

Submission of comments on D.A.2021/24 by Victoria Jansen-Riley

Bell Buoy Beach rd,  
Low Head  
7253

25/4/21

General Manager  
George Town Council  
Anne st  
7253

**Submission of Comments on D.A. 2021/24 - 22 lot Subdivision, Bell Buoy Beach**

To whom it may concern:

Introduction:

Any further subdivision of Bell Buoy Beach should be avoided due to the ongoing threat to natural values in the area, as well as to quality of life; or alternatively a significantly modified application could be formulated.

Discussion:

As a resident of this Village over the last 10 years, the increased detrimental effects on the environment has been observed, due to the influx of visitors and residents to the area. This includes loss of visual and noise amenity, vegetation and habitat biodiversity – within both the residential area and coastal reserve.

*Visual Amenity:*

Council does not seem to adequately monitor the types of residences, and other buildings occurring on blocks e.g. unsightly sheds, rusty containers, caravans and buses ; as well as junk, unnecessary removal of vegetation and unappealing fencing (e.g. cyclone fencing around one property). It can be predicted that more subdivision will increase the likelihood of these unsightly aspects.

It is also the Coastal reserve that is affected visually by more population in the area, i.e. the increased foot traffic causes more erosion to the middens on Three Mile Bluff, as well as detrimental effects to the beach itself - by both humans and dogs- in the form of litter, dog excrement, and just general wear and tear.

*Noise Amenity:*

Similarly, by increasing the number of residences there is a capacity for more noise, particularly in relation to dog ownership (increased barking) and more traffic (the latter applicable to heavy truck movements due to further building activity, as well as daily traffic by residents).

*Loss of Vegetation and Habitat biodiversity:*

It is stated throughout the development application that effects on the natural values of vegetation and biodiversity is not deemed to be significant, because the land has already been cleared previously (P. 4, + 5 of the Natural Values report and P. 8, 9 and 27 of the Planning Submission.), which just illustrates poignantly how further subdivision has an ongoing impact on these values, i.e. the clearing occurs **before** the development application is formulated thus there are no values remaining on the site to be assessed.( Instead there is a proliferation of weeds) This has been an ongoing issue with every stage of this subdivision so far.

As already mentioned, it is not just the immediate habitat that is affected either, but the surrounding flora and fauna (e.g. within the 5km. distance of the site described on P.3. of Natural Values report). Bush fire regulation means that further clearing will be undertaken around this proposed subdivision, thus affecting habitat even further afield. The aerial image on P. 8 of the Natural Values Report illustrates that there really will not be much bush left on the western and southern sides of the site, if further clearance occurs; therefore biodiversity in the native bushland of the Coastal zone is affected by any subdivision nearby.

More subdivision will exacerbate the threats to wildlife by uncontrolled domestic animals (e.g. threats to shorebirds, such as the red hooded plover; bush birds, and small marsupials etc.)

*Possible Mitigation of Environmental Degradation at Bell Buoy Beach:*

*The following actions could alleviate the above concerns -*

- a) The Council could create a 'boundary' by not granting approval to this subdivision development application

OR

- b) The Council could make a requirement that the development application is re-submitted, incorporating various alterations and environmentally protective measures.

Option b) could include the following:

- 1) Instead of having 22 lots, the dimensions of the blocks could be increased **within this proposed allocated area for subdivision** and thus only have perhaps a quarter, or half as many blocks. This could reduce the need for as much infrastructure e.g. roads, sewerage etc., as well as reduce 'wear and tear' on both the immediate environment and the coastal reserve (i.e. less residents = less detrimental effects from people and domestic animals) as well as less nuisance noise.

Visual amenity may also be improved by this approach, as the extra land could provide a reduction in visibility of unappealing buildings that is promoted by the otherwise high density housing subdivision in the current proposal.

There also may be less reliance on clearing around the subdivision boundary for bush fire protection, i.e. larger blocks may enable significant land barriers around houses, thus diminishing the need for any further clearing beyond the subdivision boundary.

