Schedule (LPS).

I act for Mr Studley and have been instructed to lodge an objection to the LPS as they affect his property.

The subject land also known as Lot 2 on SP 12001 forms part of an earlier subdivision of some twenty five (25) allotments. Those lots range in size from 5183 square metres through to the largest allotment of 1.190ha. It is this largest lot that is owned by Mr Studley and the subject of this objection, although the objection also applies more broadly to the area generally.

An overview of the area reveals almost every lot in this subdivision has been developed for residential purposes although the subject site remains vacant except for a storage container. The subject site also has frontage to Spitfarm Road with the street address of 105 Spitfarm Road.

Objection is made to the proposed zoning of the land to Rural Living Zone B. Reference to the Tasmanian Planning Scheme-State Planning Provisions (Table 11.1) shows that the minimum acceptable lot size in the proposed zone is two (2) hectares. Not one lot in this estate is anywhere near the minimum lot size and only two allotments would fulfill the minimum lot size of the alternate Rural Living Zone A. Further, the proposed zone provides for agriculture activities that are inconsistent with the residential occupation of the area.

It is submitted that the more appropriate zone be Low Density Residential consistent with adjoining lands to the north and west. That zone provides for uses that are more characteristic of the current use of the area and more consistent with the zone objectives. Whilst the suggested zone would provide the possibility of further lots such subdivision would be limited by existing residences and lot shapes. Such infill would provide for more effective utilisation of existing infrastructure consistent with the zone purpose.

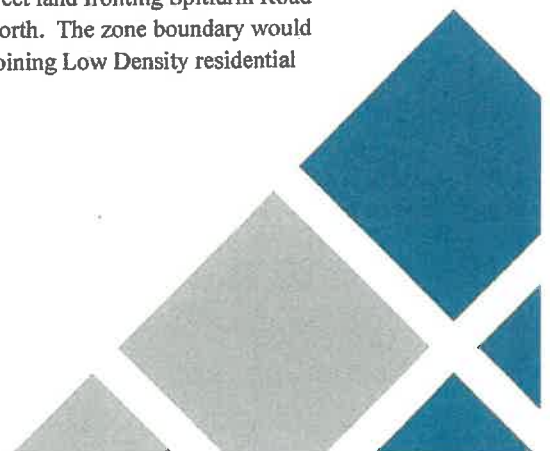
If Council are not supportive of the application of the suggested zone to the estate generally then at a minimum Council should apply the Low Density Residential zone to that area of the subject land fronting Spitfarm Road consistent with the proposed zone and existing development to the south and north. The zone boundary would match the rear of the existing lots to the south extending northwards to the adjoining Low Density residential subdivision.

~~26 WINDSOR STREET, SADDY POND TAS 7018~~

~~tel 08 9223 2000 fax 08 9223 2000~~ mob 0417 567 268

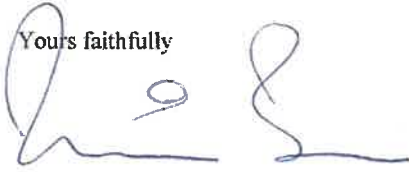
email michaelball7@bigpond.com

0417 567 268 (0417 567 268)



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

Yours faithfully

A handwritten signature in blue ink, consisting of a large loop followed by a smaller loop and a horizontal line.

