

25 April 2021

General Manager
West Tamar Council
PO Box 16
RIVERSIDE TAS 7250

Dear Sir or Madam

**INVITATION FOR COMMENT DRAFT MEANDER VALLEY LOCAL PROVISIONS SCHEDULE –
TASMANIAN PLANNING SCHEME**

Thank you for the opportunity to comment on the West Tamar Draft Local Provisions Schedule. Hydro Tasmania, as the operator of significant infrastructure within the West Tamar municipal area, is acutely aware of the importance of land use planning to protecting and managing our infrastructure for the long-term.

While Hydro Tasmania has no comment to make on the content of the Local Provisions Schedule, we would like to take this opportunity to recommend that the West Tamar Council give consideration to amending the zoning of underutilised land owned by Hydro Tasmania in the vicinity of Trevallyn Power Station.

The land in question is located on the fringes of the Trevallyn Power Station and transmission line easements, shown in Figure 1, and is not required for operational or strategic development outcomes. The subject land comprises the following three land parcels:

- Crn Eloura Street and Allawah Street (CT 13979/66)
- Newlands Street, Trevallyn (CT 54755/102)
- Newlands Street, Trevallyn (CT 54755/101)

In considering a change of the zoning of the subject land, regard is to be given to the Northern Regional Land Use Strategy, Guideline No. 1 - Local Provisions Schedule (LPS) zone and code application, and the intrinsic natural and physical values of the land.

The Northern Regional Land Use Strategy sets out the strategy and policy basis to 2032, and guides land use, development and infrastructure decisions made by State and local government, and by key infrastructure providers. In conjunction with the with Guideline No. 1 - Local Provisions Schedule, it establishes the basis for considering changes to the zoning of land through the development and implementation of the State Planning Provisions.

Figure 1. Plan indicating the subject land and title references.



Northern Regional Land Use Strategy





As identified in Part D of the Northern Regional Land Use Strategy (the Strategy), the subject land is located with an area defined in Map D.1, as being with intended for urban development as a Priority Consolidation Area. An extract of this map and the subject lots is included as Figure 2 below. Land within the priority consolidation areas is primarily focussed in established urban areas and should support a broad range of housing accommodation types and provide improved access, services, amenity and liability.

While the areas for consolidation are indicative only, the subject land demonstrates the necessary qualities of land suitable for consolidation of urban development, in terms of size, availability services, proximity existing residential land, and the efficient use of resources.

Figure 2. Extract of Map D.1 Regional Framework Plan



Urban Growth Areas

-  Growth Corridors
-  Priority Consolidation Areas
-  Supporting Consolidation Areas
-  Launceston Central Area

Zone and Code Application

In the application of appropriate zoning under the LPS, consideration is to be had for Guideline No. 1 Local Provisions Schedule (LPS): zone and code application. Having regard for the location of the subject land within the Priority Consolidation Area for urban development, it is appropriate to consider the zoning of this land as General Residential rather than Utilities as it has no operational or strategic use by Hydro Tasmania. A response to the General Residential zone application guidelines is outlined in Table 1 below.

Table 1. General Residential Zone application guidelines

Zone Application Guidelines	Compliance
<p>GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</p> <ul style="list-style-type: none"> (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated 	<ul style="list-style-type: none"> (a) While within an established urban area, the site is outside the Launceston Central Area, and as such it is not intended into accommodate higher density living. (b) The subject land is able to be connected to reticulated water and sewerage services, as land that it is located within the respective services areas. Maps indicating the location of the subject land have been included as Figures 3 & 4 below.

Zone Application Guidelines	Compliance
water supply service and a reticulated sewerage system.	
<p>GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<ul style="list-style-type: none"> (a) N/A (b) N/A (c) The consolidation of these lots within the General Residential Zone is consistent with the Strategy as it seeks to implement the Priority Consolidation Area for urban development as outlined in Figure 2 above. (d) The subject land is able to be connected to reticulated water and sewerage services, as land that it is located within the respective services areas. Maps indicating the location of the subject land have been included as Figures 3 & 4 below.
<p>GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>	<p>The subject land is generally considered to be free from any significant constraints (i.e. hazards, natural values or other impediments) that would prevent the subject land from being use and developed in accordance with the purpose of the General Residential Zone.</p> <p>A review of land titles for the subject land (Attachment A), has not identified any easement or encumbrance that would prevent use of the land for a residential purpose.</p>

Zone Application Guidelines	Compliance
	<p>In this regard, the subject land demonstrates compliance with the properties of a minimum lot size for the General Residential Zone by comprising:</p> <ul style="list-style-type: none"> lot sizes of 668m², 1011m² and 1012m²; and each lot is able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, and clear of all of relevant setbacks and easements. <p>The potential constraints relevant to the application of the Zone are broadly expressed by the Codes under the LPS, and has identified:</p> <ul style="list-style-type: none"> Crn Eloura Street and Allawah Street (CT 13979/66) <ul style="list-style-type: none"> Landslip Hazard Code (Low and Medium) Electricity Transmission Infrastructure Code (Substation facility buffer area) Newlands Street, Trevallyn (CT 54755/102 & CT 54755/101) <ul style="list-style-type: none"> Electricity Transmission Infrastructure Code (Electricity Transmission Corridor) Natural Assets Code (Priority Vegetation) <p>While the subject land at Eloura Street is located within the Electricity Transmission Infrastructure Code (Substation facility buffer area) (Image 5 below), compliance with the use standards under C.4.5.1 is likely to be achievable given the presence of existing residential dwellings also neighbouring the substation site.</p> <p>The Electricity Transmission Infrastructure Code (Electricity Transmission Corridor) as it relates to the subject land at Newlands Street applies to a narrow strip at the rear of these properties and will not unreasonably constrain the intended future use due to the size of these lots.</p> <p>While the subject land at Newlands Street is identified as being Priority Vegetation under the Natural Assets Code, the vegetation on this site has been mapped previously as FUR (Urban areas) and as such:</p> <ul style="list-style-type: none"> is not a threatened vegetation community; does not contain threatened species; does not comprise a significant habitat for a threatened species; and has not been identified as native vegetation of local importance.