- 2) It is suggested that subdivision on the eastern side of Palawa road (blocks 14-21) is not permitted at all, thus protecting the paper bark forest adjacent to these proposed blocks from being cleared for the purpose of fire protection. This could be made an official 'conservation offset', to compensate for any reduction in natural values of the area. (A cash payment to the Council instead, would achieve nothing in terms of protection of natural values of the area, and should not be considered as appropriate).

Similarly an allowance for public open space around blocks, would assist in achieving the ongoing protection of habitat and visual amenity; as would a requirement for landscaping of nature strips by the developer.

- 3) A cat and dog control policy needs to be formulated for Bell Buoy Beach e.g. cats micro chipped or not permitted at all; dogs limited to one per household; and have control requirements on the beach, that are sign posted.

*Other issues:*

Community hall - There has been a mention in the community of one of the blocks in the current proposal being sold specifically as a site for a community hall. This aspect needs to be given separate community consultation e.g. It does not seem fair for a current resident to suddenly have a public building adjacent to their house (i.e. that resident may not have wished to purchase their property if they had known beforehand) This needs to be a clear and

transparent process that is communicated in a manner that ensures that current residents have a choice in the matter.

Sewerage plant – It is unclear from the report, whether or not the current sewerage plant has been assessed as being capable of dealing effectively with the number of blocks proposed.

Hydrology report - there does not appear to be one, when surely this is relevant. i.e. Has a study been completed that assesses the effect of further subdivision on the water table?

On p.19 there is a mention of stormwater management, but it is unclear how this is to be achieved.

#### **Conclusions:**

It is stated in the development application (P.16) that the requirements of the Village Zone are being met- including no visual or acoustic nuisance, and no adverse impact on natural or cultural values – but the above comments in this submission indicate that this is not correct. The existing subdivision is already having an adverse effect (and not all blocks have even been built on yet) and consequently there may be a need for a '*boundary*' to any further development in the same manner (i.e. a need to avoid similar sized blocks akin to high density housing).

As discussed, an amended development plan that promotes coastal ambience, may need to be implemented (if any development is to occur) – in order to ensure that Bell Buoy Beach retains a quality rural lifestyle for both its residents and visitors to enjoy.

Although it is desirable that the coast is accessible to all, there is at the same time a need to manage it in a sustainable way, requiring an approach that creates balance between residential development and preservation of natural and cultural values. The environmental and recreational qualities that attract both residents and visitors, could be lost if precautions are not taken seriously.

Yours sincerely,

## Tracey Baillie

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**From:** Justin Simons  
**Sent:** Thursday, 22 April 2021 10:08 AM  
**To:** Tracey Baillie  
**Subject:** FW: Representation submission for Bell buoy beach proposed sub division

Rep for Bellbuoy beach application

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**From:** Reception <reception@georgetown.tas.gov.au> On Behalf Of council  
**Sent:** Thursday, 22 April 2021 10:07 AM  
**To:** Planning <planning@georgetown.tas.gov.au>; EHO <eho@georgetown.tas.gov.au>; Justin Simons <justins@georgetown.tas.gov.au>  
**Subject:** FW: Representation submission for Bell buoy beach proposed sub division

*Kind Regards,*

*Hayley Osborne*

Reception

**George Town Council**

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**From:** [redacted]  
**Sent:** Thursday, 22 April 2021 9:45 AM  
**To:** council <council@georgetown.tas.gov.au>  
**Subject:** Representation submission for Bell buoy beach proposed sub division

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Dear sir/madam

I am writing to express my concerns in regards to the proposed 22 lot sub division at Bell buoy beach Low head.

My main concern is the increased load on the already disfunctional waste water treatment plant that services the Bell buoy beach village.

The waste water treatment plant does not work as it was intended to and rather than treat water for reticulation purposes it actually needs to be emptied on a regular basis by a contract sewerage pumping service (currently scotcon) where the effluent water is transferred via truck to the Bell bay waste water treatment plant. This is usually an all day exercise with about ten return trips along Bell buoy beach road.

When I first built my house at 121 Bell buoy beach road back in 2011 there was around eight to ten properties with full time occupants that were connected to the waste water treatment plant and it was only needed to be emptied around every 5-6 weeks, now with all the new developments and residents at Bell buoy beach that are using the plant it is needing to be emptied at least fortnightly or sometimes weekly.

