

22/04/2026

PSA 1/2025
319 Murchison Highway, Somerset
Proposal to Rezone land from
Agriculture to Low Density Residential

To Whom it May Concern,

We are writing to express our concerns regarding the proposed rezoning of land at 319 Murchison Highway, Somerset, PSA 1/2025, from Agriculture to Low Density Residential. As owners of [REDACTED], Somerset, a property that shares a boundary with the above-mentioned application, we strongly oppose any changes to current zoning and request that the application be rejected.

The existing TasWater infrastructure servicing properties along Haywoods Lane and Murchison Highway is already inadequate to meet current demand. Water flow and pressure levels are consistently poor. As outlined in the proposal, the potential addition of up to 50 dwellings would significantly increase demand on the system, likely resulting in unacceptable impacts on water supply performance.

Additionally, there is currently no reticulated sewerage or council-managed greywater infrastructure servicing this area, with existing properties relying on individual on-site systems. An increase of up to 50 additional dwellings would substantially intensify wastewater generation and is likely to necessitate the provision of appropriate sewerage infrastructure. Without such services, there is a significant risk that on-site systems would be inadequate, leading to potential environmental and public health impacts.

There are significant concerns regarding the anticipated increase in traffic along Haywoods Lane, both during the construction phase and following completion of the development, due to the increase in resident vehicles. The existing intersection with the Murchison Highway is not aligned parallel to the highway, resulting in poor visibility and creating potentially unsafe conditions for vehicles entering and exiting Haywoods Lane. An increase in traffic volumes would exacerbate these safety concerns.

Further, Haywoods Lane is used by a number of children who walk to and from the school bus stop. The road currently lacks a footpath, and increased construction and residential traffic would heighten the risk to pedestrian safety. This presents a significant concern for the wellbeing of children and other pedestrians who rely on this route.

There are also concerns that a significant increase in traffic and the number of residents in the area may negatively impact residential security. Increased vehicle and pedestrian movement through Haywoods Lane would reduce the current level of privacy experienced by existing residents, potentially increasing the risk of property crime. The change in the character of the area from a low-traffic residential setting to a higher-density environment raises concerns regarding the safety and security of homes and residents.

The property has a demonstrated history of productive agricultural use and has been successfully farmed for a range of crops, including peas, potatoes, and fodder. This long-standing agricultural activity highlights the land's suitability and value for farming purposes. Maintaining the property in agricultural use supports the rural character of the area and reflects its ongoing contribution to local agricultural productivity.

One of the main reasons we chose to purchase this property was for its quiet rural atmosphere and open agricultural views. The low population density and sense of space are a significant part of our enjoyment of living here. Such a substantial increase in the number of residents would fundamentally change the character of the area, diminishing both the rural feel and the outlook we value so highly. We are extremely concerned that this level of development would negatively impact the value of our property and reduce the overall quality of our experience of rural living.

In summary, this proposal raises a number of significant concerns relating to infrastructure capacity, traffic and pedestrian safety, residential security, environmental impacts, and the loss of productive agricultural land. The scale of the proposed increase in dwellings would fundamentally alter the character of the area, which has long been valued for its rural setting and agricultural use. For these reasons, we believe the development, as proposed, is not appropriate for this location and does not adequately address the impacts on existing residents or the surrounding rural community.

Regards,

Jason and Rebekah Timms

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