

From: Clarence City Council
Sent: Thu, 12 Mar 2020 19:08:21 +1000
To: City Planning
Subject: Anonymous User completed Clarence Draft Local Provisions Schedule Online Submission Form

Anonymous User just submitted the survey 'Clarence Draft Local Provisions Schedule Online Submission Form' with the responses below on Clarence Draft Local Provisions Schedule Open for Submissions.

Full name

Norman Matthew Brown

Email address

matt@mattsbank.com

Postal address

13 Kaoota Road Rose Bay

Submission

We own a parcel of land at 6 Paige court, Warrane and due to its topography, location close to bus stops, Eastlands and services we feel it should be included in the local provisions to allow for a medium/higher density apartment style development less than the current 325m2 per unit allowed for in the current residential zoning to allow for an apartment complex of 20-25 apartments. We also own a site at 471 Cambridge rd and 540 Pass rd that we would like considered for residential zoning to assist with the current housing crisis. This land could provide up to 53 residential house blocks on which we intend to create 34 house blocks and the remaining blocks designed for up to 44 additional multiple dwellings. The site is on the boundary of the current residential zoning, is able to be fully serviced without the need for huge infrastructure upgrades and has good access to the highway. I've heard all the arguments about it not being in the current urban growth boundary that was determined years ago and is hardly relevant now but can someone explain to me what is the possible negative impact to Council or the community of rezoning this land?? The road network will support it, there is clearly strong market demand, it will increase rates revenue for council and there is no financial risk to Council or Government as we the developers will fund the project. The current housing shortage is well documented and if this could be rezoned then we are in a position to start developing the site as soon as we are able to obtain approvals and then start building the units to provide much needed additional housing close to services. A submission has been prepared and lodged with Council providing more detailed information regarding this site and I would welcome to opportunity to discuss further with Council in an effort to get the project moving. We are currently developing 9 units in Paige court and ideally would like to start this project later this year or early next if it can be approved in time.

From: Clarence City Council
Sent: Mon, 16 Mar 2020 23:38:20 +1000
To: City Planning
Subject: Anonymous User completed Clarence Draft Local Provisions Schedule Online Submission Form

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Full name

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Submission

In order to provide additional lots quickly without the need to provide additional infrastructure to address the current housing shortage and to provide consistency, the rural living zones in Cambridge and Acton should all be changed to a 1Ha minimum lot size the same as Single hill. 2Ha is a lot of land to look after yet not big enough to do anything worthwhile from a farming perspective etc and the road network in these areas could certainly handle the extra traffic. There is no need for Taswater to provide sewer as its provided onsite by envirocycles, there would be little impact on councils stormwater, power and NBN services could easily be provided using existing infrastructure and the subdivision of existing lots is relatively quick and easy and would result in a quick doubling of rates for Council and additional blocks for new homes in area's that are in strong demand.