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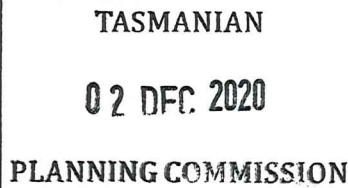
30 November 2020

Our Ref: 43.2019.3.1  
Property No: 10867

Your Ref:

Enquiries to: Caroline Lindus

The Executive Commissioner  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7000



Dear Sir/Madam

**SECTION 34 AMENDMENT – PLANNING SCHEME AMENDMENT - 5 ARTHUR HIGHWAY (CT 16027/1), AND LOT 1 ARTHUR HIGHWAY (CT 8740/1), SORELL -**

I refer to the above application and advise that during the 4-week advertising period commencing on 9<sup>th</sup> September 2020 there were two (2) representations received.

Furthermore, Council has determined at its meeting on the 17 November 2020 that it continues to support the Scheme Amendment 3 of 2019.

I have attached - Planner report to Council Meeting of 17<sup>th</sup> November 2020  
Council Minutes of meeting of the 17<sup>th</sup> November 2020.  
Copy of representations including response from TasWater

We await further advice from Tasmanian Planning Commission as to your determination.

Should you wish to discuss the matter, or require any additional information please contact Caroline Lindus on ☎03 6269 0000 who will be happy to assist.

Yours faithfully

**CAROLINE LINDUS**  
**CONSULTANT SENIOR TOWN PLANNER**  
Encl.

## LAND USE PLANNING

**SECTION 34 – PLANNING SCHEME AMENDMENT AT 5 ARTHUR HIGHWAY, (CT 16027/1) AND LOT 1 ARTHUR HIGHWAY (CT 8740/1), SORELL – AMENDMENT NO.3/2019**

**PROPOSAL: SECTION 34 – REZONING OF LAND FROM PARTICULAR PURPOSE ZONE FUTURE URBAN TO GENERAL RESIDENTIAL**

**ADDRESS: 5 ARTHUR HIGHWAY, AND LOT 1 ARTHUR HIGHWAY SORELL**

### RECOMMENDATION

That in accordance with the provisions of Section 39(2) of the Land Use Planning and Approvals Act 1993, in response to the public exhibition period for draft amendment 43.2019.3 of the Sorell Interim Planning Scheme 2015, notification be made to the Tasmanian Planning Commission that one (1) representation was received.

That there are no other matters intended to be raised by Council with respect to this scheme amendment and Council continues to support scheme amendment No. 3/2019.

### INTRODUCTION

Council proposes to amend the *Sorell Interim Planning Scheme 2015* (SIPS 2015) pursuant to Section 34 of the former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA).

The proposal is to rezone the portion of the property from its current zoning of Particular Purpose Zone 1 – Urban Growth Zone, to General Residential. The application would involve rezoning an area of 16.89ha to General Residential.

Whilst not necessary, the owner of the properties has provided consent for the rezoning and has also provided supporting documentation to assist Council in their approach to the rezoning.

The rezoning was initiated and certified at its meeting on 1 September 2020 as meeting the requirements of Section 32 of LUPAA. Thereafter the application was placed on public exhibition from the 9<sup>th</sup> September until 7<sup>th</sup> October 2020. This report considers the issues raised in the single representation received during this exhibition period.

## **Representations**

The application was initiated and certified by Council under Section 34 of the Act at its meeting on the 1 September 2020 with the amendment subsequently placed on public exhibition from the 9 September 2020 until 7 October 2020.

One submission was received from TasWater which can be found within a SPAN dated 15 September 2020.

One representation was received to the proposed amendment.

## **Referrals**

The application was referred to Council's Engineering, Plumbing and Environmental Health Departments.

Environmental Health had no comments or conditions in relation to the representation received.

Engineering provided comments and conditions:

*At the time that the representation was written, the author may not have been aware of the infrastructure investment recently announced in relation to the duplication of both causeways and the bridge, with a completion date of 2025.*

Plumbing provided had no comments or conditions.

The application was referred to TasWater on 9 September 2020 and a response was received on 15 September 2020 with reference number TWDA 2020/01413-SOR.

