

From: "Allan Brooks" <allan.brooks@pda.com.au>
Sent: Fri, 10 Sep 2021 11:47:29 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "John Dent" <John.Dent@pda.com.au>
Subject: LPS Submission 181 Westbury Road, Prospect
Attachments: Hadspen Developments LPS submission.pdf

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To Launceston Planning Department

Please find the attached submission for our clients Hadspen Developments PTY LTD for the land at 181 Westbury Road, Prospect

Regards

Allan Brooks
Town Planner
GradDipEnvPlg
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10th September, 2021

Chief Executive Officer
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Emailed: contactus@launceston.tas.gov.au

Dear Sir

Representation to the Launceston City Council
Submission re: Local Provision Schedules

On behalf of: Hadspen Developments
Property Address: 181 Westbury Road, Prospect
CT: 51268/3 & 51268/4

Representation:

The land is two L shaped titles that front Westbury Road. This is situated between the Tudor Shopping Complex and the Mount Pleasant Laboratories. Between the shopping complex and the laboratories, there are 8 titles currently zoned Low Density Residential. We submit this representation to change the two subject titles from being zoned particular purpose and propose the change to the Low Density Residential Zone. These titles have been separate from Mount Pleasant for at least 50 years and have been used with the adjoining property CT 51268/1 that is zoned Low Density Residential. These two titles are all owned by the same owner and by changing these zones to be consistent will help ensure better utilisation of land. The subject titles are used as access to the adjoining land and severely limits the capabilities of the land if it were to stay in the particular purpose zone. As stated in the Zone Purpose Guideline, "it may be applied to land that provides major facilities or sites that require a unique or tailored approach to both use and development standards, such as a university campus or major hospital site. This land is not part of a site as specified above and hasn't been for at least 50 years and is unlikely to ever be.

Yours faithfully

PDA Surveyors

Allan Brooks

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- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 4607544 Devonport, 7310 (03) 6423 6875

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