

From: [TPC Enquiry](#)
To: [Sorell Council](#)
Subject: Sorell draft LPS - representation received at TPC for your records
Date: Thursday, 12 August 2021 4:40:46 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[Sorell draft LPS - representation hand delivered to TPC 12 August 2021 - D and J Grafton. 2 August 2021.PDF](#)

Good afternoon

Please find attached a representation for your records from D and J Grafton regarding the Sorell draft LPS. It was hand-delivered to the TPC office today, 12 August 2021.

Regards



GPO Box 1691 Hobart Tas 7001

03 6165 6828

www.planning.tas.gov.au

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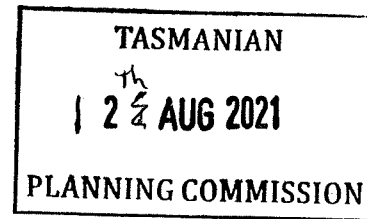


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Escape Investments Pty Ltd
17 Victoria Esplanade
Bellerive TAS 7018
0405441530

The Tasmanian Planning Commission
144 Macquarie St
Hobart TAS 7000



Sorell Council
47 Cole St
Sorell TAS 7173

2 August 2021

Sorell Council - Local Provisions Schedule **Objection**

Dear Sir/Madam

We formally object to the Sorell Draft Local Provisions Schedule (LPS) and the zoning of our property at 152 Lewisham Scenic Drive.

Our property, which we have owned since approximately 1984 (37 years) is located within the Township of Lewisham in Register Volume Folio 34483. It is bordered by 1012m² blocks on Lewisham Scenic Drive. We have a 20m road frontage directly on to Lewisham Scenic Drive between those 1012m² blocks.

We object to the intended zoning of our property within the R17 Old Forcett Rd Option of the LPS and we feel our property should not be included in it as detailed below. There is glaring disparity between the planning of the Northern side of Lewisham compared to the Western & Southern sides of Lewisham which is very obvious on the map. It is quite clear that our property is infill within the Township of Lewisham. The R17 Old Forcett Rd grouping is bordered by many blocks, some of which have been subdivided down to 1000m² square. R17 extends from picturesque Lewisham Scenic Drive on the West over the hill to land bordering on Old Forcett Rd. Our property is located in on the Western side in one of the most beautiful areas with the outlook facing the Seven Mile Beach sand dunes, Lewisham waterway and Frederick Henry Bay making it an ideal site for homes. It is an area of outstanding beauty within the Southern Beaches Area. A description of Old Forcett Rd in that grouping is not accurate in regard to our land's location and significance.

Many properties on the Northern side of Lewisham have been able to be subdivided down to 1000m² in recent years and yet we are limited to a size of 10Ha, which is larger than our property size in total? The land contours and soils are no different from the Northern side of Lewisham to the Western side where our land is located. There does not seem to be consistency or equality in the parameters for sub-division and indeed there is no mechanism for R17 landholders to be able to subdivide. We need a clear pathway for

landholders to be able to submit quality applications without prohibitive costs for rezoning. Previously, we were able to subdivide off a 1 Ha lot in the 1980s and this ability has now been removed, meaning our 7.999Ha property has been effectively locked up. We want to subdivide to provide an income in our retirement and provide housing for our children.

As described to us by a Sorell Council employee, the new Rural Living B zoning means our property could be used as a Hobby Farm. This will not work as we do not have access to water to sustain a Hobby farm and recent advice given to us by a visiting Agronomist is that it is not suitable for farming. Lewisham is a known dry area and therefore the Rural Living B zoning is not appropriate for our block.

As our property is surrounded by smaller suburban land holdings, dogs are an issue and a hazard if sheep or other animals are on the property. Clearly being infill within the suburb this restricts our use for Rural or other Hobby Farming ventures.

In regard to the location of the property near the Commercial Area of Lewisham, the reality is the Commercial Area is just a Petrol Station & take away with some provisions. There hasn't been a substantial area of commercial land left vacant for the development of a Village Centre. The original shop appears to have been used as housing for many years and does not appear to operate commercially. So, delays in development in this regard seem invalid. A parkland and bus stop however, are located nearly opposite our driveway so transport is accessible and could easily service our land. Developments in the management of sewerage have also progressed and there appears to be no valid reason why this could not be overcome.

Additionally, we believe that our zoning in the LPS does not take into account changes over the last few years including the current demand for property within the Lewisham area, which would have been difficult to foresee. We therefore believe that the LPS in regard to Lewisham has room for improvement. We also feel that there has been a lack of consultation with the 27 land holders in R17 and that these landholders have not been consulted, understood or made aware of the full impact of the zoning on their property. An example of this is that the planning shows a road through our property to the top of the hill and a park on our neighbour's adjoining property. When we spoke with the Neighbour, he had no idea that a park was planned on his property?

In Summary we object to the Sorell LPS due to;

- Our property being infill within the Township of Lewisham.
- The inclusion of our property in the R17 Old Forcett Rd Option is not an accurate assessment of the important scenic west facing location of our land, road frontage on Lewisham Scenic Drive and its proximity to the 1000m² blocks on Lewisham Scenic Drive
- Zoning our land Rural Living B is not appropriate as it is not viable as a Hobby Farm or farming venture and this effectively locks up our land
- We have numerous 1000m² blocks along our boundary on Lewisham Scenic Drive and thus suburban dogs are a hazard to farm animals on the property

- Land in the Northern area of Lewisham has been able to be subdivided down to 1000m where the contours and soil types are no different to our land on the Western side. There is a clear disparity between the Northern side of Lewisham compared to the Western & Southern side of the Township and this can be seen on the map of Lewisham
- Our land is close to a parkland and a bus stop which could easily service our area
- Treatment of sewerage on site can be overcome with advancements in technology
- We believe the LPS is already outdated and does not take into account changes of the last few years, given the demand for land in the Lewisham Area.
- There has been a lack of consultation and awareness of the 27 land holders in the R17 group, in light of the long-term impact on our properties
- We think it reasonable to be able to subdivide to provide an income for ourselves and housing for our children.
- There is no mechanism for us to be able to subdivide and this is not reasonable. We need a clear pathway which landholders are able to follow without onerous application costs for rezoning, making subdivision prohibitive.

All we ask for is that subdivision in the township of Lewisham be treated equally and a fair mechanism be put into place. We think this is a very reasonable request.

We support our close R17 neighbours in their objections to the LPS and as one of the 27 landholders in the group we hope to see the zoning revisited and an appropriate change to our zoning in particular.

We invite representatives of the Tasmanian Planning Commission to meet with us onsite to see what the impact of this potential zoning would do to not only our property but surrounding properties. The big picture is not always seen on paper and needs to be seen in person at times.

Yours faithfully



D & J Grafton
Directors
Escape Investments Pty Ltd