

The Tasmanian Planning Commission

144 Macquarie St

Hobart TAS 7000

12 Elizabeth St

Lewisham TAS 7173

5th March 2022

Sorell Council – Local Provisions Schedule: Objection

Firstly, before we begin our submission, we would like to say thank you for the opportunity to address our concerns in this forum. We are grateful for having an impartial body to listen to and act on our concerns.

Since our initial letter of objection lodged in August 21, we have had more time to gain a deeper understanding of the bodies concerned, their responsibilities and specifically the role of the council in this matter. We now appreciate that there is no actual mechanism the council can currently utilise to allow subdivision of land in the R17 Old Forcett Rd Option parcel of land. The Southern Tasmanian Regional Land Use Strategy 2010 was using data from 2006 and is completely out of date and does not reflect the demand for residential land in this current climate, particularly since the effect of the Covid Pandemic on housing in Southern Tasmania.

To further elaborate on demand for land in the Lewisham area, we can personally testify that in the 20 years we have been land owners here we have experienced an ever increasing number of people either posting notes of interest in our letterbox or driving up our driveway and asking whether any land is for sale. Not to mention the many notices we receive from local real estate agents expressing a high demand for land in Lewisham. It is misleading to place these lots within Lewisham under the blanket title of "Old Forcett Road", since all access is in fact from Lewisham Scenic Drive. This land, on the western side of the R17 zone has extensive water views from almost all areas, making it extremely attractive to potential buyers. This interest is further backed up by a simple search on the "Realestate.com.au" suburb profile for Lewisham. It is listed as a High Demand Market with 1492 visits per listing as of March 2022.

The Planning Authority Response from the council raised a number of issues we would now like to address:

They stated that sewerage is a prohibitive factor to further expansion in the area. They distinguished between "Rural living lots, one row of houses back from Lewisham Scenic Drive" and the multiple smaller lots lining Lewisham Scenic Drive that border our section of R17.

- Current waste-water systems are required to be of a certain standard and are far superior to the type of septic system installed when the area was originally being developed. Additional properly maintained systems should have no adverse effect on run off into Pitt Water.
- The issue of storm water management and run off could be resolved by the construction of consolidation ponds within the 50 plus acres on the Lewisham side of the R17 zone. There are also water catchment areas on the Forcett side of the R17 zone. Storm water run off

exists regardless of the number of residences so further expansion with the correct implementation of drainage should only improve this issue.

- Domestic water supply has always been the residents' responsibility through the use of water storage tanks. This exists for house lots of 500sqm upwards for every single residence east of Sorell. So future expansion will not require any additional infrastructure relating to water supply.
- As Lewisham residents we have first-hand experience of the bus services that operate in the area as our two teenagers have utilised this service for their entire school life. There are regular and frequent services into Hobart 7 days a week which we make full use of.
- The current road improvements including Sorell Bypass and the duplication of the causeways towards the airport will improve travel times dramatically. This has been brought about by the State Government acknowledging that Sorell is the 3rd fastest growing municipality in Tasmania. Inevitably this will only fuel further interest and growth in this area.
- Significant economic investment is also being made in the Sorell High School Precinct and the planned industrial zone bordered by the new bypass. This substantial boost to local education and commercial interests will only serve to increase pressure on housing in the local area. It is worth mentioning that not everyone wants to live on a small residential block as is currently being developed just outside Sorell. Blocks of half an acre upwards are of great interest to many families looking for a different type of lifestyle.
- In addition, the recent announcement by the Director of Housing, Peter White, regarding the Housing Market Entry Program is already generating considerable demand for housing in Southern Tasmania including the Lewisham area.

To summarise, current expenditure and planning in the areas of education, road infrastructure and commercial activity coupled with the recent announcement by the state government regarding the Housing Market Entry Program render the Southern Tasmanian Regional Land Use Strategy, published over 10 years ago, out of touch and not relevant in the current climate.

On a more personal note we are here today because we truly believe that the current restrictions on subdivisions in the Lewisham area are not equitable. All we are asking for is to be assessed within the same parameters that apply to the vast majority of residents in Lewisham. We are the same as any parents wishing to make provision for our children's future and our own retirement. Our children have grown up and thrived in Lewisham and we hope to provide a pathway for them to bring up their own families and continue to contribute to the local area and economy. Surely this is not an unreasonable request?

Thank you for your consideration.

Emma and Tim Birchall

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