

The General Manager

25 Feb 2019

Break O’Day Council
 32-34 Georges Bay Esplanade,
 St Helens TAS, 7216

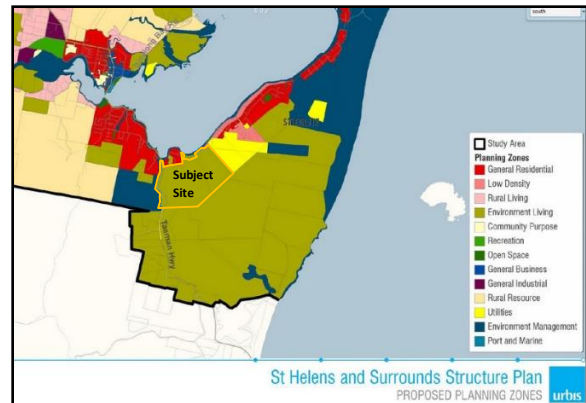
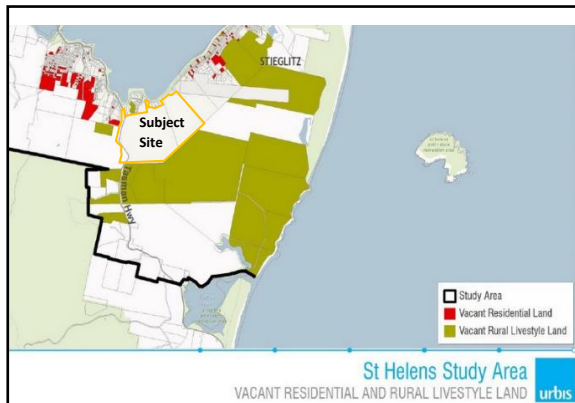
Dear Sir/Madam

Please receive my submission re:

DA Amendment No 01/2018 & DA 021-2018 at Parkside for re-zoning and subdivision.

The subject site is inappropriate for this large-scale subdivision and I would like to object to its approval for the following key reasons:

1. No BODC endorsed plan has earmarked this site for future rural residential uses. The St Helens and Surrounds Structure Plan (Urbis 2013) **did not** identify the site as Vacant Residential or Vacant Rural Lifestyle Land. **The plan is NOT in support with this proposal.**



The site was identified as Environment Living, as was most of the southern study area (see above)

The main report on page 54 states:

RECOMMENDED ACTION

Rural and rural lifestyle land uses

- Promote infill development by utilising existing rural lifestyle zoned land **before rezoning more land for rural lifestyle uses.**
- Encourage the more intensive use of rural lifestyle land where visual impacts can be avoided.
- Apply the Rural Living Zone to rural lifestyle land in an **open rural setting.**
- Apply the Environmental Living Zone to rural lifestyle land with landscape values including vegetated areas.

2. The applicant is making a case for a Rural Living Subdivision, where all recommended Rural Living is shown to the north and west of the St Helens township.

The main report on page 22 states:

4.3.3 RURAL LIVING

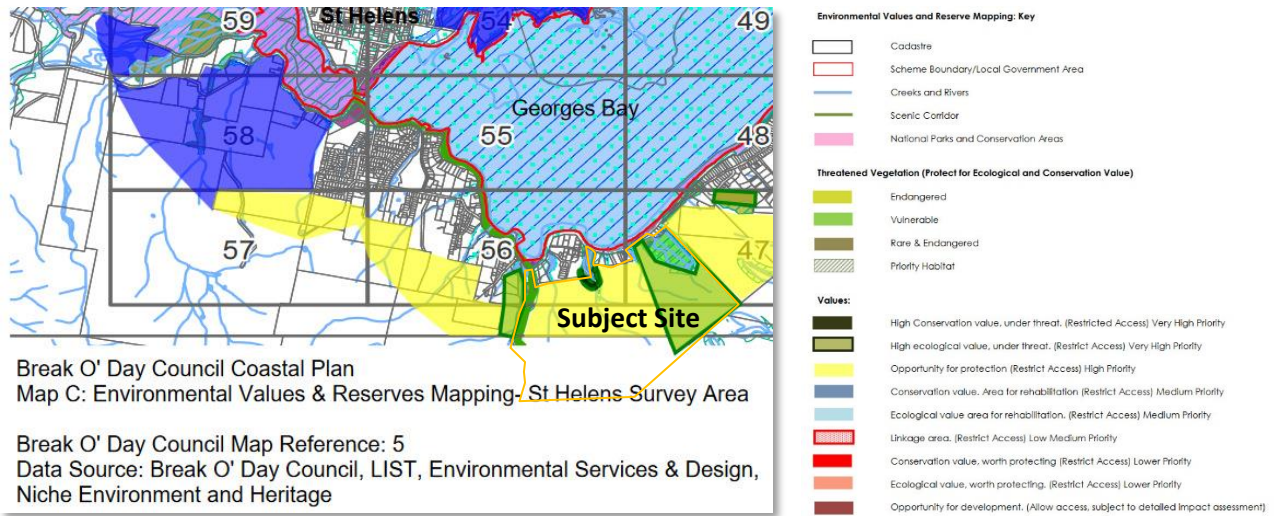
The existing Natural Resources and Environmental Protection Zones have been analysed to identify rural land that should be zoned Rural Living (refer to Figure 4) using the following process:

- Titles must be either within 5 kilometres of an urban area or consist of clusters of small existing allotments (e.g. The Gardens) to be considered for inclusion in the Rural Living or Environmental Living Zones.
- Titles with hobby farming uses and/or open characteristics are included in the Rural Living Zone. **Titles with the presence of natural values are included in the Environment Living Zone.**

On page 43 the Environmental Living Zone is described as:

The Environmental Living Zone is characterised by rural lifestyle sites **within a bush-clad setting**.
 ...Careful subdivision design will be required in this zone to ensure that dwelling sites and associated bushfire clearance zones are incorporated whilst also **retaining the vegetated character of the zone**.

3. The Coastal Plan 2015 (another BODC endorsed plan) shows the subject site thus:



4. The proposal is again not compliant with the 2009 revised TAS - STATE COASTAL POLICY 1996.

The site falls within the 1km area covered by the policy measured from the Medium High-Water Line. I would like to quote just two of the policy's objectives:

OUTCOMES

1. Protection of Natural and Cultural Values of the Coastal Zone

1.1. NATURAL RESOURCES AND ECOSYSTEMS

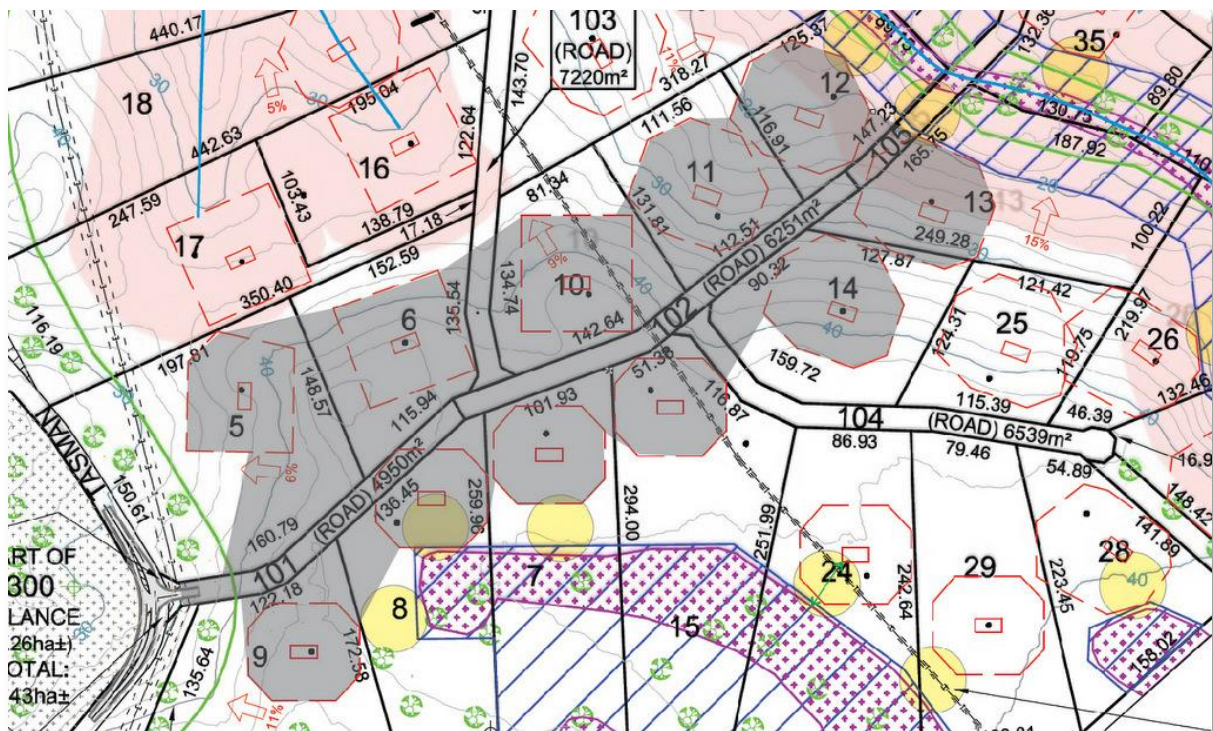
.....

