

10 September 2021

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OBJECTION TO PROPOSED REZONING AND SUBDIVISION OF RURAL LAND

Application No 43.2021.1 JOSEPHS ROAD, CARLTON AND MCGINNESS ROAD, CARLTON RIVER –
REZONE LAND FROM RURAL RESOURCE TO RURAL LIVING AND RURAL LIVING B & 12 LOT
SUBDIVISION

This objection is submitted as owners and residents of property located at the corner of Baudin Road and Brue Court, with a rear boundary adjoining the proposed subdivision. A property that will be impacted by the proposed subdivision.

Primarily we are of opinion that the proposed rezoning is not justified and contrary to the Sorell Planning Scheme and State Land Use Act. We also put forward that the developer has not presented a case that warrants such a significant change of land use.

Planning schemes and the Land Use Act in Tasmania recognise the critical importance of rural and agricultural land and the need to protect from incremental fragmentation through subdivisions such as proposed.

Considering that the “Sorell Land Supply Strategy – Assessment Options” does not include this property and the absence of any very compelling reasons for approval, the proposal appears unjustifiable. Also, residents / property owners in the area have invested on the basis of known permissible land usage.

In Section 4.2 of the application (Natural Values), the applicant states that Wedge-tailed eagles forage the property at random and provides anecdotal information that refers to Wedge-tailed eagles landing in trees and on paddocks within 50m of his home and remain for approximately 30 minutes. I am unaware of the location he refers to, however I assume it is an area other than the proposed subdivision.

As local residents it is our opinion that presence of the Wedge-tailed eagles in the area is more than suggested in (Section 4.2). Rather, personal observation and information provided by local residents suggests quite extensive use of the area by Wedge-tailed eagles.

Section 6.2 - Roads

It appears the subdivision proposal involves Baudin Road being extended for a distance of approximately 250 meters, allowing 20 meters width to accommodate the roadway, services and drainage and terminating as a cul de sac.

A second road leads off the Baudin Rd extension, also at a distance of approximately 250 meters, however, allowing only 18 meters width to accommodate the roadway, services and drainage and also terminating in a cul de sac.

As mentioned, the above roads terminate in cul de sacs, as opposed to preferred through roads, and as such do not appear to meet acceptable solutions.

The proposal also noticeably excludes provision of access via Waterson Lane for those blocks with boundaries along that lane.

Overall, the proposed roads present what appears to be a funnel access to the whole development rather than a spread of access utilising Waterson Lane that currently permits access to the existing properties on that boundary. In that regard the proposed subdivision does not attempt to meet the requirement of maximising connectivity with the neighbourhood road network.

It is noted that information in the submission 6.2 (b) mentions the new road will be constructed to a standard approved by the Council. No mention is made of the road type.

The estimated cost of the Development as shown in the "application form" is \$600,000-\$700,000.

This estimate appears somewhat low and out of character for the overall development, including construction of sealed roads and required drainage.

Lesser quality or unsealed roads would be unsatisfactory, detrimental and inconsistent with existing road construction in this area. The inherent problems associated with any unsealed road, including dust drift would be unacceptable.

As mentioned, the proposed subdivision does not provide any properties access via Waterson Lane. As such, comment at point 6.2 (k) of the submission concerning the use of Waterson Lane as an emergency situation escape route for residents of the subdivision and existing residents of Baudin Road and Brue Court, appears disingenuous and unachievable.

With reference to comment at point 6.6.3 that mentions "Road Drainage" will be undertaken in accordance with Council engineering requirements.

Existing Road Drainage in place for the upper section of Baudin Road and Brue Court is ineffective, unable to cope and periodically causes long term water retention in the stormwater drain. This presents various problems. As such, concern is held that further development with additional ineffective drainage will exacerbate the situation and increase health risk in the vicinity.

In summary, considering the above we object to the proposed development proceeding as currently presented.

For your consideration.