

From: "Clarence City Council" <clarence@ccc.tas.gov.au>
Sent: Fri, 31 Mar 2023 09:59:21 +1100
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Subject: FW: Representation on PDPSPAMEND-2021/019004
Attachments: Representation 30 Holland Crt.pdf
Categories: Bec

From: Rokeby Hills <rhlandcare@hotmail.com>
Sent: Thursday, March 30, 2023 11:31 PM
To: Clarence City Council <clarence@ccc.tas.gov.au>
Subject: Representation on PDPSPAMEND-2021/019004

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Attached is letter of representation

Representation on PDPSPAMEND-2021/019004

30 Holland Crt, Howrah (CT 35660/1)

I am writing on behalf of the Rokeby Hills Community Landcare Group Inc in relation to this application for a Planning Scheme Amendment and Development Application.

This parcel of land is adjacent to the 6 Mayfair Crt public open space bushland reserve that our group currently cares for, and this is the reason for our representation.

The advertised documents for this application show several variants of layout for this subdivision and the public open space allocations. It appears that there was originally no allowance of public open space for a connection between 6 Mayfair Crt and 38 Buckingham Drive, then it changed to a very small triangle section to join these on request from council, then this triangle became bigger to what appears to be the current layout for this application. However, in the permit conditions dated 6 February there are some suggestions that the other public open space in the Northwestern corner is no longer required and the trees on this section can be protected by a Part 5 agreement. Also, that the triangle section of public open space be moved west by 20-metres but there are no details or plans of what is actually being requested by this application.

In light of the above our representation is based on the last-known layout with has an allocation of 200m² in the southeastern corner to link 6 Mayfair Crt with 38 Buckingham Drive.

This connection of Public Open Space is shown on Clarence City Councils tracks and trails maps and is part of the Rokeby Hills/Droughty Point Ridgeline trail that has long been foreseen to be connected with the Glebe Hill Reserve in future. It will also form the largest and subsequently will become the most used and/or main entrance to the northern end of the Rokeby Hills Reserve being the start to the 7km trail along the ridgeline track which will conclude in Droughty Point, part of the currently proposed Skyland development.

It is for these reasons that we urge the council to see that this connection is of vital importance to all recreational and non-motorized transport users.

Currently this parcel of public open space has a width of approximately 14metres. This section of land at the rear of 30 Holland Crt as outlined in the attached reports to this application is steep and to create a pathway to safely accommodate a range of users the path will need to be somewhat zig zagged to achieve this. The 14-metre width does not give very much room to achieve this or to create any feeling of good amenity. On the provision that both properties either side can construct a 1.8m fence.

It is also apparent that the applicants of this application may in future build units on the Lot 7 and 28 Raleigh Crt could also chose to subdivide their property as seen at 26 Raleigh Crt and 33 Raleigh Crt, which would position further houses and units very close to the linkage. Decreasing much of the amenity that could be created by this linkage.

It is for these reasons that we hope that the council can see that this linkage is a section of land that is firstly required under the councils tracks and trails strategy and other state and council open space policy's and furthermore if it was to be enlarged to take the area of public open space that it

appears to now not be allocated within lot 100. It would become a much better, more user-friendly section of track with good natural assets and amenity values that the current bottleneck will not achieve.

It is clearly evident that all plans attached to these advertised documents have set aside the 5% allowance for public open space within them. We ask the council please consider and see it necessary that the approved plans continue to have the full 5% of public open space allocated to be handed over as public open space to council and that this full 5% be within Lot 101.

Our group also raises concern over the lot sizes of lots 3,4,5,6 and 7 and their capability of fulfilling performance criteria for general residential zoned land over the Natural Assets Overlay. It appears that the only possible way to fulfil these criteria and to protect it from future applications that will be in breach of the performance criteria is to place covenants restricting the lots to one dwelling.

Yours Sincerely Chloe

Vice President of Rokeby Hills Community Landcare Group Inc

0478589700

From: "Clarence City Council" <clarence@ccc.tas.gov.au>
Sent: Wed, 24 May 2023 08:33:04 +1000
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Subject: FW: Representation on PDPSPAMEND-2021/019004
Attachments: 2nd Representation 30 Holland Crt.pdf
Categories: Bec

From: Rokeby Hills <rhlandcare@hotmail.com>
Sent: Tuesday, 23 May 2023 10:48 PM
To: Clarence City Council <clarence@ccc.tas.gov.au>
Subject: Re: Representation on PDPSPAMEND-2021/019004

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From: Rokeby Hills
Sent: 30 March 2023 23:30
To: clarence@ccc.tas.gov.au <clarence@ccc.tas.gov.au>
Subject: Representation on PDPSPAMEND-2021/019004

Attached is letter of representation

Representation on PDPSPAMEND-2021/019004

30 Holland Crt, Howrah (CT 35660/1)

I am writing on behalf of the Rokeby Hills Community Landcare Group Inc in relation to this application for a Planning Scheme Amendment and Development Application.

This parcel of land is adjacent to the 6 Mayfair Crt public open space bushland reserve that our group currently cares for, and this is the reason for our representation.

Upon reviewing the amended plans for this application, we are still not entirely sure of what the council sees as sufficient or acceptable provision of public open space for this plan, as there are 2 plans depicted as being approved on 6th February 2023 and both show different allocations of public open space.

The permit conditions however still depict only 1.3% of area being allocated and 3.7% being paid as cash in lieu. It is because of this that we write again to urge council to see that lot 101 should be increased to the full 5% as the section is where the demand for public open space is most needed to create proper connection, trails and accompanying amenity.

Yours Sincerely Chloe

Vice President of Rokeby Hills Community Landcare Group Inc

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