The application was referred to the Department of State Growth on 18 of March 2020 and a response was received on 18 March 2020 which advised that a new access road to join onto the Arthur Highway directly opposite the Pawleena Road junction will be required. However it was confirmed that it remains the intention of DSG to progress with the development of a Sorell Bypass (Noting that this has since been lodged with Council and is currently being advertised).

The application was subsequently referred to the Department but no further comments were received.

## **REPORT**

The application proposes the amendment of the zoning of the site from Particular Purpose Zone 1 – Urban Growth Zone to General Residential. There is a section of the subject titles that are zoned Open Space and Particular Purpose Zone 2 – Future Road Corridor. These will not be amended as part of this proposal. The concerns raised in the representation are summarised as follows:

Issue	Response
Concerned about compliance with the Regional Land Use Strategy	This is a broad statement which is responded to in greater detail below. It is Council's position that it is compliant with the Regional Land Use Strategy. Of particular note is Sorell's classification as a major satellite of the Metropolitan Area of Greater Hobart. A precinct structure plan is required (Master planning has been undertaken by Echelon which addresses this requirement). Clause SRD 2.3 specifies that greenfield land for residential purposes be provided and identifies Sorell Township East. SRD 2.4 goes on to state that this land is identified for residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure etc. It is of note that there has been considerable interest from an educational institution to establish on this site. Clause SRD 2.5 specifies that there are 5 steps for the release of residential land including 1. Strategy (completed and provided for), 2. Conceptual sequencing plan, which is in effect allowed for given that this remains the last parcel to be released in the Sorell municipality, and then 3. Precinct Structure plan which has been provided for through the Echelon plans. Subsequent steps are addressed at the subdivision stage.
Supportive of the rezoning in the right circumstance but concerned that these aren't the right circumstances.	Noted.
Concern that factoring in the shack/holiday home numbers into calculations is unclear and there isn't an appropriate methodology. The RLUS provides no clarity on this.	Noted that the RLUS does not provide clarity on the inclusion of holiday homes. However 2016 Census data highlighted that 18.8% of dwellings were unoccupied, and therefore could be considered to be holiday homes. A conservative estimate was considered, recognising the increasing numbers of permanent residents, and determining that arguably 10% of dwellings could be used for holiday homes. This is considered an appropriate methodology, based on data from a Census in the first instance.
How do you calculate demand when considering infill targets	Infill targets at a regional level are based more broadly on inner urban areas of Hobart. In fact

and whether they've been achieved?	SRD 2.7 which refers to the relevant areas for residential infill growth, does not identify Sorell municipality as being an area to provide this infill. To that end the Sorell area does not attempt to fulfil this demand nor is it required to by the strategy.
How does supply in Sorell relate to other areas in the region like Clarence and Brighton? There needs to be a clearer methodology for these calculations.	The RLUS attempts to consider the broader Southern region as a whole and identify areas for infill development, and greenfill development, as an example, across the region as a whole. To that end, tracts of land in the Clarence municipality have been zoned General Residential, although they remain undeveloped. In the instance of this parcel, at a regional level it was identified for future urban use, ie. It was identified to be zoned for General Residential
The regional strategy does not anticipate how residential supply and demand should be determined.	Residential supply and demand is calculated based on data from development levels as existing (ie. Building approvals), population growth (Based on ABS Census data and where appropriate Treasury data), and attempts to project these numbers into the future. The analysis completed highlight a high growth scenario (3%, which is the current growth rate) and a more conservative growth rate of 1.5%. In considering the amount of residential land available, and considering what yield can be achieved from this land, this provides an indication of the supply available.
How was the demand calculated? If the 3% high demand forecast comes to fruition, introducing that number of residents into Sorell may not make practical sense.	The demand is calculated on the growth rates currently evidenced within the Sorell municipality. These rates currently exist irrelevant of future rezonings or otherwise.
How can a decision be made on the rezoning when there is a level of uncertainty regarding whether the correct circumstances are present for the rezoning to take place. Highlights the "unexplored realm" between the regional strategy and the practical application of the Planning Schemes. More work should be done by the State Government regarding where provision for additional	The RLUS attempts to identify areas for future residential development and areas for expansion. The RLUS did not however anticipate a level of growth that is currently experienced within the Southern region, and particularly within Sorell. Any updates of the RLUS is the responsibility of State Government and is not something that can be responded to at this time.

