

## Tasmanian Planning Commission – Sorell LPS Objection Hearing

### LPS – Personal Objection Response - 152 Lewisham Scenic Drive, Lewisham

We are represented today by PDA Surveyors, who will provide our official response, however, this document is supplementary to that.

The reason why we are writing a supplementary document is to explain our objection in ordinary terms. We are not from a legal background and far from it, but we are under the understanding that at law, things have to be “reasonable”, which is also our position in life. So, it is from that point of view that we object to the LPS in regard to our property in the R17, Old Forcett Rd Option, (Zone 2) at Lewisham. We feel that inclusion in the Old Forcett Rd Option is not an accurate description of our property’s relevance, location and importance. Our full road frontage is on Lewisham Scenic Drive and not Old Forcett Rd.

It is well documented that the Southern Tasmanian Regional Land Use Strategy (STRLUS) is out of date. As a document, we understand that it was meant to be updated after 5 years and it is now well past that, being at least 12 to 16 years out of date being based on data from 2006. We have written many letters to the State Government seeking a review. As at the current date it has not been updated.

Without a review of the STRLUS, Sorell Council have no mechanism in which to assess a quality development application from Landholders in R17. This, in our view, is not “reasonable”. We are from a working background, so we have not been able to lodge a subdivision application in the face of what would likely be a blanket rejection or a costly process. We are here today seeking a reasonable decision on this. We feel a reasonable decision would be for our land to be rezoned so we are able to lodge an application for subdivision and have it assessed through a fair and reasonable mechanism and process by Sorell Council.

State Government and Council projections and assumptions, in regard to Lewisham describing it as a dormant suburb, are also inaccurate. In fact, it would have been hard to foresee some of the events of recent years which have made those predictions and assumptions so inaccurate, let alone the passing of time since the 2006 data.

Currently, we are aware of a high demand for land/housing in all areas and the stock of land in the Sorell LGA compared to Clarence LGA, we have been told, is substantially less. In regard to Lewisham, this is even more evident given the STRLUS constraints.

Our property in Zone 2 (along with Alomes and Birchalls) is infill within the suburb. This is very evident when looking at maps of Lewisham. The suburb is almost divided in half by those on the Northern edge who have been able to develop their land and those landholders to the West. The gradients & conditions are similar though out the suburb. Solutions have been found for Water, Power, Sewerage, Stormwater, Transport and Education etc. for those on lots on the Northern part of Lewisham. What is the difference where we are on the western side of Lewisham?

In regard to services;

### **Roads**

Unprecedented upgrades are current on-

- Airport overpass
- Midway Point
- Sorell Bypass
- Lewisham Rd

### **Power**

- Power is available to our lot and is currently connected.

### **Stormwater**

- The Northern side of Lewisham manages storm water and there is no reason why we could not do the same if we are given the opportunity.

### **Sewerage**

- Advancements in this area have been made and there is no valid reason why there should be issues given the size of our property to deal with this.

### **Transport**

- A bus stop is located near our driveway and this service meets the needs of local residents.


### **Education**

- Approximately 42 Million is being spent on Sorell High School (this is also unprecedented) which will consolidate the township of Sorell and outer suburbs like Lewisham, keeping money within the community and providing jobs for locals and families who will need housing. Not everyone wants to live on very small lots of land. 1000m square lots are needed to cater for some families.

We ask the Tasmanian Planning Commission to take the time to reasonably review our application and take into consideration our PDA submission, our initial objection, this letter and letters from our children when deciding whether to rezone our land. We appreciate the time you have taken to hear us today and review our objection. Should you require further information, we are happy to provide it.

Yours sincerely,

D&J Grafton  
Escape Investments Pty Ltd

**From:** Lisa Rogers lisa.rogers@integrity.net.au   
**Subject:** Letter  
**Date:** 8 March 2022 at 9:20 pm  
**To:** jenanddave017@gmail.com



8th March, 2022

To the Tasmanian Planning Commission.

I have grown up spending time at our land and holiday home at 152 Lewisham Scenic Drive, Lewisham TAS 7173. My sister, brother and myself have all picked out blocks of land and would like to build there. I personally had house plans drawn up which I intended to use once I was in a position to build. I have also put up a fence and planted trees over the years. I now have 2 children and would someday like to move there.

We have not had a clear path to follow for a number of years. We need some clarity so that we can plan for our future.

Regards,

*Lisa Rogers*

Lisa Rogers  
12 Carool Road,  
Carnegie VIC 3163

Tasmanian Planning Commission  
Macquarie St  
Hobart TAS 7001

8 March 2022

24 King St  
Bellerive TAS 7018

Dear Sir/Madam

My parents purchased 152 Lewisham Scenic Drive Lewisham when I was a baby, 39 years ago!

I have fond memories growing up at Lewisham from living there, celebrating birthdays, holidays and BBQs with our friends. Together with my brother and sister, we grew up, rode our bikes and learned to drive a car on the land before we got our licence. It means a lot to us.

I had always hoped to have a parcel of this land to build on and bring my children to, so that they may experience, connect and enjoy the Land as we did as children.

We hope that you reconsider and rezone the property so that we can build on it and contribute to the community both economically and socially. The cost and lack of supply of land in the area is making our dream unachievable.

Kind Regards



Kate & Justin Woolley

**From:** Rob Grafton robgrifton88@gmail.com  
**Subject:** Rezoning of 152 Lewisham Scenic Drive  
**Date:** 8 March 2022 at 9:46 pm  
**To:** Jen and Dave Grafton jenanddave017@gmail.com



Dear Tasmanian Planning Commission,

I am writing to you in support of my parents' application to rezone their property located at 152 Lewisham Scenic Drive, Lewisham TAS 7173. My sisters and I have a strong connection to the property and aspire to build family homes within close proximity.

Due to the result of a slowing economy, in Tasmania, it was an indisputable advantage for me to move interstate and pursue greater career opportunities, after graduating from the University of Tasmania. It was not easy to leave my closest family and friends, however, it was a necessity.

In the past 10 years, Tasmania has begun to develop and provide the opportunity that I sought, when first graduating from University. As there is progressive change and advancement, within Tasmania, it is an unequivocal fact that I would like to set up a firm footing in my hometown.

Lewisham Scenic Drive is where I first learned to drive a car, ride a motorbike, and operate Dad's tractor. In recent years, my trips home involved fencing the paddocks, planting trees, and clearing shrubs to create fire breaks. The aforementioned may seem monotonous, however for me, it formed connection and meaning.

I would like to continue my parents' legacy and provide a safe place for my future family. Lewisham Scenic Drive has been a large contributor to my upbringing and I would like to provide the same experiences to my family.

Kind Regards

Robert Grafton