



SORELL PLANNING AUTHORITY (SPA) AGENDA

1 OCTOBER 2024

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 1 October 2024 commencing at 4:30 pm.

CERTIFICATION

I, Jess Hinchon, Acting General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

JESS HINCHON
ACTING GENERAL MANAGER
26 SEPTEMBER 2024



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 1 OCTOBER 2024

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1.0 ATTENDANCE

△

Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor M Larkins
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Jess Hinchon, Acting General Manager

2.0 APOLOGIES

Robert Higgins, General Manager

3.0 CONFIRMATION OF THE MINUTES OF 24 SEPTEMBER 2024

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 24 September 2024 be confirmed."

4.0 DECLARATIONS OF PECUNIARY INTEREST



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In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 SUBDIVISION APPLICATION NO. 7.2023.18.1

Applicant:	M A Crawford
Proposal:	Three (3) Lot Subdivision
Site Address:	15 Gatehouse Drive, Sorell (CT 39266/6)
Planning Scheme:	Tasmanian Planning Scheme - Sorell
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Subdivision creates more than one lot.

Relevant Zone:	Low Density Residential
Proposed Use:	Not Applicable
Applicable Overlay(s):	Flood-Prone Area Bushfire-Prone Area
Applicable Codes(s):	C12.0 Flood-Prone Hazard Area C13.0 Bushfire Prone Area Code
Valid Application Date:	31 August 2023
Decision Due:	02 October 2024
Discretion(s):	1 10.6.1 – Frontage 2 10.6.3 – Services (sewer)
Representation(s):	One (1)

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2023.18.1 for a Three Lot Subdivision at 15 Gatehouse Drive, Sorell be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P3 (subdivision design by J Medbury dated 4 August 2024);
 - b) P1 (Geotechnical Report prepared by Rock Solid Geotechnics Pty Ltd dated 03 May 2023); and



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- c) P3 (Bushfire Hazard Management Plan prepared by AVK Environmental Management dated 20 August 2024)
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
 3. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 5% of the improved value of lots 1 and 2.

This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

4. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
5. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.

Engineering

6. Prior to the commencement of works, detailed engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:
 - a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and
 - d) Any Council policy determined as relevant.

The design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of professional indemnity insurance.

Advice:

- i. *The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.*
 - ii. *Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion of Council's General Manager or their delegate where a clear justification exists and the alternative solution is to no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.*
 - iii. *Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence.*
 - iv. *Stamped endorsement granted by Council for engineering drawings assessed will expire two years from the date of issue, at which point reassessment and reissue will be mandatory.*
7. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering Drawing Assessment (EDA) fee, and
 - b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice:

Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

8. Works must not commence on site prior to endorsement of engineering drawings by the General Manager.
9. A Construction Management Plan (CMP) must be provided including, but not limited to, the following:

Traffic Management Plan, and

- b) Soil and Stormwater Management Plan.



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All requirements of the CMP must be implemented prior to any works commencing on site.

10. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive of a certificate of currency for public liability insurance for the contractor and any sub-contractor.
11. Prior to sealing the Final Plan of Survey the following works must be completed in accordance with the endorsed engineering drawings:
 - a) Lot connections made available for each lot to the;
 - I. Telecommunications network,
 - II. Electricity network, and
 - iii. Connection to reticulated stormwater located at the lowest point of each lot and capable of draining the entire lot.
 - b) Vehicle access for each lot must be in accordance with TSD-R03-v3 and TSD-R04-v3 with a 40mm thick DG10 asphalt vehicle crossover to the front boundary for the full frontage of lots 1 and 2 (combined);
 - c) Rehabilitation;
 - I. Provision of top soil and grass or vegetation on all disturbed areas, along with weed management measures and/or scheduled planting and maintenance measures.
12. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice.
13. Works must be completed to a standard that is to the satisfaction of the Council General Manager.
14. The final plan of survey must include easements over all drains, pipelines, wayleaves and services, to the satisfaction of Council's General Manager. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines.
15. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

16. Prior to practical completion, survey pegs are to be certified correct post construction.

Stormwater

17. The minor and major stormwater system must be designed and constructed to not exceed the conveyance or capacity of the downstream network

Existing Services

18. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: This condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure.