1.1.5. Water quality in the coastal zone will be **improved, protected and enhanced** to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.

2.4. URBAN AND RESIDENTIAL DEVELOPMENT

2.4.1. Care will be taken to **minimise, or where possible totally avoid, any impact on** environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.

5. The on-site wastewater proposal, together with the hard surface run-off will not be able to guarantee this outcome. The steep slopes and gullies will contribute to unforeseen pollution events. The whole of the subject site is within Estuarine Catchment of Georges Bay bar a small part of the very eastern corner.
6. The applicant claims there is a need for more large-scale residential land in the St Helens area. An update of the Real Estate Letter from LJ Hooker - 2017 (page 86 Part-2-DA) shows that only 1 out of 6 comparative properties sold in the last 17 months. In fact, 10 additional comparative properties remain on the market, in St Helens. This equates to 15 available properties, a total of 170 ha valued at \$5.4 million. The 5 (2017) un-sold properties are now advertised at an average discounted price of 92%. (see attached list)
7. The site is an important wildlife corridor with large areas of Threatened Species Habitat. These Threatened Species Habitats areas will be affected by the close proximity of land clearing, for this project.
8. Building envelopes are located in a water course and well within the 100 metre down-slope water buffer, many will have to deal with waste-water on slopes greater than 15%.
9. Due to road construction and fire hazard clearing, there will be a huge **cleared corridor** all the way to the Threatened Swift Parrot Habitat. See below Lots 5,6,10,11,12 to the north of the new roads and Lots 13,14,15,7,8 & 9 to the south of the new roads. The habitat will be dissected by a road and exposed to huge changes in the surrounding vegetation.



The yellow circles indicate a 50-metre radius and show the close proximity to the Threatened Swift Parrot Habitat.

10. The Tasman Highway site entrance will set a dangerous precedent, not only for other Highway accesses but also for any other applications for rezoning Environment Living to Rural Living throughout the municipality and beyond.

11. Proposed Lot 1 has a slope of over 16% at a distance of less than 30 metres from the building envelope to the creek.

12. The site features a high cover of native vegetation, creeks, gullies and vital habitats. The clearing for the roads and the fire hazard reduction zones would decimate the native vegetation and obstruct any wildlife corridor on the site. Additional barriers to the existing wildlife corridor will be the prospect of 54 property fences on the site. Services like electricity and water will also add to increased clearing of the native vegetation.

13. The scale of this development and the potential distribution of domestic animals will have a detrimental effect on the vital habitats identified on this site.

14. Attached is a composite DA plan with overlays showing an aerial base, creeks, buffers and other constraints. The layers can be toggled on or off in the layers tab of Adobe Acrobat.

For the above reasons and the quoted BODC and State Policies I conclude that the site is not appropriate for the proposed development and the DA should be refused.