dwellings/lots should occur.	
<p>Affordable housing is referenced within various reports. It is defined within the regional strategy as <i>“housing that is affordable for households on low to moderate incomes, when housing costs are low enough to enable the households to meet other basic long-term living costs. For example household costs should be less than 30 percent of household income for occupants in the bottom 40 percent of household incomes”</i>. The documents do not provide justification as to why the lots could be utilised or considered as affordable housing. Although the strategy is inadequate, the assessment must still have regard to this.</p>	<p>It is acknowledged that affordable housing has a definition, and that there isn't any supporting data to indicate whether a percentage of housing within this subdivision would be classified as affordable or otherwise. The low – middle income rate is \$37,000 - \$126,000 per annum<sup>1</sup>. Residential land within Sorell varies in price from \$160,000 to \$200,000. Within Midway Point residential land is generally between \$200,000 and \$260,000. In an area such as Glebe Hill residential land can vary from \$250,000 to over \$300,000. For low income earners it is likely that the land in Sorell would not be considered affordable, however for middle income earners Sorell remains an affordable way of entering the housing market. Having said this, it is acknowledged that any form of data analysis in relation to affordability has not been provided and to that end, this does not require further consideration. In any event, whether the land is affordable or otherwise does not necessitate a change in the recommendation regarding the amendment.</p>
<p>The following social infrastructure policies have not been addressed:  <i>SI 1.2 – Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.</i>  <i>SI 2 – Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.</i>          Concerned that social infrastructure is currently inadequate therefore the rezoning should not occur and perpetuate this further.</p>	<p>The Sorell municipality is rapidly growing and whilst there have been deficiencies in social infrastructure, this is changing. Currently the municipality provides:</p> <ul style="list-style-type: none"> <li>• A K-12 school, which is underutilised and which is the recipient of a \$27 million upgrade;</li> <li>• A government commitment for the construction of an emergency services hub for the Sorell area, but more importantly the broader south east region.</li> <li>• Pathology clinics</li> <li>• Employment hubs</li> <li>• Doctors clinics</li> <li>• Dental clinics</li> <li>• Optometrists</li> <li>• Physiotherapists</li> <li>• Service Tasmania</li> <li>• Australia Post</li> <li>• Banks</li> <li>• Libraries</li> </ul>

<sup>1</sup> <https://www.ato.gov.au/Individuals/Income-and-deductions/Offsets-and-rebates/Low-and-middle-income-earners/>

	<ul style="list-style-type: none"> <li>• Shops including gift shops, supermarkets, newsagents, butchers, bakeries,</li> <li>• Restaurants and cafes</li> <li>• Sporting facilities including tennis courts, bowls greens, soccer and football facilities, and netball facilities including a recently approved stadium at Pembroke Park.</li> <li>• Childcare centres including a large centre approved in 2020 for location within the business district of Sorell.</li> </ul> <p>In addition, Council is in discussion with other education providers regarding the provision of a second school in the area, and other business offerings. To that end, the social infrastructure of the community is adequate for the increasing population, but further more is growing on a yearly basis.</p>
<p>Concerns about compliance with the Physical Infrastructure requirement being:</p> <p><i>PI 2 – Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</i></p> <p>Is the road network capable of managing the increase in population and are the plans for duplication of the causeways at a stage where the Council and TPC can be confident of their implementation.</p>	<p>The provision of physical infrastructure in the area relates to reticulated infrastructure as well as roads. As recently as 6 October 2020 funding has been announced for the duplication of the causeways (over \$180 million), as the final section of the South East Traffic Solution. This SETS project will see the duplication of the highway from the Airport roundabout, to Sorell, as well as the provision of a Bypass to the south east of Sorell. At this time all elements of this project have been funded. This is a substantial investment, recognising not only the existing development pressures but also future growth. In addition, previous developments in the surrounding area have required financial contributions towards the construction of roundabouts on Arthur Highway (which after the Bypass is constructed will not form the same sort of arterial road) near Pawleena Road. Again this infrastructure investment recognises the extent of development pressure and responds to it. In relation to reticulated services, at this time TasWater have not raised any objections to the rezoning and their capacity to manage the necessary reticulation. Similarly it is Councils view that adequate stormwater services can be provided in this area.</p>
Concerned amendment	<p>that this Council is required to considered amendments irrelevant of any deficiencies in State level</p>

