

Our Ref: 20.225

Measured form and function

10 May 2021

Planning Department  
George Town Council  
By Email: [planning@georgetown.tas.gov.au](mailto:planning@georgetown.tas.gov.au)

Attention: Justin Simmons

Dear Justin,

**DA 2021/24 – 22 LOT SUBDIVISION, BELLBUOY BEACH ROAD, LOW HEAD – RESPONSE TO REPRESENTATIONS**

Please find the following response to the issues raised in the representations to DA 2021/24 for Council's consideration.

**1. Impacts on the Surrounding Area**

One of the representations asserts that further subdivision at Bellbuoy Beach should be avoided, or alternatively the proposed subdivision should be amended by increasing lot sizes to reduce the lot yield.

This assertion is made without reference to the provisions of the *George Town Interim Planning Scheme 2013* ("Scheme"), against which the application is required to be considered. The land to the south-east of Lord Liverpool Drive at Bellbuoy Beach, including the proposed subdivision area, is zoned Village. The provisions for the zone in the Scheme include standards that provide for the subdivision of land.

The Planning Submission which accompanies the application demonstrates that the application complies with the subdivision standards for the zone. In particular, the proposed subdivision will involve the creation of lots of a size and configuration that will be compatible with the existing residential lots at Bellbuoy Beach. It will therefore provide for future development that is compatible with the amenity of the surrounding area.

It is noted that increasing the size of lots would be unlikely to reduce the extent of road and sewerage infrastructure that would be required to service the subdivision, and therefore would affect its viability. It would also be incompatible with the pattern of development associated with the established lots at Bellbuoy Beach.

The proposed subdivision will involve the creation of lots that would exceed an area of 1000m<sup>2</sup>. Lots of this size would ordinarily not be regarded as being of a high density, but rather as a medium to low density.

**2. Impacts on Natural Values**

The Biodiversity Code in the Scheme requires that development is not to unduly compromise the representation of vegetation communities or species of significance in the bioregion.

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The application is accompanied by a Natural Values Assessment which demonstrates that the proposed subdivision will not have a significant impact on native vegetation, threatened flora or the habitat for threatened fauna. It demonstrates compliance with the requirements in the Biodiversity Code.

The native vegetation communities associated with the subdivision area are well represented in the Furneaux bioregion. Threatened flora species that have previously been recorded in the surrounding area are unlikely to occur within the subdivision area as the available habitat is only marginally suitable. The subdivision area also provided limited denning habitat for threatened fauna species. Foraging habitat will be retained in the areas surrounding the subdivision.

It is noted that the subdivision area is located in the south-west portion of the currently undeveloped Village-zoned area at Bellbuoy Beach. Therefore, further residential subdivision to the west or south would be unable to occur without any future rezoning.

### **3. Community Hall**

The establishment of a community hall does not form part of the current application.

The establishment of any such facility would therefore form part of a separate proposal. It is also intended that any such facility would be located on a lot created in a subsequent subdivision to the current proposal.

### **4. Sewage Treatment Plant**

TasWater has issued a Submission to Planning Authority Notice ("SPAN") in relation to the application. This includes permit conditions relevant to the provision of sewerage infrastructure that will be connected to the Bellbuoy Beach Sewage Treatment Plan ("STP"). It therefore signifies that TasWater is satisfied that the STP has adequate capacity.

The STP was originally designed to enable reuse of treated water by lot owners at Bellbuoy Beach. However, it has not operated in this manner and TasWater's SPAN requires that no provision recycled water is to form part of the design for the proposed subdivision.

The relevant standard in the Scheme simply requires each lot in a subdivision to be connected to a reticulated sewerage system, where available. The proposed subdivision complies with this requirement.

### **5. Stormwater Management**

The proposed subdivision will include a piped stormwater system extending from the current extent of Palawa Road to the new road junction to the south-east. The proposal for the remainder of the road drainage within the subdivision will be consistent with previous subdivision at Bellbuoy Beach. Therefore, it will comprise swale subsoil drains (with intermediate surface pits) of slotted PVC pipe.

It is anticipated that Council's specific requirements relating to stormwater management will be reflected in the permit conditions and will be addressed during the engineering design phase.

**6. Old Aerodrome Road**

The Road and Railway Assets Code in the Scheme requires a consideration of impacts on road accesses and junctions, which is provided in the Traffic Impact Assessment ("TIA") which accompanies the application. Therefore, it does not identify a requirement to upgrade Old Aerodrome Road in conjunction with the proposed subdivision.

**7. Palawa Road and Lord Liverpool Drive Intersection**

The TIA includes a recommendation which would require vegetation removal or trimming to improve sight distances at this intersection.

Please do not hesitate to contact me should any clarification be required.

Yours faithfully

**6ty° Pty Ltd**



Ashley Brook  
Planning Consultant