

From: Denis Hume <humedr@bigpond.com>
Sent: Tuesday, 27 April 2021 12:52 PM
To: wtc@wtc.tas.gov.au
Subject: I2021159296 - Local Provisions Schedule Representation
Attachments: WTC LPS Representation.docx

Dear WTC

The attached file contains a representation relating to the Local Provisions Schedule proposed by the WTC
It will be appreciated if you can acknowledge receipt

Regards,
Denis Hume



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The General Manager

West Tamar Council

(via email wtc@wtc.tas.gov.au)

27/04/2021

Dear Sir

Thank you for the opportunity to make representation regarding the Local Provisions Schedule

I wish to object to the minimum lot size proposed under Development Standards for Subdivision WTA-S3.8 for the following reasons:

1. The minimum lot size proposed of 5,000 m2 is far greater than the 1500 m2 proposed under the Tasmanian Planning Provisions
2. The minimum lot size is also far greater than that proposed in adjacent Tamar Valley municipalities
3. Provided that appropriate infrastructure is, or can be made, available successful development of LDRZ zoned land can be achieved on lots much smaller than 5,000 m2. The development that has occurred at Acropolis Drive Legana is a good example
4. The fact that the Performance Criteria (P1) offers no flexibility as to lot size is not consistent with your Plan Purpose Statement WTA-S3.1.2 "to provide for lots at a density appropriate to the infrastructure constraints in low density residential areas" This objective is again stated at WTA-S3.8.1

In order to achieve greater consistency with the Tasmanian Planning Provisions, the Local Provisions Schedules of other Tamar Valley Councils and your own objectives I request the following changes be made to WTA-S3.8

1. **Acceptable Solutions A1 (a)**
Have an area not less than 2,500 m2
2. **Performance Criteria P1**
Provide a discretion for lot sizes to be 20% (500 m2) smaller than the area stipulated under the Acceptable Solutions

I look forward to your favourable consideration of this request

Yours Sincerely

Denis Hume

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