Telecommunications & Power

19. Prior to sealing the final plan of survey, the developer must submit to Council either:
- a) a completed exemption from the installation of fibre ready pit and pipe notice, or
 - b) a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment", or
 - c) "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at <https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

20. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that either:
- a) all conditions of the Agreement between the Owner and authority have been complied with; or
 - b) that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

On-site wastewater

21. A new on-site wastewater management system (OWMS) must be installed for the existing residence on the balance lot in accordance with the report provided by Rock Solid Geotechnics. The final position of the OWMS must be to the satisfaction of the Manager of Health & Compliance. All works are to be completed before the final plan of the subdivision is sealed.

Taswater

22. All requirements of TasWater Submission to Planning Authority Notice Reference TWDA 2023/01232-SOR and date 21 June 2024.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.



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Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☐(03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Three (3) Lot Subdivision at 15 Gatehouse Drive, Sorell. This property is zoned Low Density Residential and is located on the fringe of the Sorell Township.

The key planning considerations relate to:

- Lot Design;
- Stormwater; and
- Internal Lot Access.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme – Sorell* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes stormwater assets to be transferred to Council. Design and construction standards for these assets are considered in this report.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposed subdivision is assessed in accordance with the Public Open Space Policy.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any a standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil.
Environmental Health	Yes	Yes	Yes	Nil.
Plumbing	Yes	No		
NRM	No			
TasWater	Yes	Yes	Yes	Nil.
TasNetworks	Yes	Yes	No	Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.
State Growth	No			

Report

Description of Proposal

Application is made for a three (3) Lot Subdivision at 15 Gatehouse Drive, Sorell. The subdivision plan consists of the creation of two (2) additional lots with sizes of 2068m² and 2023m² and a balance lot of 5296m² (see the subdivision plan below). The existing dwelling on the balance lot is to be retained with site access from the existing crossover from Gatehouse Drive. Both proposed additional internal rear lots (lots 1 and 2) have access from Gatehouse Drive.

The proposal includes a three metre wide drainage easement for the benefit of the balance lot over lot 1. A stormwater main runs through lots 1 and 2.