Yours Sincerely

Daniel Steiner

Treasurer

SCAGI – Seymour Community Action Group



Feb 2019 update of Comparative Properties for sale in St Helens (see page 86 Part-2-DA)

Sep 2017 - Comparative Properties for Sale

697 Binalong Bay Road, St Helens	\$230,000	16.62ha	
1 Bay Close, St Helens	\$200,000	1.2ha	SOLD
439 Binalong Bay Road, St Helens	\$269,000	20.35ha	
367 Binalong Bay Road, St Helens	\$275,000	8.5ha	
27 Lanark Lane, St Helens	\$275,000	9.77ha	
205 Binalong Bay Road, St Helens	\$489,000	19.27 ha	

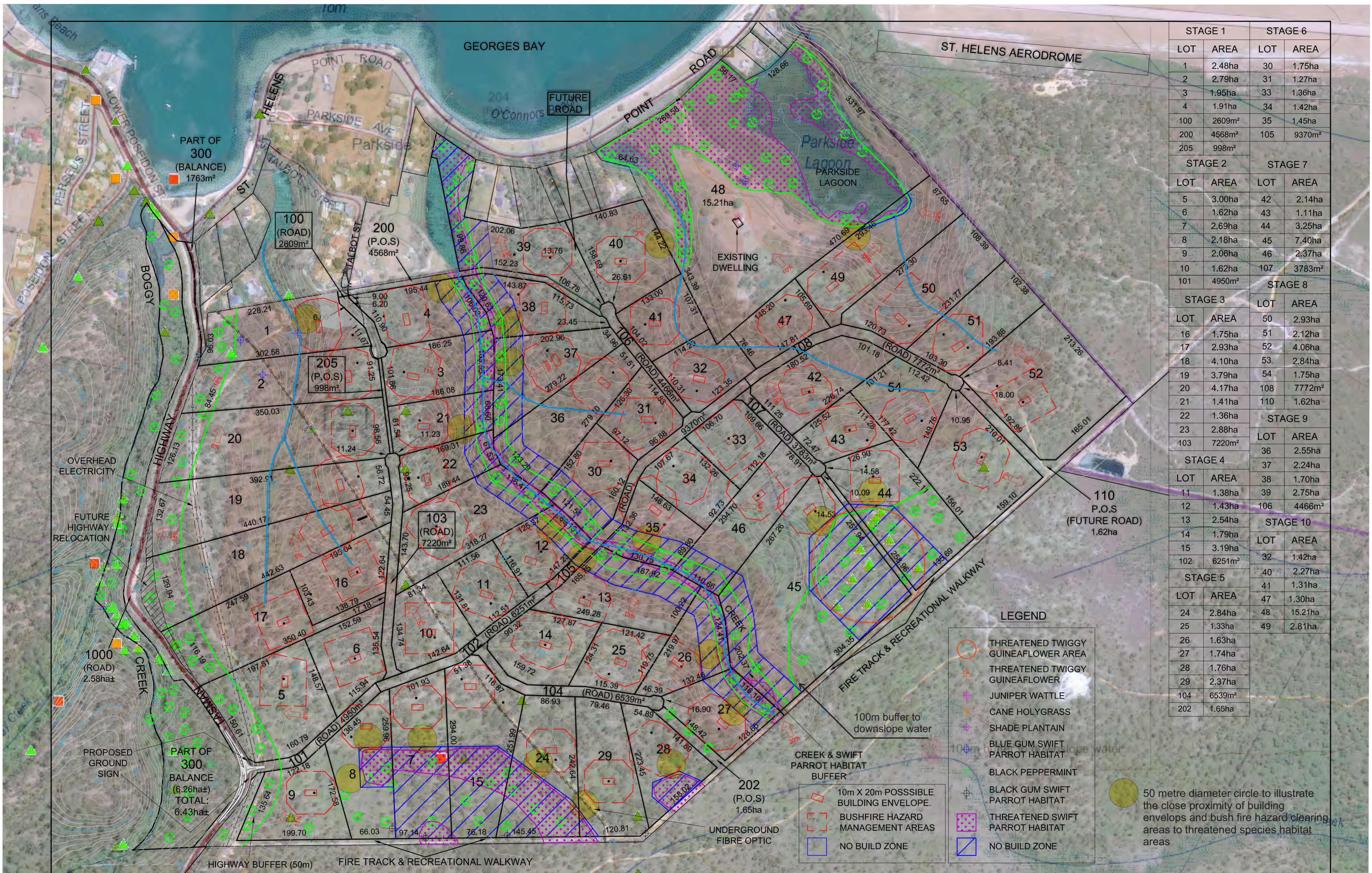
Feb 2019 - Comparative Properties for Sale

