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JMG Ref: J203051PH

5th November 2020

Tasmanian Planning Commission
Via email – tpc@planning.tas.gov.au
Attention: Sandra Hogue

Dear Sandra,

REPRESENTATION TO CLARENCE DRAFT LOCAL PROVISION SCHEDULE - TASMANIAN PLANNING SCHEME CONSULTATION; DROUGHTY POINT

JMG Engineers and Planners have been engaged by the AJ Carr Development Corporation to prepare a response to the S35F report of Council in particular regarding representation 15 - zoning for land at 26 Yachtmans Way and 996 Oceana Drive, Tranmere.

Since the representation was made, the property has been placed under contract of sale and the new developers intend to utilise this site for a local business purpose (a restaurant/café) which was the initial intent.

Whilst there is a mismatch with the cadastre and the zoning the developer intends amalgamating 26 Yachtsmans Way and 24 Yachtsmans Way, so this will resolve itself in due course.

In terms of the relationship to the nearby Local Business zone on Oceana Drive, this is intended to have a different function in that it will provide opportunity for local service businesses such as hair dressers, grocery stores and the like. The Yachtsmans Way Local Business zone is intended as a restaurant/café to service the users of the foreshore reserve walking track and the community generally by providing a pleasant location for meals to patrons overlooking the foreshore, river and mountain beyond.

The Commission is thus requested to ignore the request to change the zoning. We understand this has the support of Council officers, but has not been formally put to Council.

If the Commission requires any further information or clarification with respect to this matter, please contact me on 6231 2555 or at planning@jmg.net.au. We will be present at the hearing.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

Mat Clark
PRINCIPAL