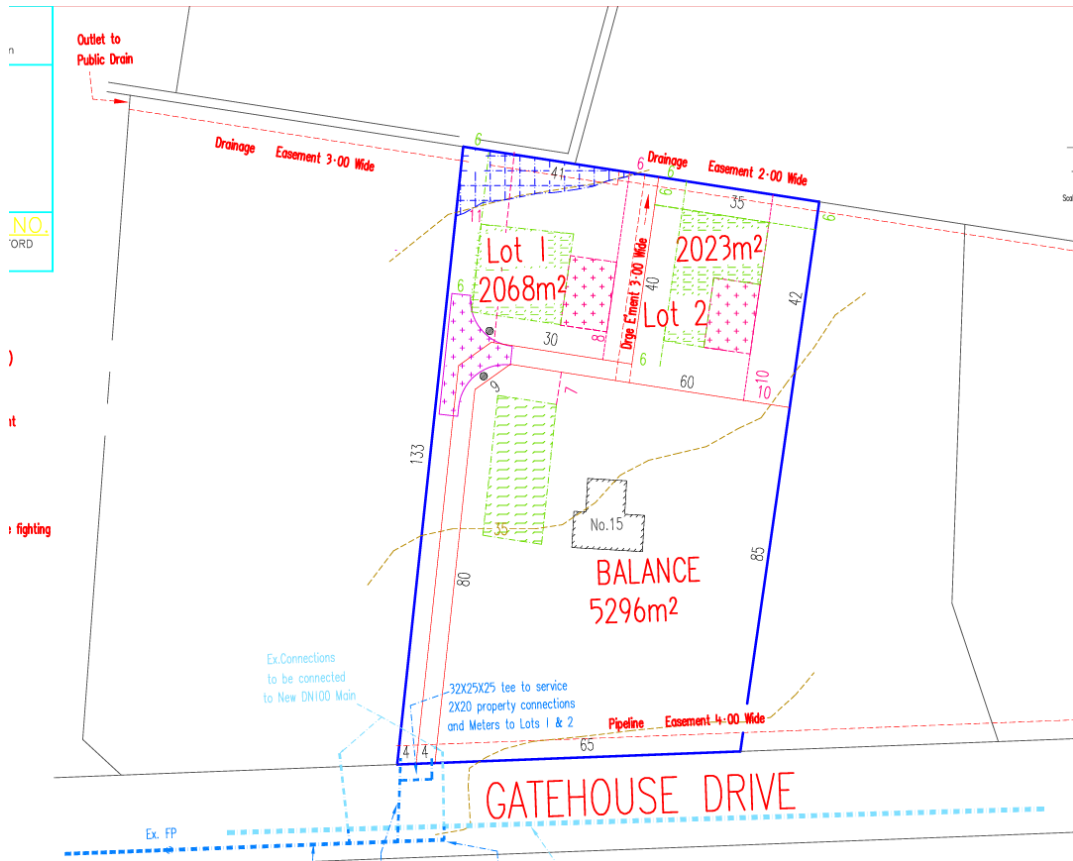


Figure 1. - Proposed Subdivision Plan

The application is supported by:

- Geotechnical Report prepared by Rock Solid Geotechnics Pty Ltd dated 03 May 2023;
- a bushfire hazard report prepared by AVK Environmental Management dated August 2024; and
- a Bushfire Hazard Management Plan prepared by AVK Environmental Management dated 20 August 2024.

Description of Site

The subject parent property is a regular-shaped 9374m² with a 73-metre frontage to Gatehouse Drive. The site is currently occupied by one (1) existing residential dwelling and multiple outbuildings (sheds).

The site is located on the northern fringe of the Sorell Township, with neighbouring higher-density general residential lots to the west and larger rural living lots to the north. The property is zoned Low Density Residential with the immediate adjoining properties and locality characterised as large low-density lots occupied by large residential dwellings and associated outbuildings (sheds). Prevailing lot configurations within the immediate area and adjoining properties are examples of a mixture of larger acre parcels of land and smaller



2000m² to 3000m² internal lots with extended access carriageways from Gatehouse Drive.

The property topography falls away from Gatehouse Drive with an existing stormwater drainage easement located to the rear of the lot.

The site is currently serviced with reticulated water from a 32mm water main. An extension of the compliant reticulated water infrastructure that exists to the west is proposed and each lot to be connected to a compliant water supply.



Figure 2. - Subject Site

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
10.6.1 A1	Lot Design	Yes, as all lots are greater than 1500sqm in size and able to provide for building envelopes that comply with the prescribed boundary setbacks.
10.6.1 A2	Frontage	No, as frontage for lots 1 and 2 are less than 20m - refer to performance criteria assessment below.



10.6.1 A3	Vehicle Access	Yes, each lot has frontage and satisfactory access.
10.6.2 A1	Roads	Yes, as no new roads are proposed.
10.6.3 A1	Water Supply	Yes, as the frontage of the lot(s) are within 30m of reticulated water and a connection is included within the proposal.
10.6.3 A2	Sewerage	No, as no connection to reticulated sewerage system is provided. Refer to performance criteria assessment below.
10.6.3 A3	Stormwater	Yes, as a stormwater drainage easement is located to the rear of the parent lot.

Performance Criteria Assessment 1 – Clause 10.6.1 P2 Frontage

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;*
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*
- (c) the topography of the site;*
- (d) the functionality and useability of the frontage;*
- (e) the ability to manoeuvre vehicles on the site; and*
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide*

The performance criteria is applicable as lots one (1) and two (2) are internal lots provided access via a shared eight (8) metre Right of Way (ROW). It is considered that the performance criteria is satisfied given that each lot has satisfactory means of access for vehicles as demonstrated by the bushfire hazard report.