represent sound strategic planning as required by the objectives of the RMPS. This is particularly the case due to the void of State level strategic planning work connecting the regional strategy policies with actual planning scheme controls.	strategic planning. This can not be addressed through this amendment process.
What is the purpose of public involvement in the planning system if calculations around demand and supply are so complex that they can't be understood and therefore it is an issue of natural justice.	Public involvement in the planning system occurs at the amendment stage, and then in future at any subdivision application stage. It is acknowledged that members of the community may not be proficient in the analysis of supply and demand calculations however the reporting provided on exhibition was clear in the number of lots provided, in the growth rates and where those rates were taken from, and in general terms how those calculations were undertaken. To that end, no information has been withheld and there are not concerns regarding natural justice.
Does the strategy that Council puts forward have merit, there is no way of testing local strategies and no agreed format for how local strategies should be undertaken.	The process of assessing the amendment against both the regional land use strategy and the local strategies, through the TPC, tests their appropriateness at this time.
Concerned that with the lack of coordination between State and Local Government, a decision on the amendment will be the best guess possible.	Any decision must be made based on Strategies available at the time, both regionally and locally, data such as supply and demand, best practice proposals, and objective considerations of provision of social and physical infrastructure. While this may not be a perfect process, it is a considered approach and most certainly not a "best guess" decision.
Concerns about the operation of local government planning systems and the fact that the high number of Local Councils makes making property strategic planning decisions impossible.	This is not a relevant consideration for this amendment.
Concerns that planners do not have the skills to explain to councillors and State level politicians about the critical strategic issues as they're too focussed on development assessments. This should be	This is not a relevant consideration for this development.



resolved through amalgamations or development assessment occurring at a state level.	
Broadly supportive of the proposal however it raises many questions and it is unclear whether these can be adequately satisfied to determine that the proposal is acceptable.	Noted.

## CONCLUSION

Council is required to consider submissions made during the public exhibition period and make a further decision with respect to the merits of the application, which is the intent of the s39 report.

During the public exhibition period, one representation was submitted which raised a number of high level issues regarding the relationship to state and local government planning and strategy moving forward, as well as questions around infrastructure and the impact of the rezoning on infrastructure provision in the area.

On consideration of the issues raised, it is not recommended that any further changes be made to the original document certified by Council and that the Tasmanian Planning Commissions undertake their appropriate assessment.

The accompanying document, Appendix A "A Report to the Tasmanian Planning Commission Submission" if endorsed by Council, will form Council's submission to the Commission.

**Caroline Lindus**  
**Consultant Senior Planner**

Attachments: (insert number of pages)  
10 November 2020

## **APPENDIX A**

### **REPORT TO THE TASMANIAN PLANNING COMMISSION SUBMISSIONS – AMENDMENT NO. 43/2019/3**

In accordance with s39 (2) (a) of the Act and the prescribed statutory requirements it is confirmed that three responses were received during the public advertising period.

#### **REPORT**

The proposal was advertised in accordance with statutory requirements under s38 for a total of 28 days, which resulted in receipt of one response, and one response from TasWater, see attachments.

The issues raised have been itemised, summarised and responses provided.

With due respect to the submissions provided and the issues put forward it is recommended that no changes be made to the original document certified by Council and that the Tasmanian Planning Commission undertake their appropriate assessment.

Furthermore, that there are no other matters intended to be raised by Council with respect to this scheme amendment and that Council continues to support scheme amendment No. 43/2019/3.

**10.1 DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE MINUTES**

**^  
RECOMMENDATION**

"That the minutes of the Development Assessment Special Committee (DASC) Meetings of 27 October 2020, 3 November 2020 and 10 November 2020 be noted."

**145/2020 NICHOLS/REED**

"That the recommendation be accepted."

