

From: Martin Wohlgemuth
Sent: 15 Mar 2021 14:05:27 +1100
To: Meander Valley Council Email
Subject: Re Draft Amendment 4/2020 – 100 Country Club Avenue, Prospect Vale
Attachments: Eva's representation to 4 2014 Prospect Vale.docx

To whom it may concern,
please find attached a representation in relation to the above.
I am sending the representation to you on behalf of my elderly mother, Eva Wohlgemuth.
who has requested me to do so.
Please advise receipt of the attachment and confirm that my mother has legal standing in
the planning process, before the close of submissions, today..

Kind regards,
Martin Wohlgemuth
8 Station Road
Dover 7117
mobile; 0409981062



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Eva Wohlgemuth
50 Cheltenham Way
Prospect Vale TAS 7250

14/03/2021

Re Draft Amendment 4/2020 – 100 Country Club Avenue, Prospect Vale

To Whom it may concern,

My representation to the Meander Valley Council is in relation to two areas of concern. Firstly, I would like to object to the row of planned narrow residential lots along Country Club Avenue opposite the intersection of Cheltenham Way and Country Club Avenue, as part of this rezoning proposal. These lots will with some certainty be built on with little unbuilt space between them. I imagine they will look like a prison wall of 18 or so new modern houses squeezed together with no tree or greenery between them or to be seen in the further distance. That scar would indeed take the tranquillity of my beloved view over the Golf-Course away and greatly diminish my visual amenity that I currently enjoy. How can you break the monotonousness? That string of building lots should be broken up.

Secondly, I object to the traffic implications the development will have on,

1. The safe vehicle access to and from my home
2. The effect any traffic management options to upgrade the intersection of Cheltenham Way and Country Club Avenue will have on my residential amenity, including further erosion of my current visual amenity.

Both of these areas of concern regarding the rezoning application will have significant negative effects on the visual, landscape and access amenities that relate to my home. This in turn may have significant negative effects on the value of my property into the future.

In the Planning Scheme Amendment Report, it is noted that in the implementation of the 20 year PVBHSP back in 2014 “.. there was no appetite from the owners of the Country Club to facilitate residential development within their surplus landholding”. It would seem unjust that now when the Country Club has decided to change it’s tune, that people like myself who built in this area might have to live in an area with reduced residential amenity and property values.

There you have my opposition!!!

Regards,
Eva Wohlgemuth