Performance Criteria Assessment 3 – Clause 10.6.3 P2 Services (Sewerage)

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and



development of the land.

The performance criteria is applicable as no connection to reticulated sewerage system is available or proposed. The proposal has been assessed by the Council's Environment Health Department, and it has been determined that there is ample space to accommodate an on-site waste-water system adequate to service future use and development.

Code(s)

C12.0 Flood-Prone Areas Hazard Code

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
C12.7.1	Subdivision within a flood-prone hazard area	Yes, as the flood prone hazard area is limited to a small north-west corner section of lot one (1). All lots within the plan of subdivision are able to contain a building area, vehicle access, and services that are wholly located outside a flood-prone hazard area.

C13.0 Bushfire-Prone Areas Code

The proposal complies with the code through the provision of an accredited persons bushfire hazard report. Section 52(2)(d) of LUPAA requires the planning authority to accept such report.

Public Open Space Policy

Broadly, there are three considerations for public open space within a subdivision under this policy; being:

- whether public open space land should be taken for a park or other purpose;
- whether public open space land should be taken for connectivity; or
- if no public open space land is proposed or taken, what rate of a cash in lieu contribution should apply.

Section 5.2 of the public open space policy outlines criteria to assess the taken on land. Among other matters, this section has regard to any related Council policy, whether the land is conveniently located with respect to the wider area along with existing open space and any alternatives, whether the land would contribute to Council's ability to support a diversity of recreational activities and the demand created.



In this case, it is considered that taking land for open space would not further the Council policy.

As a property is located on the fringe of the Sorell Township without any strategic locational importance with regards opportunities to provide or extend public trails or walkways, etc. public open space land is not taken.

Where land is not taken, a cash contribution is required. Section 6.4 of the policy states:

In determining the percentage of a cash in lieu contribution, the following criteria must be considered:

- (a) the existing provision of POS in the vicinity of the subject area;*
- (b) any planned provision of POS in the vicinity of the subject area as identified in the Open Space Strategy, the long-term financial plan, any relevant Council resolution or required by a valid subdivision permit;*
- (c) the extent to which the newly created lots will impact upon demand for POS; and*
- (d) the size of the newly created lots and the extent to which the lots can provide for their own recreational opportunities.*

It is considered reasonable that the maximum 5% contribution apply in this instance given:

- The site is within the greater Sorell Township area.
- The subdivision results in two additional lots and contributes to the ongoing prevailing reduction of lot size and increased density of the locality.
- While not within walking distance, there are numerous public open space council assets within the area.
- The low-density zone site adjoins higher-density general residential zoned land, which has been subject to large Greenfield subdivision development and needs public open space investment.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but ‘only insofar as each such matter is relevant to the particular discretion being exercised’.

One (1) representation has been received, which are addressed in the following table.



Issue	Relevant Clause	Response
<p>There will be an unacceptable increase in additional stormwater resulting from any future development of the additional lots and the risk of an increase in flooding due to existing limited stormwater infrastructure.</p>	<p>Clause 10.6.3 – Services and Clause 12.7.1 – Subdivision within a flood-prone hazard area</p>	<p>The flood prone hazard mapping area is limited to a small north-west corner section of lot one (1). All lots within the plan of subdivision are able to contain a building area, vehicle access, and services that are wholly located outside a flood-prone hazard area. Considering, the proposed subdivision complies with the acceptable relevant solution and by virtue there is no perceived increase in risk of flood for adjacent land.</p> <p>The natural property topography falls away from Gatehouse drive with an existing stormwater drainage easement located to the rear of the lot. Council's officers have assessed the proposal and deemed that the proposed design and existing stormwater infrastructure is acceptable.</p> <p>Downstream stormwater pipes have sufficient design capacity for the 5% AEP event. The downstream stormwater network, however, lacks overland flow paths for 1% AEP events. The proposal has no demonstrable effect on 1% AEP events.</p>
<p>The appropriateness of the subdivision, given it, results in smaller lots with the future potential for the development of residential dwellings</p>	<p>Clause 10.6.1 – Lot Design</p>	<p>The proposed lots comply with the acceptable solution with regards to minimum lot size. The immediate locality contains many examples of similar sized lots and internal lot configurations (examples being 4, 6, 8 and 12 Gatehouse Drive).</p>