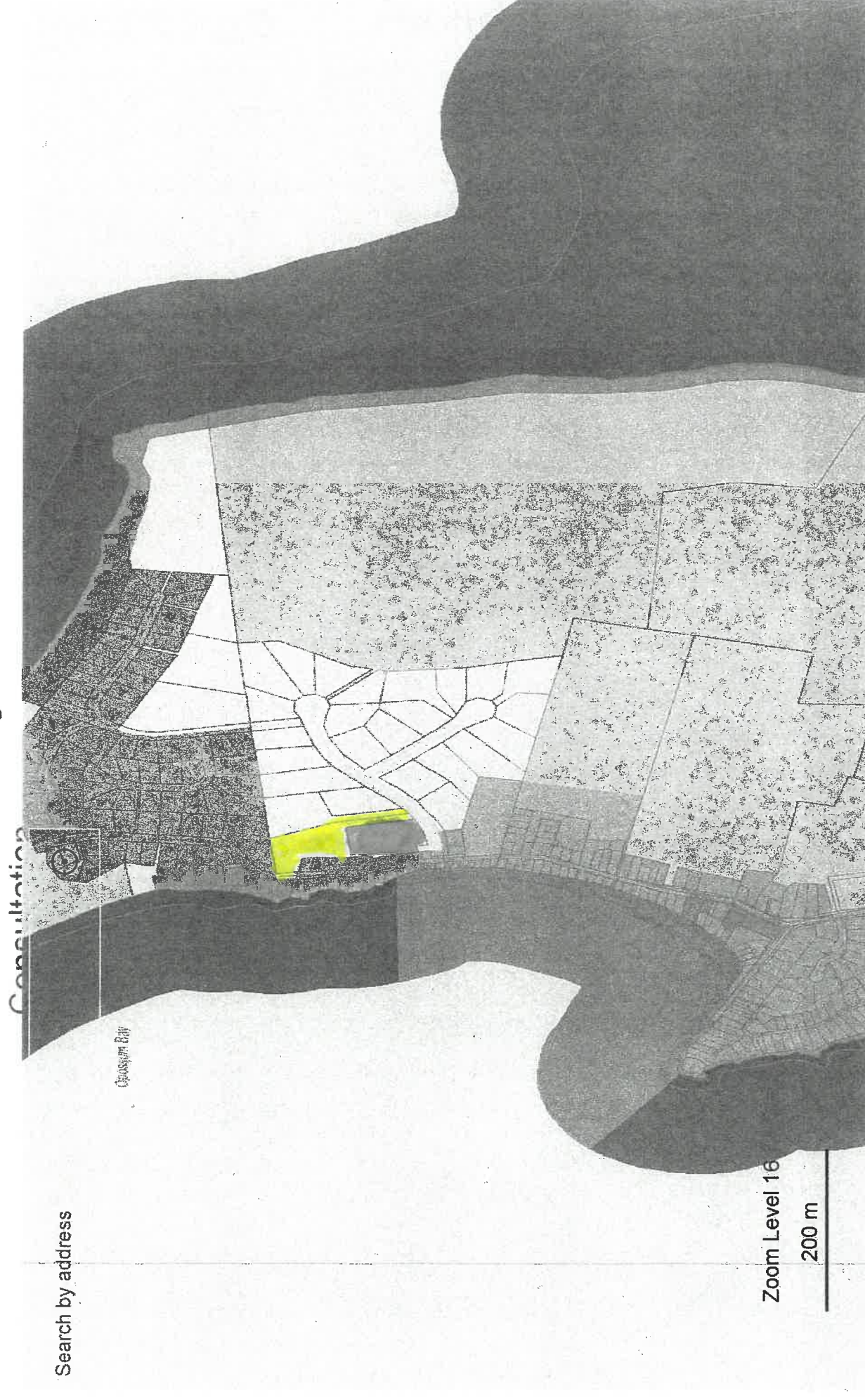
M V BALL

BSc Hons Grad Dip Urban and Regional Planning

PO Box 125 BATTERY POINT 7004

and telephone number (03) 62285508

Clarence City Council Tasmanian Planning Scheme

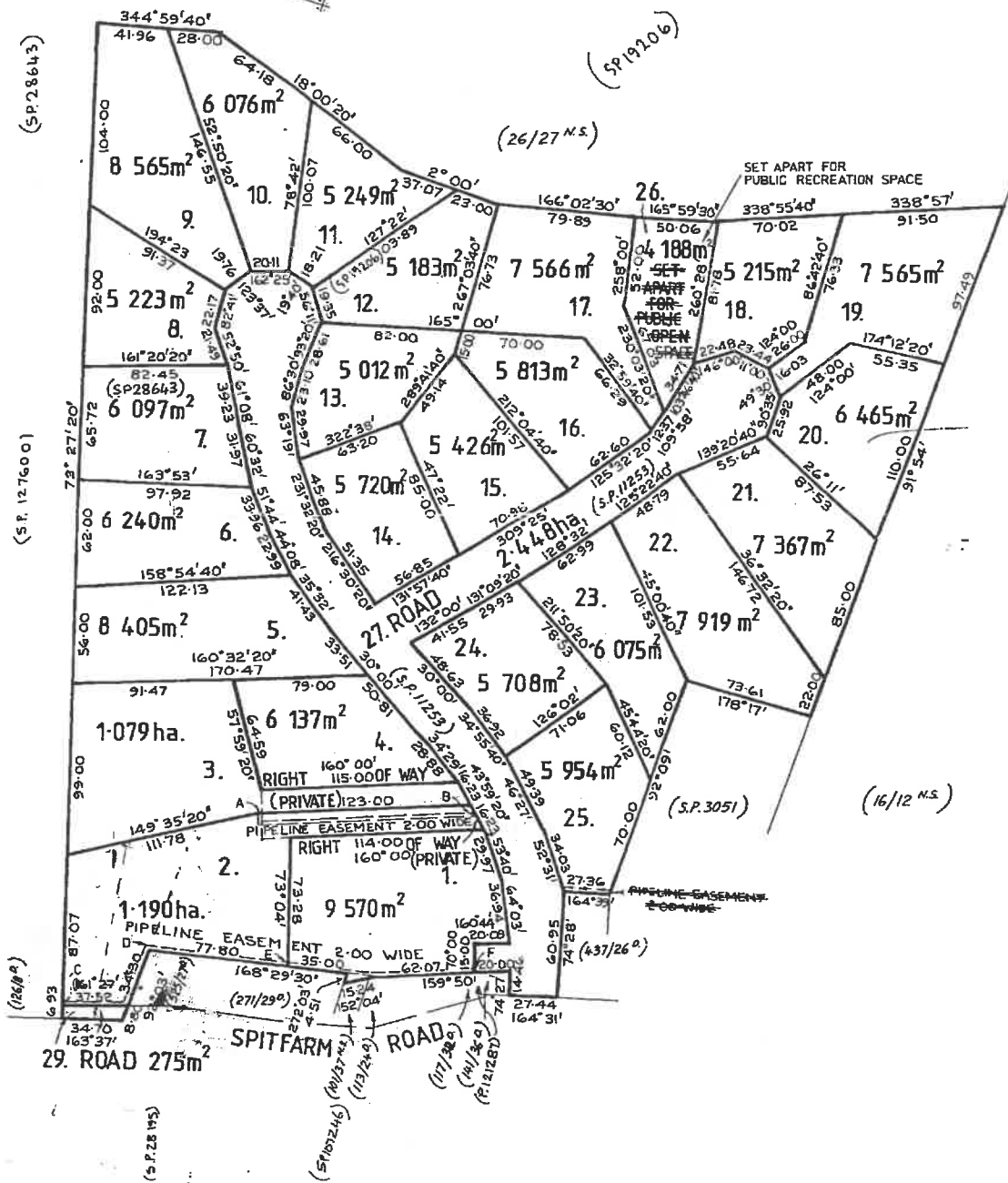


57 12001

Owner: R. W. Porter Enterprises G. A. & F. M. G. Calvert	PLAN OF SURVEY by Surveyor: G. W. Griggs of land situated in the	Registered Number: 12001
Title Reference: C.T. 2727-27 3708-24	LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY	Effective from: 1/1/2001 Recorder of Titles
Grantee: Portion Of 3900 acres Gtd to George Henry Blake Gellibrand		Scale 1:2000

U/R S.N. 2-12-77

Lengths Are In Metres



1.19 ha = 11900 m².