

**From:** "george darby" <georgestars@yahoo.com>  
**Sent:** Tue, 24 Aug 2021 21:25:57 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Statutory Representation for rezoning in South Launceston

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To whom it may concern,

I am writing to express my support for the re-zoning of 3/88 Talbot Road South Launceston from low density residential to general residential. This block has potential to accommodate several more units or town houses which would contribute to the amenity, urban density and livability of the area without any detrimental effects. It represents sound planning for the area.

70 Talbot Road has not changed its zoning- in the proposed new scheme it remains zoned low density residential. I argue 70 Talbot Rd should be zoned general residential for the following reasons:

- only two houses south there are three blocks that are zoned general residential in the new scheme,
- one house to the north has been subdivided at some stage in the past- using access from Sandhill lane,
- at over 1200m<sup>2</sup>, 70 Talbot Rd is a block that has plenty of space to be subdivided,
- the block has excellent rear access for vehicles from Sandhill lane,
- there would be space to enter the block forwards, turn around and exit forwards in a vehicle,
- there have been multiple other residences approved with access from Sandhill lane - which have been built by splitting blocks with their main access from Talbot Rd. Zoning 70 Talbot Rd general residential would achieve what is already in place for multiple blocks in close proximity (there is a precedent already set.)
- the blocks zoned general residential to the north of 70 Talbot Rd do not comply with the general residential requirements (1500m<sup>2</sup>/ dwelling- they are on much smaller blocks)
- a council planner suggested the land slip overlay in the area could be an issue, I argue this can be overcome:

- with adequate engineering houses can and have been built safely in the area,
- foundations can be designed with adequate structural integrity to
- the council approved an extension on the block: an upgrade of an existing shed to a habitable building (with extension) , this was built with 3.5m concrete piers to negate the potential for landslip and has been successfully completed with no issues.

I hope it can be considered to re-zone this block general residential to bring it in line with the land use of the surrounding area.

Thankyou, I look forward to hearing your response.

George Darby

Phone 0438 332 221