

15 March 2021

Jo Oliver
Meander Valley Council
26 Lyall Street
Westbury TAS 7303



Dear Jo,

PLANNING SCHEME AMENDMENT REPRESENTATION

33/2021 AMENDMENT 4/2020 – 100 COUNTRY CLUB AVENUE, PROSPECT VALE

Niche Planning Studio continues to act on behalf of Kin Capital (Developer) and Federal Group (Landowner) in regard to the proposed Planning Scheme Amendment at Country Club Estate located at 100 Country Club Avenue, Prospect Vale.

Kin Capital would like to thank Council for supporting the Planning Scheme Amendment 4/2020, exhibited from Saturday 13th February 2021 to Monday 15th March 2021, proposing the rezoning of a portion of the existing Country Club Tasmania landholding, from Major Tourism Zone to General Residential Zone together with the associated SAP. This amendment would support 380 new lots and approximately 100 retirement living dwellings within the surrounds of the existing Country Club.

The amendment will facilitate a range of benefits to the broader community of Meander Valley and the existing Country Club Estate. These benefits include but are not limited to:

- A new high quality residential development which fills the key market segment for the second and third home buyer gap which currently exists in Prospect Vale as identified by the Residential Land Demand & Supply Assessment (Urban Enterprise, 2020).
- Stimulus to the local and state economy through generation of more jobs, increase in land sales and additional tourism opportunities facilitated by the expansion of the estate
- Enhancement of natural values by co-locating open space on the hilltop and retaining ridgeline views highly valued by the community.
- Providing diversified housing to Prospect Vale and Blackstone Heights as an identified area for growth in Greater Launceston. The lots have diversity and bring a range of housing options to the broader community which is in limited supply. The development will add value to the quality already seen surrounding the casino and will attribute to positive outcomes for Prospect Vale and the Casino.
- New bushwalking trails currently not accessible to the community
- Multi-level retirement village for the aging population within the municipality
- New pedestrian link to Harley Parade connecting the Country Club to the existing housing estate

We understand council foreshadowed amendments to the original proposal. Specifically, in regard to the location of the open space and a new road extension link to Pitcher Parade in the west.

The following table responds to those items:

ITEMS/COUNCIL CONSIDERATIONS	RESPONSE
Open Space Provision of public open space to be located on the hilltop/ridgeline in order to maintain ridgeline views akin to surrounding developments.	<p>The suggestion for open space on the hilltop was suggested by Council as an alternative to the likely cash in lieu payable under the requirements of the Land Use Planning and Approvals Act 1993 (LUPAA).</p> <p>The open space was seen as a logical extension of the reserve proposed within the adjacent SAP to the east which enabled existing trees within the hilltop ridgeline to be retained.</p> <p>Discussion has been had with Council staff refining the design of the proposed open space area to address the specific contours of the site. Council staff have generally agreed with a reduction from the proposed 1.5ha area to an open space of 1.257ha (elliptical in shape) that better reflects the contours of the site and ensures net community benefit.</p> <p>This parkland area is of sufficient size to ensure retention of vegetation (where required) together with the inclusion of parkland pathways and possible picnic areas for the broader community.</p>
Road Connection to Pitcher Parade To include an extension to the internal road network, through Pitcher Parade at the north west boundary corner providing alternate access points throughout the estate.	<p>The extension to the internal road network towards Pitcher Parade was agreed by the developer in principle, however only to the extent of Country Club Estate's residential boundary. This has been shown on the attached plan.</p>

Thank you for your time in reviewing this representation and we look forward to working with you to deliver a great development outcome for Meander Valley Council and the local community.

Kind regards,



Nicola Smith
Director

LEGEND

- LIMIT OF WORKS
- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- SWD

EXISTING STORMWATER DRAINAGE
- S

EXISTING SEWER
- W

EXISTING WATER
- T

EXISTING TELECOMMUNICATION
- dE

EXISTING ELECTRICITY (RECORDS)
- SWD

PROPOSED STORMWATER DRAINAGE
- S

PROPOSED SEWER
- W

PROPOSED WATER MAIN
- PROPOSED EASEMENTS
- INDICATIVE BUSH FIRE SET BACK
- OPEN SPACE / BUFFER
- ACTIVATED OPEN SPACE
- BUSHLAND RESERVE
- INDICATIVE STORMWATER MANAGEMENT AREA
- COUNTRY CLUB FACILITY
- RETIREMENT LIVING
- PRIVATE BUFFER AREA
- TASWATER DEDICATION
- PEDESTRIAN LINK



SUBJECT SITE
LOT 1
119422

PRELIMINARY
NOT FOR CONSTRUCTION

09	15.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
08	15.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
07	15.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
06	11.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
05	10.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
04	09.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
03	05.03.21	PRELIMINARY - ISSUED FOR INFORMATION	DE	ST
Rev	Date	Description	By	Chk



0 50 100 150m
SCALE 1:2500
AT ORIGINAL SIZE (A1)

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Client
ENGINE ROOM VM (NSW) PTY LTD
Project Name
COUNTRY CLUB ESTATE
100 COUNTRY CLUB AVE
PROSPECT VALE, TASMANIA, 7250

Discipline CIVIL		Status PRELIMINARY	
Designed By MRB	Checked By ST	Approved By JG	
Project No. 23337	Drawn By AGC	Scale at A1 1:2500	

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Drawing No. DA03	Revision 09
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