The motion was put.

For: Torenus, Reynolds, Nichols, Reed, Jackson, Gala, Degrassi and Vincent

Against: None

**10.2 SECTION 34 – PLANNING SCHEME AMENDMENT AT 5 ARTHUR HIGHWAY, (CT 16027/1) AND LOT 1 ARTHUR HIGHWAY (CT 8740/1), SORELL – AMENDMENT NO.3/2019**

**PROPOSAL: SECTION 34 – REZONING OF LAND FROM PARTICULAR PURPOSE ZONE FUTURE URBAN TO GENERAL RESIDENTIAL**

**ADDRESS: 5 ARTHUR HIGHWAY, AND LOT 1 ARTHUR HIGHWAY SORELL**

**RECOMMENDATION**

"That Council resolve in accordance with the provisions of Section 39(2) of the Land Use Planning and Approvals Act 1993, in response to the public exhibition period for draft amendment 43.2019.3 of the Sorell Interim Planning Scheme 2015, notification be made to the Tasmanian Planning Commission that one (1) representation was received.

That there are no other matters intended to be raised by Council with respect to this scheme amendment and Council continues to support scheme amendment No. 3/2019."

**146/2020 NICHOLS/REED**

"That the recommendation be accepted."

The motion was put.

For: Torenus, Reynolds, Nichols, Reed, Jackson, Gala, Degrassi and Vincent

Against: None



## Submission to Planning Authority Notice

Council Planning Permit No.	43.2019.3.1	Council notice date	9/09/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01413-SOR	Date of response	15/09/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
<b>Response issued to</b>			
Council name	SORELL COUNCIL		
Contact details	sorell.council@sorell.tas.gov.au		
<b>Development details</b>			
Address	5 ARTHUR HWY, SORELL	Property ID (PID)	5935200
Description of development	Planning Scheme Amendment (Inc PID 5935219)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Irene Inc & Smtih Street Studio Planning & Urban Design	Planning Scheme Amendment Request Sorell Interim Planning Scheme 2015		22/04/2020
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <p>TasWater does not object to the draft amendment to the planning scheme and does not require to be notified of nor do we wish to attend any subsequent hearings.</p> <p>The following is offered as advice only on the servicing for water/sewerage.</p> <p>For water, prior investigations by TasWater has determined that TasWater infrastructure external to the subdivision must be upgraded so that ultimate development of the subdivision complies with TasWater requirements. In particular, the following water supply works would need to be undertaken in any future subdivision application.</p> <ol style="list-style-type: none"> <li>1) A DN250 water main along Cole Street/Arthur Highway between Walker Street and Pawleena Road would be required;</li> <li>2) The relocation of TasWater's water pump station at the eastern end of Cole Street to Arthur Highway closer to Nugent Road would need to be undertaken;</li> <li>3) Construction of a 150mm water main along Arthur Highway to the relocated water pumping station;</li> <li>4) Construction of a 200mm water main in Pawleena Road to the subdivision;</li> </ol> <p>The works external that will be required at any time will depend upon the number of lots in each stage of development and whether the stage is in the low level or high level zone. The developer may request TasWater to consider staging proposals so as to minimize works external costs.</p> <p>Sorell is part of the Greater Hobart strategy and there are currently no Board approved strategies for the Sorell area. However, when they are drafted they will fit into the Sorell council's strategy plans for growth</p>			

in the area. Augmentation of water infrastructure that occurs prior to this will need to be funded by the developer in accordance with TasWater Developer Charges policies.

For sewer, this land is not situated in a serviced area. Under future subdivision application all efforts should be made to achieve gravity drainage and avoid construction of a sewerage pump station.

Where possible, the sewer system should be designed to use gravity to convey the sewage.

From the contour data it appears possible to service this site by gravity. This could be done by constructing a pipe bridge across Sorell Rivulet and connecting to the 300mm TasWater sewer mains near asset A624702.



A gravity sewerage pipe constructed by the developer to connect the development to TasWater's reticulated drainage should be installed so as to enable future servicing of as much as the adjacent lot as possible.

If it is not possible to provide gravity drainage to the site the SPS must be located to enable future servicing of the surrounding area.