697 Binalong Bay Road, St Helens	\$215,000	16.62ha	\$15,000 less
439 Binalong Bay Road, St Helens	\$249,000	20.35ha	\$20,000 less
367 Binalong Bay Road, St Helens	\$230,000	8.5ha	\$45,000 less
27 Lanark Lane, St Helens	\$275,000	9.77ha	
205 Binalong Bay Road, St Helens	\$449,000	19.27 ha	\$40,000 less
35a Falmouth St, St Helens	\$900,000	17.81ha	
178a Tully St, St Helens	\$150,000	3.05ha	
Lot2 24798 Tasman Hwy St Helens	\$225,000	20.23ha	
1-11 Ocean Vista Dr, St Helens	\$295,000	3.17ha	
PID 7768389 Binalong Bay Rd, St Helens	\$450,000	22.86ha	
213 Binalong Bay Road, St Helens	\$649,000	6 ha	
207 Binalong Bay Road, St Helens	\$600,000	8.58ha	
221 Binalong Bay Road, St Helens	\$250,000	8.85ha	
181 Tully St, St Helens	\$295,000	2.1ha	
2131346 Talbot St, Stiglitz	\$250,000	2.16ha	

TOTAL 170ha @ \$5.4 million

Not including 2 large properties advertised for expression of interest totalling 288ha

Source: realestate.com.au 22.2.2019



STAGE 1		STAGE 6	
LOT	AREA	LOT	AREA
1	2.48ha	30	1.75ha
2	2.79ha	31	1.27ha
3	1.95ha	33	1.36ha
4	1.91ha	34	1.42ha
100	2609m ²	35	1.45ha
200	4568m ²	105	9370m ²
205	998m ²		
STAGE 2		STAGE 7	
LOT	AREA	LOT	AREA
5	3.00ha	42	2.14ha
6	1.62ha	43	1.11ha
7	2.69ha	44	3.25ha
8	2.18ha	45	7.40ha
9	2.06ha	46	2.37ha
10	1.62ha	107	3783m ²
101	4950m ²		
STAGE 3		STAGE 8	
LOT	AREA	LOT	AREA
16	1.75ha	50	2.93ha
17	2.93ha	51	2.12ha
18	4.10ha	52	4.06ha
19	3.79ha	53	2.84ha
20	4.17ha	108	7772m ²
21	1.41ha	110	1.62ha
22	1.36ha		
STAGE 4		STAGE 9	
LOT	AREA	LOT	AREA
23	2.88ha	36	2.55ha
103	7220m ²	37	2.24ha
STAGE 5		STAGE 10	
LOT	AREA	LOT	AREA
11	1.38ha	38	1.70ha
12	1.43ha	39	2.75ha
13	2.54ha	106	4466m ²
14	1.79ha		
15	3.19ha		
102	6251m ²		
24	2.84ha	40	2.27ha
25	1.33ha	41	1.31ha
26	1.63ha	47	1.30ha
27	1.74ha	48	15.21ha
28	1.76ha	49	2.81ha
29	2.37ha		
104	6539m ²		
202	1.65ha		

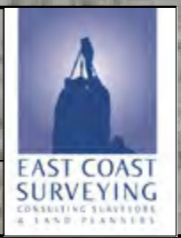
Notes:
 1. Boundaries shown are compiled from available data and are subject to survey.
 2. Contour information compiled from Geoscience Australia LIDAR data and are subject to survey.

IAN GABBEDY
 PARKSIDE FARM, ST. HELENS
 PROPOSED REZONE AND
 DEVELOPMENT PLAN

EAST COAST SURVEYING

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 Avery House, Level 1, 48 Cecilia Street
 PO Box 430, St Helens TAS 7216
 admin@ecosur.com.au

Job Number
160404



Drawn ANR	File name 160404 REZONE AND DEVELOPMENT PLAN V8.5 071117.DWG	Date 7/11/17	Scale 1:4000@A2	Edition V8.5	Sheet 1 OF 1
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