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61 Piper Road

Geilston Bay Tas 7015

24th January 2020

To whom it may concern,

Thank you for accepting my submission.

I would like to put forward an alternative for the Clarence city council to consider with the proposed changes to the current planning scheme. Under the currently proposed LPS zoning within the council, there is no provision for areas/zones located between general residential, and urban growth zone's.

For example, Piper Road is currently zoned rural residential. However, it is directly between two general residential zones and an urban growth zone (Risdon Vale, Olive Grove and Napier Street subdivision). The Napier Street subdivision is accessed from Piper Road. The Clarence Lifestyle Village is also on Piper Road but is zoned rural residential even though it is high density living, more so than the general living zoning nearby. Piper Road has views of the Risdon Prison Complex (currently under expansion), the local church, the Clarence Lifestyle Village and Risdon Vale. Public transport from this area is readily available at the East Derwent Highway intersection, and amenities such as town water are also available. It could be argued that this is not a rural residential zone due to these factors.

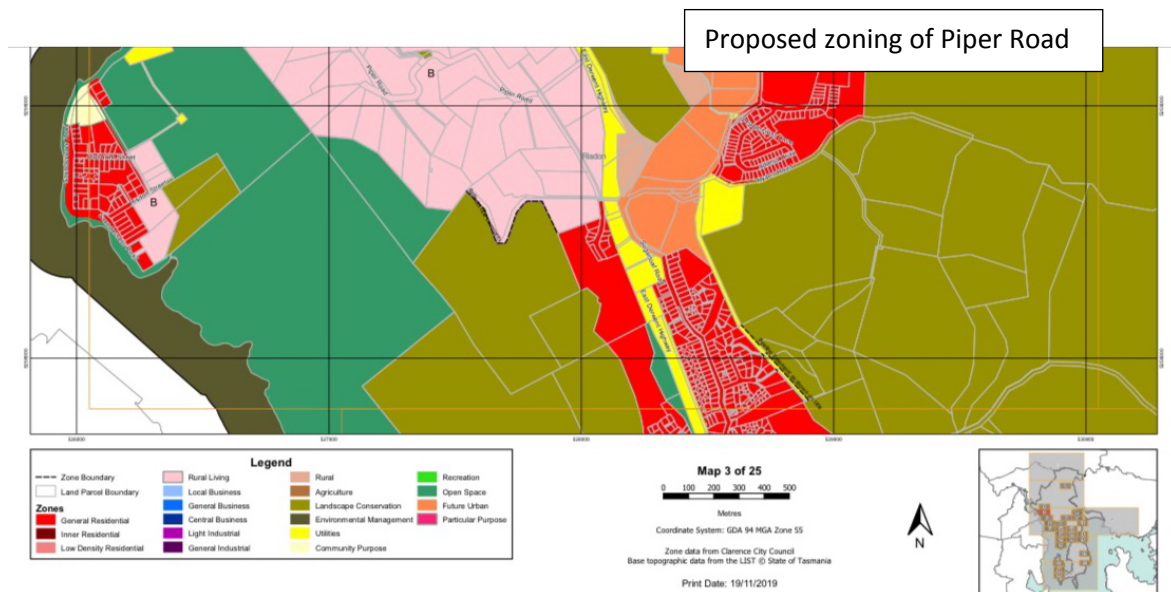
Considering the current growth of the Clarence area and the impact of the urban growth around Piper Road I would suggest that it be rezoned, or the allotment size reduced to reflect the actual values of the area. Currently minimum allotment size is 2 ha. I propose this to be reduced to 1 ha to allow for growth in the area without it being too dense, especially considering now the new subdivision of 120+ allotments on Napier Street which flows from Piper Road.

To keep this area zoned as rural living seems in contrast to the activities on Piper Road, considering all the developments that are on, or flow from Piper Road. Rezoning this area, and indeed other areas similar to it, would then in turn allow residents on Piper Road access to better facilities such as improved road and water, as currently Piper Road experiences very low water pressure, and a terrible road surface and width. As well as the possibility for footpaths to the bus stop and possible future improvement of the current Piper Road and East Derwent Highway intersection, which is long overdue.