The 300mm sewer main from upstream of asset A624702 through to the STP is undersized for the development potential of the sites and developments have already been approved in Sorell and therefore the developer will be required to augment the gravity system to cater for this development in accordance with TasWater's Developer Charges policies.



## Advice

### General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

### Metering Vacant Lot

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

**NOTE:** In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

(a) a meter; and

(b) installing a meter.

### 56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

(a) Existing pipe depth and proposed finished surface levels over the pipe;

(b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;

(c) A note on the plan indicating how the pipe location and depth were ascertained.

### Boundary Trap Area

The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary

drain. The boundary trap is to be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

**Advice to Planning Authority (Council) and developer on fire coverage**

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

**Advice to the Drainage Authority**

The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

*TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.*

**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**Authorised by**



**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



**From:** Stirling, Matthew  
**To:** [Shayla Nowakowski](#)  
**Cc:** [Howatson, Donald](#); [Leon Ashlin](#)  
**Subject:** FW: 43.2019.3.1 Scheme amendment application - 5 Arthur Highway, Sorell  
**Date:** Friday, 13 November 2020 2:46:26 PM  
**Attachments:** [image001.gif](#)  
[image002.png](#)

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Shayla,

Thanks for the referral of the proposed rezoning of land at No. 5 and Lot 1 Arthur Highway, Sorell. It is understood a future subdivision might include approximately 250 residential blocks.

While I don't know all the background I note there are various approved and yet to be approved subdivisions in the vicinity. I also note this is an application to rezone the land and development could be some way off.

1. The department agrees with the traffic consultant's recommendation that it would be preferable that any new side road servicing the land be situated opposite Pawleena Road and a roundabout be constructed at this junction.
2. The eastern bypass of Sorell is scheduled to commence in 2021 so the TIA's scenarios that take this into account are relevant.
3. While a roundabout is preferable the TIA also demonstrates a new T-junction may be feasible given assumed reduced traffic volumes. As mentioned in the TIA this would need to be staggered with the existing Pawleena Road and include a Channelised Right Turn (CHR).
4. The access location shown on the conceptual subdivision plan does not appear to be situated sufficiently east of the bridge to permit a CHR. It may also not be clear of any lengthening of the safety barriers should the bridge be upgraded and no detail is shown of any pedestrian facilities across or along the Arthur Highway. The provision of right turn lanes at both junctions is also likely to require pavement replacement on the re-aligned through lane. **A conceptual access plan should be provided now to DSG's satisfaction to confirm that the subject blocks have sufficient road frontage to permit a CHR and how this junction would integrate with Pawleena Road.**
5. The bypass does not include a roundabout in the middle and it is understood any link across the bypass connecting Sorell to land to the east would need to be via a bridge over the bypass funded by developers/council.
6. Apart from the bypass the department has no funds allocated for any of the other works described above and they will need to be funded by others.
7. No direct access to the Arthur Highway (or the bypass) to residential blocks will be permitted.
8. It is unclear whether any works will be undertaken on the bridge over the Sorell Rivulet in the near future. No funds are allocated and the bypass may delay or cause any upgrade works to be deemed unnecessary at this stage.
9. It is noted that some residential blocks share a boundary with the bypass. The bypass includes no noise attenuation as it is situated in a largely undeveloped area and the alignment has been known for some time. Any adjoining residential development should take steps to ensure noise impacts are mitigated where required.

Happy to discuss,  
Mat



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**From:** Shayla Nowakowski [<mailto:Shayla.Nowakowski@sorell.tas.gov.au>]  
**Sent:** Wednesday, 4 November 2020 3:58 PM  
**To:** Development <[Development@stategrowth.tas.gov.au](mailto:Development@stategrowth.tas.gov.au)>  
**Subject:** 43.2019.3.1 Scheme amendment application - 5 Arthur Highway, Sorell

Hi,

There has been a folder uploaded for the above for your assessment.

Kind regards,



**Shayla Nowakowski**  
**Customer & Business Support Officer**  
47 Cole Street, P.O. Box 126, Sorell, TAS, 7172  
[www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)  
T: 03 6269 0054 | F: 03 6269 0014

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