<p>within the rural local landscape.</p>		<p>The ability to further subdivide larger lots along Gatehouse Drive has been established in planning schemes for a significant period of time. The original 1980's subdivision pattern remains only as this potential for further subdivision has had relatively little interest to owner.</p> <p>The natural property topography falls away from Gatehouse Drive, and an existing stormwater drainage easement is located at the rear of the lot. Council officers have assessed the proposal and deemed the proposed design and existing stormwater infrastructure is capable of adequately managing any additional stormwater generated from future development.</p>
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Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Shannon McCaughey
SENIOR PLANNER

Attachments:
Proposal Plans
Representation x 1

Separate Attachments:
Geotechnical Assessment;
Wastewater Report; and
Bushfire Riak Assessment








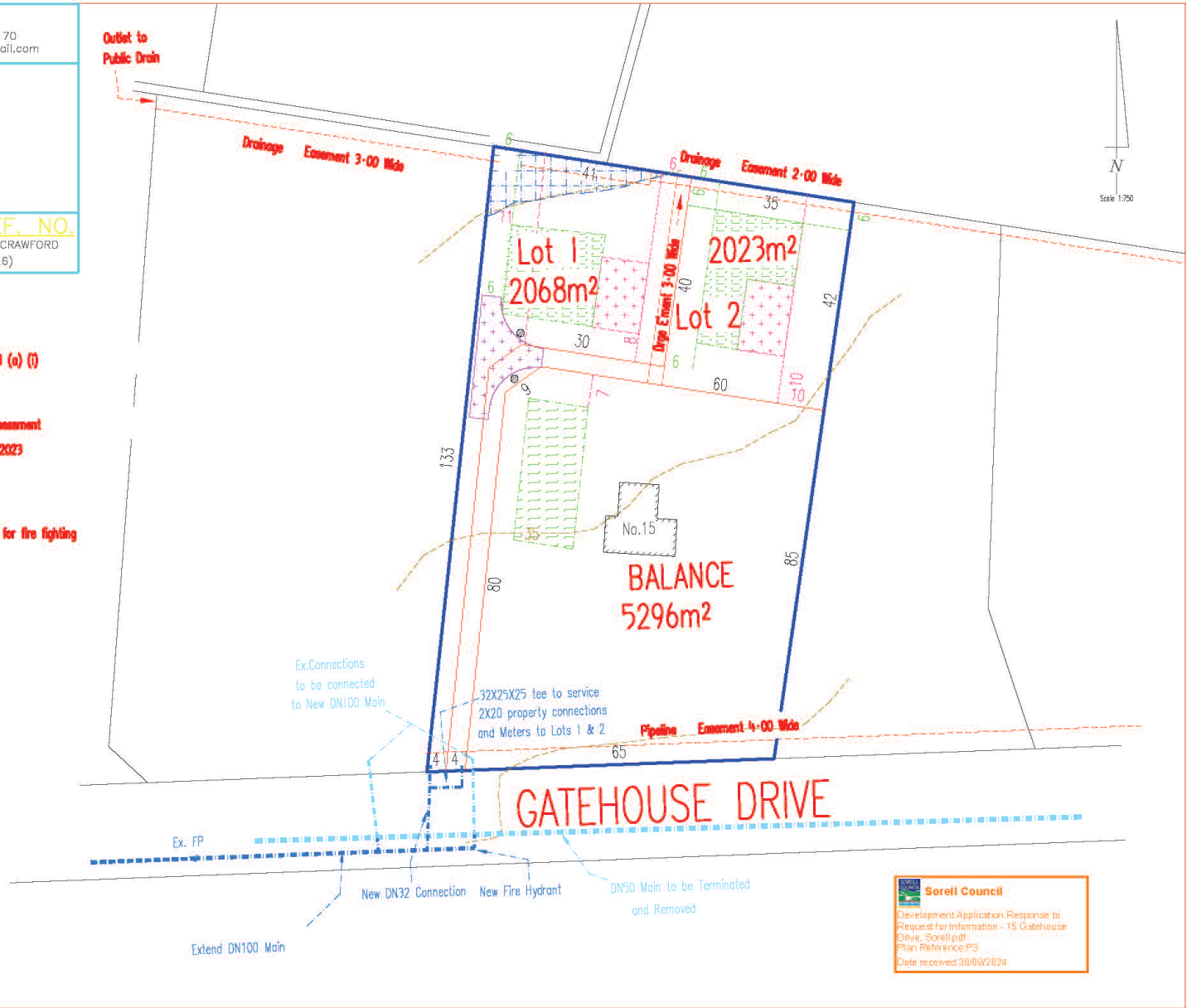
J.B.MEDBURY SURVEYOR
 159 CILWEN ROAD, CAMBRIDGE 7170
 PH. (03) 62485083 E. medburyjohn@gmail.com