The increased load on the Bell buoy treatment plant from a 22 lot sub division will likley at least double the amount of times the plant will need to be emptied. The increased noise pollution from trucks carting effluent to the Bell bay waste water treatment plant via Bell buoy beach road will no doubt degrade the ambience of the coastal lifestyle many of us living here at Bell buoy beach have sought.

I would implore the council to reconsider an approval of this development until a long term more sustainable solution is found and implemented for the handling of waste water at Bell buoy beach village.

Yours sincerely

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## Justin Simons

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**From:** n  
**Sent:** Friday, 14 May 2021 10:52 AM  
**To:** Planning  
**Subject:** Bellbuoy Beach Road Low Head representation against proposed development  
**Categories:** Check

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Dear George Town Council Officers and Planning Officers

**Re: Representation against development application No: C/T 180385/1**

I am in receipt of a notification letter for the proposed 22 lot subdivision at Bellbuoy Rd Low Head. I understand that whilst I have been provided a 14 day time frame to submit an appeal, due to a clerical error on behalf of the George Town Council record keeping practices, this notification has only just been presented to me. Bearing this issue in mind, the submission for appeal I present has been given a late permission.

I cite the following concerns in relation to the above proposal:

In purchasing my property at 113 Bellbuoy Beach Road Low Head, two years ago, I specifically asked if the land at the back of the property was intended for development and was assured that this was not the case. This was a significant factor in the decision to make the purchase. I feel the information provided at the time of purchase was misleading and I would seek further advice on my rights in this situation.

I further argue that a 22 Lot Sub-Division bordering my property will reduce the value of my property. At the time of purchase, I paid a premium price for my property given its pristine surroundings and minimal neighbours.

### **Environmental Impact**

- There is a significant and healthy Tasmanian Devil population, along with other endangered and threatened species that inhabits the area bordering my property. This also includes Paddymelons and Wedge Tail Eagles within close proximity.

### **Bushfire Evacuation Risk**

- One access route into and out of Bellbouy Beach poses a potential emergency evacuation risk.

### **Traffic Impact**

- According to Tas Parks and Wildlife the coastline is a recognised conservation area and would be significantly impacted by increased vehicle and pedestrian traffic.
- Generally increased vehicular traffic is also a major concern.

I thank you for your consideration in this matter and would appreciate being kept informed of the progress of this proposal.

With warmth

**Justin Simons**

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**From:**  
**Sent:** Monday, 19 April 2021 3:42 PM  
**To:** council; Planning  
**Subject:** comments on planning application DA 2021/24

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To whom it may concern,

Please, find below a list of our concerns/comments/requests in regard to the 22 lot subdivision plan for Bell Buoy Beach.

1. Old Aerodrome Road: this road is not fit for purpose, and with the additional 22 residences there will be an increase in traffic along this road, making its narrowness and lack of line marking even more precarious. During the development period of the subdivision, there will be heavy earthmoving etc equipment brought to the area, further impacting the road surface.

=> Council to upgrade the Old Aerodrome Road to make it fit for purpose and to meet appropriate road standards prior to commencement of the subdivision development; including consistent even surface, line marking and proper width.

2. Bell Buoy sewerage treatment station: The sewerage plant isn't working as it should, and requires trucks to cart waste off site. With 22 new residences there is bound to be increased frequency of trucks required to attend to the plant, thus causing more heavy traffic on all the roads leading up to the plant, and increased noise caused by the truck moves.

=> TasWater to upgrade the sewerage plant to be fit for purpose, without requiring the constant truck traffic. This upgrade work to be completed prior to completion of the subdivision development.

3. Palawa and Lord Liverpool Drive intersection: This intersection (both ways) is a blind corner, and drivers regularly cut the corner causing "near misses". With the increased amount of vehicles driving to and from the new subdivision, the intersection will be busier.

=> Council to remove the vegetation in the corner to give clear vision for drivers driving in either direction, and to widen the road in the intersection to allow for a bigger turning circle.

Sincerely,

Lord Liverpool Drive  
Bell Buoy Beach