



**MICHAEL BALL**  
TOWN PLANNING

30th November 2016

The General Manager  
Sorell Council  
PO Box 126  
SORELL TAS 7172

Dear Sir

**APPLICATION NO 43.2016 and 7.2016.21.1**

I act for Mr E Ortmann owner of the property at 208 Bally Park Road Dodges Ferry also known as Lot 1 on P 113640.

I am instructed to make a representation to the conditions of approval included in the permit attached to the proposed amendment to the Sorell Interim Planning Scheme 2015.

Specifically objection is raised to Condition 7 of the permit, firstly as it requires the combining of proposed lots 1, 2 and 3 and the formation of two lots. It is submitted that there is no planning justification for the reduction in lot yield. The lots in question fulfil the minimum standards of the scheme in respect to size. The land has been assessed by a suitably qualified professional and all of the subject lots (1, 2 and 3) can sustain wastewater systems for single three bedroom dwellings. Further an Inundation report again prepared by a suitably qualified professional found that the *"subdivision is considered acceptable provided a 3.1 m AHD inundation level is assigned on the lower lying areas and/or the lower lying parts of the site are adequately drained into neighbouring road reserve areas"*.

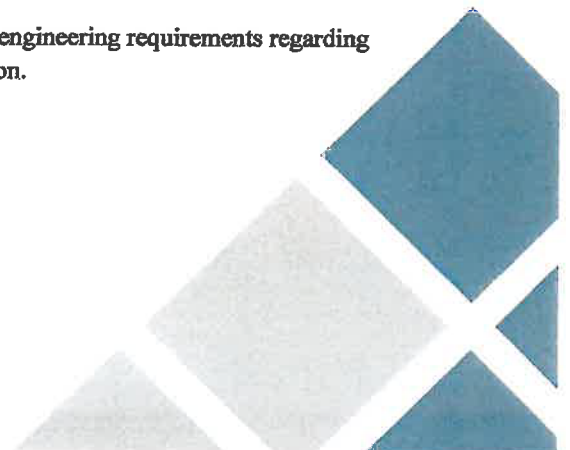
Both of these reports were included in the original application.

Condition 7 goes further and requires a cul de sac head to be constructed. It is submitted that this is unwarranted, both lots 1 and 2 can be accessed off the existing and constructed Church Street (albeit Lyeena Street as well) and as such there is no significant increase in vehicle movements over Lyeena Street warranting such expenditure when Council could condition any permit to the effect that primary access to lots 1 and 2 be off Church Street.

Objection is raised to condition 10 in that the proposed lot 3 has frontage to neither Bally Park Road nor Lyeena Street.

The reduction in the lot yield of the proposed subdivision and the engineering requirements regarding road construction bring the viability of the subdivision into question.

PO Box 125 BATTERY POINT 7004



If as required lots 1 2 and 3 are combined the logical outcome would be only one allotment with frontage to Lyeena Street and both of the resultant lots still having frontage to Church Street. This again brings into question the need for the construction of a cul de sac head on Lyeena Street when Council could, as they have done in condition 10 where access points have been limited to certain roads, specify frontage to Church Street. Such a condition would remove the need for any works on Lyeena Street.

Should you have any query with the above please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Michael Ball". The signature is written in a cursive style with a large initial 'M'.

M V BALL

BSc Hons Grad Dip Urban and Regional Planning