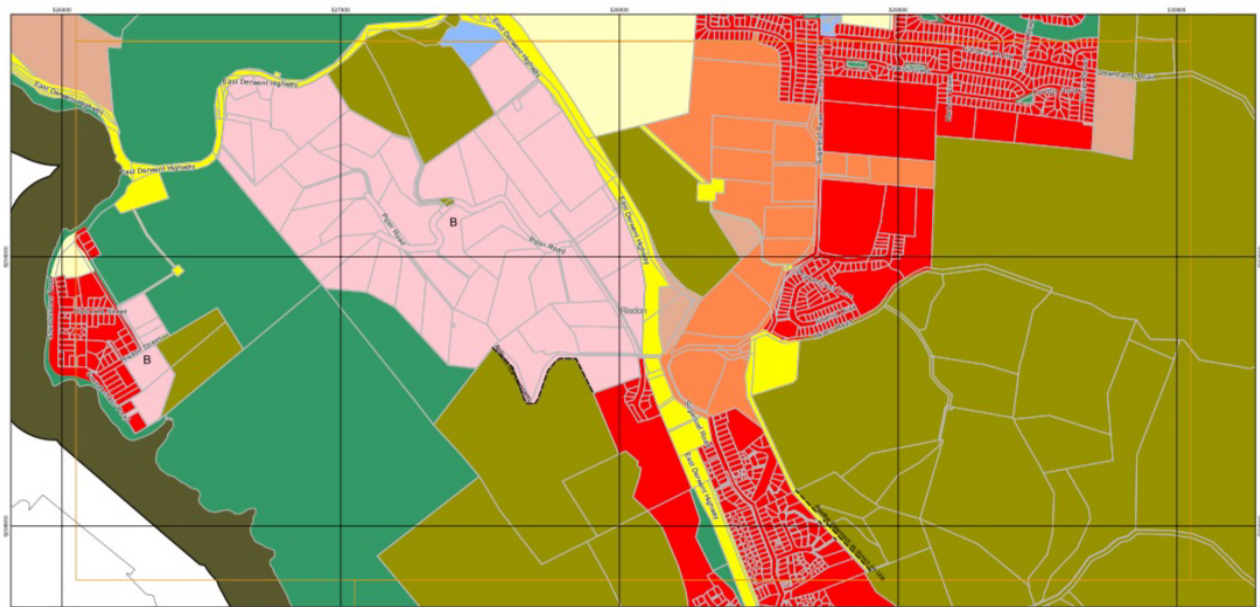
One could also argue the zoning on Piper Road due to the amount of traffic and businesses located within it. Such as a builder, cake maker, cattery and wood turner as well as significant truck traffic, including semi trailers which are parked at residences on Piper Road. Indeed earthmoving equipment and power tools are regularly heard being used on Piper Road. Not to mention the current 40 km/h speed limit at the Napier Street turn off from Piper Road which has been in place for over 12 month, with just temporary signage and no indication of when the state of Piper Road's disrepair will be resolved.

With considerable accidents at the East Derwent Highway intersection, and residents and workers using Piper Road exiting the Road illegally daily, urgent attention is required to improve the intersection at the highway, especially with the new sub vision traffic anticipated to be several hundred cars a day added to intersection traffic pressure. There are also significant transmission lines intersecting with Piper Road, clearly visible from every location. The highway noise is constant, and over ten helicopters fly overhead every Saturday and Sunday. Even drones are regularly seen and heard overhead on Piper Road. Certainly not fitting a rural living feel.

With all this in mind, I propose that the area be rezoned to a more appropriately named and functional zone. Allowing further development in the locale, and resizing/zoning allotments to a more reasonable 1 hectare size, so that growth can support existing and future infrastructure. I don't believe a zone like