**PLAN OF SUBDIVISION
 MA CRAWFORD
 15 GATEHOUSE DRIVE
 SORELL**

SCALE	DATE	REF. NO.
1:750 © A3	MGA_04-08-2023 AM'DC'12-08-2024	M A CRAWFORD (93026)

NOTES

-  15 X 10 Rectangle per Cl10-6-1 A1 (a) (i)
-  LAA (>375m²) per Geotechnical Assessment by Rock Solid Geotechnica - 3-5-2023
-  10,000 litre storage tank dedicated for fire fighting
-  4-00m access with turning head
-  Flood-prone Hazard area Code Cl2-0



Sorell Council
 Development Application - Response to Request for Information - 15 Gatehouse Drive, Sorrell.pdf
 Plan Reference: P3
 Date received: 30/09/2024



18 September 2024

Sorell Council

47 Cole Street

Sorell TAS 712

Dear General Manager,

I'm writing to formally make an objection to the planning application number **7.2023.18.1** at 15 Gatehouse Drive, Sorell for a proposed subdivision of 3 lots.

It is my understanding that the two additional lots will be connected to the storm water drain which runs behind Valley View Close and Gatehouse Drive. The storm water system is currently not sufficient to support the current dwellings requirements, and I believe adding two additional lots will cause increased pressure on this system which will have a negative impact on my property.

My property receives run off from the surrounding properties on Gatehouse Drive, Valley View Close and the adjacent hill. This contributes to excessive water build up, it increases the flood risk and undermines the structural integrity of the surface and buildings. During periods of large precipitation, the water run-off is excessive, and the storm water drain can't cope with this as water backs up on my property, adding two further properties is going to increase this issue and heighten the risk of flooding.

The council have already acknowledged that this is known problem and there is a risk of flooding due to the high level of waterflow through the storm water system and adding an additional two properties will significantly increase the runoff to this drain and could subsequently flood the low lining properties at the end of Gatehouse Drive and/or flood my property. I do not believe that the infrastructure is adequate to facilitate the needs associated with another two dwellings.

I also question the appropriateness of this subdivision for a Gatehouse Drive property as it does not fit within the local landscape, nor the original properties on Gatehouse Drive. With most property sizes being approximately an acre. These properties will be far more visually prominent from Valley View Close, rather than the Gatehouse Drive address it occupies and will detract from the rural residential setting Valley View Close addresses occupy. Once dwellings are erected, they will border my back fence and are likely to be visually intrusive and impede on the privacy of my property as these properties would look directly into my living and outdoor entertaining area without adequate fencing, screening or landscaping.

I appreciate your time in considering my representation.

Kind regards



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SORELL PLANNING AUTHORITY (SPA) MEETING

1 OCTOBER 2024