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To: [Sorell Council](#)
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Subject: Submission on Sorell Council Local Provisions to Tasmania Planning Scheme
Date: Thursday, 12 August 2021 10:54:03 AM

Planning Department Sorell Council

Please accept this as my Submission on the Sorell Council Local Provisions to the Tasmania Planning Scheme.

Having read the documents I wish to make comment on 2 particular areas:

- Carlton Bluff Western and Northern End
- Steeles Island and the surrounding waterway of the Carlton River.

Firstly let me say that I am a long term resident of Carlton and before that our family had a shack at Primrose Sands, hence this area has been a big part of my and my families life.

The attraction to the area comes from the areas around the mouth of the Carlton River. In fact large numbers of the community value the relatively unspoilt nature of the area- whether they be surfers, swimmers, recreational boaters, kayakers, runners, walkers, even dog walkers or even simply people admiring the view as far away as Park Beach. It is vital that these areas are maintained for the benefit of the community throughout the area.

Comments on Carlton Bluff Zoning.

The western side of Carlton Bluff is Zoned Rural. My concern is that this is not strong enough a protection, and that a more suitable classification would be Landscape Conservation Zone to ensure the values it currently has are maintained.

Whilst I appreciate that the area has a Scenic Protection Overlay as per the Supporting Report by Sorell Council in C8.1.8 and Table SORC8.1 I feel changing the proposed zoning to Landscape Conservation Zone would more closely align to the communities expectations of the future of that land.

Comments on Steele's Island and Surrounds Zoning

Similarly I believe the Steeles Island zoning could be altered. Currently it is proposed to be environmental management, where again the values of Steeles Island would be more appropriate to be Landscape Conservation Zone.

While there are existing buildings on that site it is important that no more are developed. There are a number of reasons why:

- The existence of Aboriginal middens on the island.
- Provides habitat for breeding sea birds.
- Any sewerage system risks leaking into the Carlton River which is a high use recreational area.
- Structures near the shore causing erosion
- It is the backdrop for a high use recreational area.

Thank you for your consideration. If any clarification is required please contact me.

Your Sincerely

Paul

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