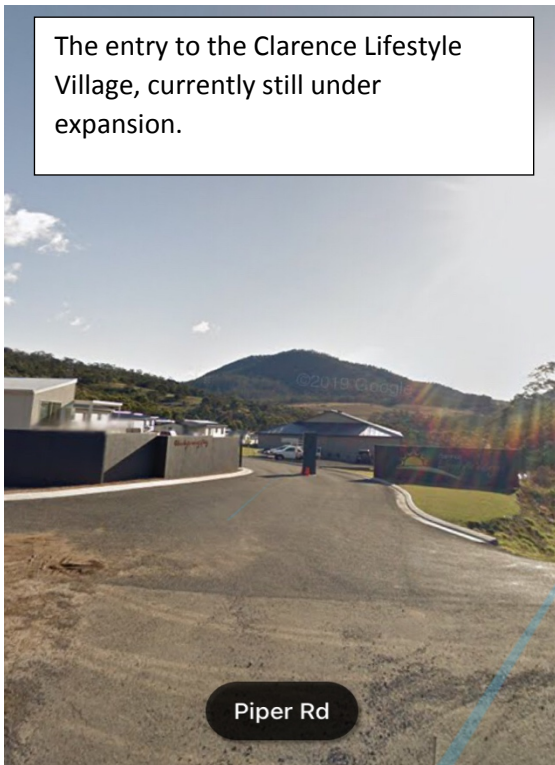


Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule

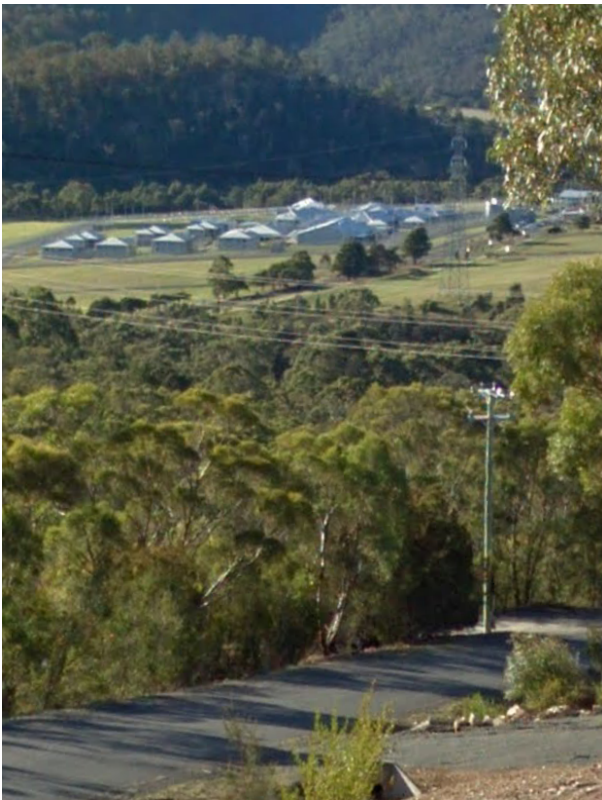


this already exists or is proposed for the LPS under the Clarence City Council.

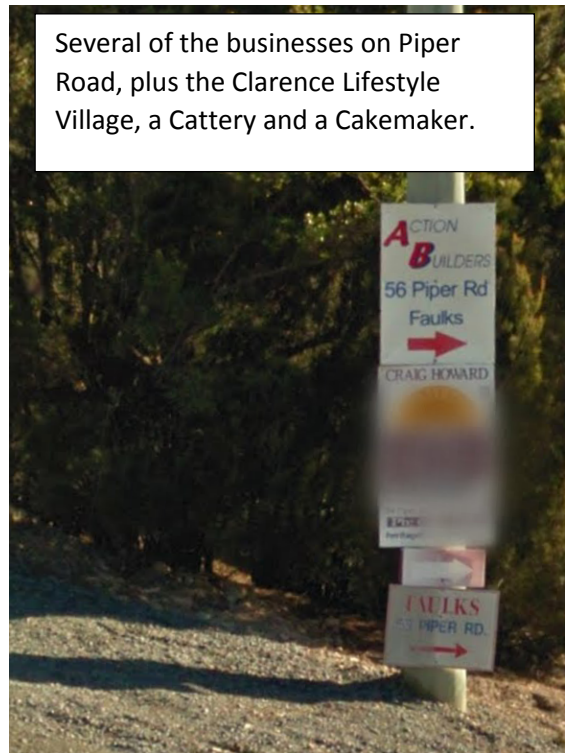
The entry to the Clarence Lifestyle Village, currently still under expansion.



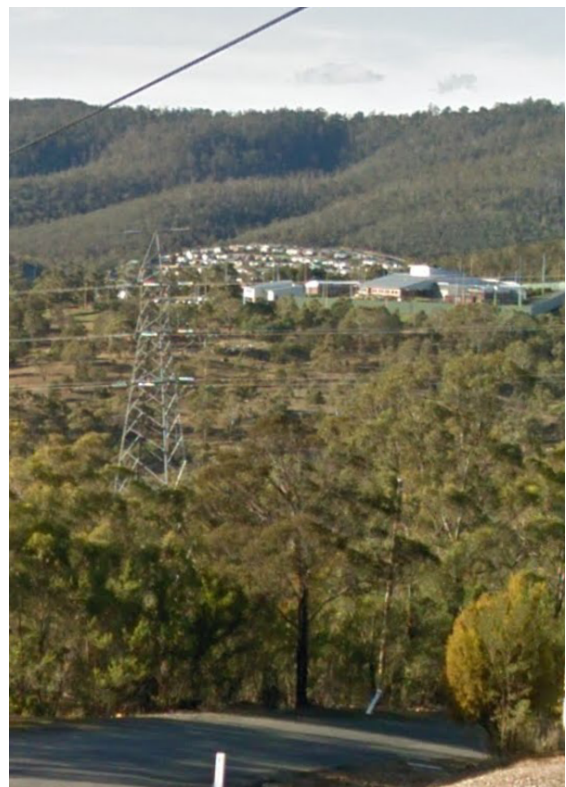
View of the Risdon Prison Complex, currently under expansion.



Several of the businesses on Piper Road, plus the Clarence Lifestyle Village, a Cattery and a Cakemaker.



Transmission tower and transmission lines intersections and visible on Piper Road. The church and Risdon Vale in the background.



[illegible]

Olive Grove Subdivision, located
across the tree line from Piper Road.

