

Adrian Hemens
17 Brue Court, Carlton River.
TAS, 7173
23 March 2022

**Re: Sorell Interim Planning Scheme 2015
Draft Amendment 43-2021-1 and permit SA-2021-3
Rezone land at Josephs Road (Waterson Lane), Carlton and McGinness Road,
Carlton River from Rural Resource to Rural Living and 12 lot subdivision.**

Dear Sir/Madam,

I am writing to express my objection to the above proposed subdivision.

Firstly, I would like to suggest that this proposal appears contrary to the intent of both state and local government legislation regarding rural land use and I do not believe the applicant has made a strong case for approval. For decades, planning schemes and the Land Use Act in Tasmania have recognised the importance of rural and agricultural land and legislated to protect it from fragmentation by incremental subdivision particularly when it lies within close proximity of a waterway.

Rezoning from Rural resource to Rural Living should only be considered for compelling reasons in appropriate locations and where possible not to the detriment of natural and environmental values. This precinct does not have any significant connection to an existing rural community or urban area and could not be described as a logical 'infill' area either. It does not have any reticulated water or sewer services and is already an anomaly when compared to existing ribbon development along Carlton River.

Further, the Southern Tasmania Regional Land Use Strategy 2010-2035, SRD 1.3(c)(11) states that 'the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality'

This proposal clearly does represent a significant increase when there are currently only a total of 17 existing 1Ha residential lots along Baudin Rd and Brue Crt combined and the proposal seeks to add another 12 lots. This is a 70.59% increase.

This proposal was at first refused by Sorell Council on these grounds and then some time later 'suddenly' approved. I would be most interested to gain some insight into how this transpired.

It also seems appropriate to mention here that this proposal was recommended for refusal by the Tasmanian Fire Service on the grounds that it failed to demonstrate compliance with Section E1.0 of the Sorell Interim Planning Scheme 2015.

I am aware of several fires that have occurred in the immediate vicinity over the last few years including one on 7th January 2021 when half of my property burned. The fire was started accidentally by a neighbour and had to be extinguished by the Tasmanian Fire Service.

Historically speaking, I believe that the Sorell Land Supply Strategy Stage 2 Assessment of Expansion Options (1997) was entirely justified and accurate when it did **not** include this land for potential rezoning. It clearly does not concur with the historical spatial layout of development in the area and the southern beaches generally.

I believe this is an opportunistic attempt for a quick turn around by substantially increasing the value of the land very shortly after purchase without due consideration of the wishes or quality of life of the existing residents.

As a local stakeholder it is my hope that if the Tasmanian Planning Commission agrees to rezone the subject land, that a change from Rural Resource to Rural Living B with larger 10Ha blocks should only be considered.

Thank you kindly for your consideration,

Yours Sincerely,

Adrian Hemens

Attention: Karen Fyfe.

Your Reference: DOC/22/23282