Image 3. Sewerage serviced land, theLIST, April 2021.

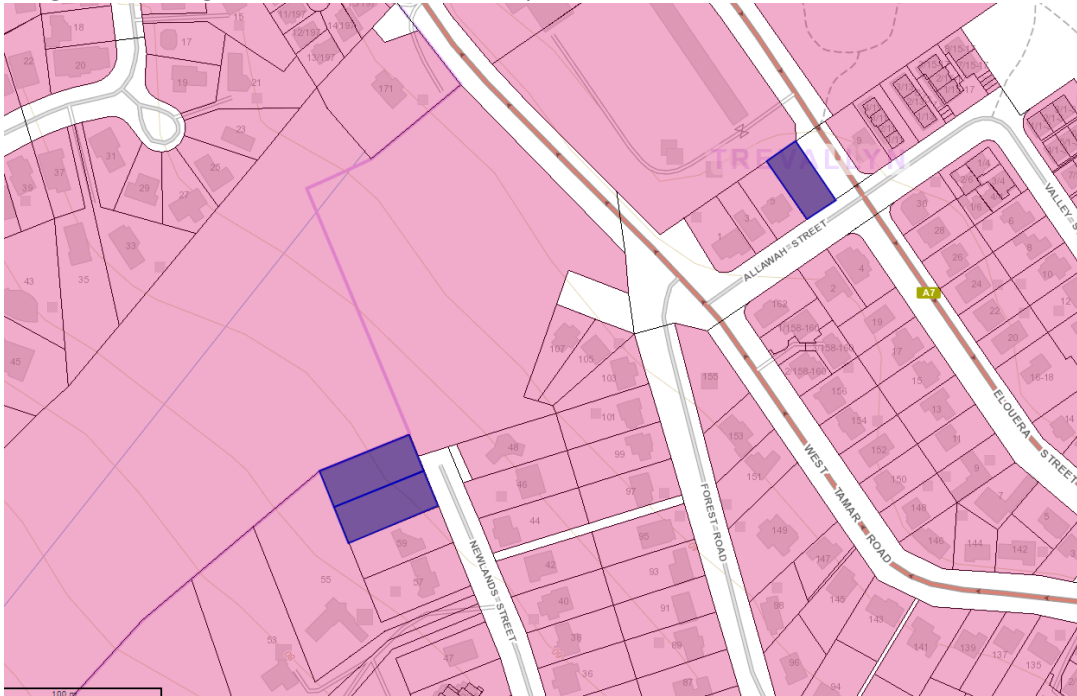


Image 4. Water serviced land, theLIST, April 2021.

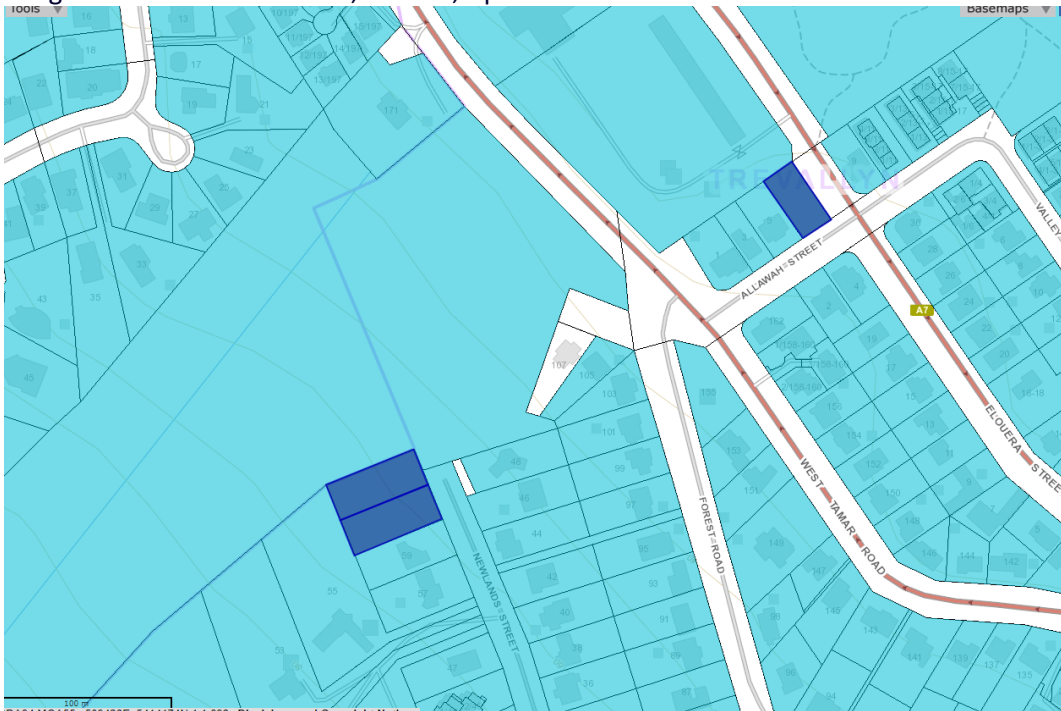
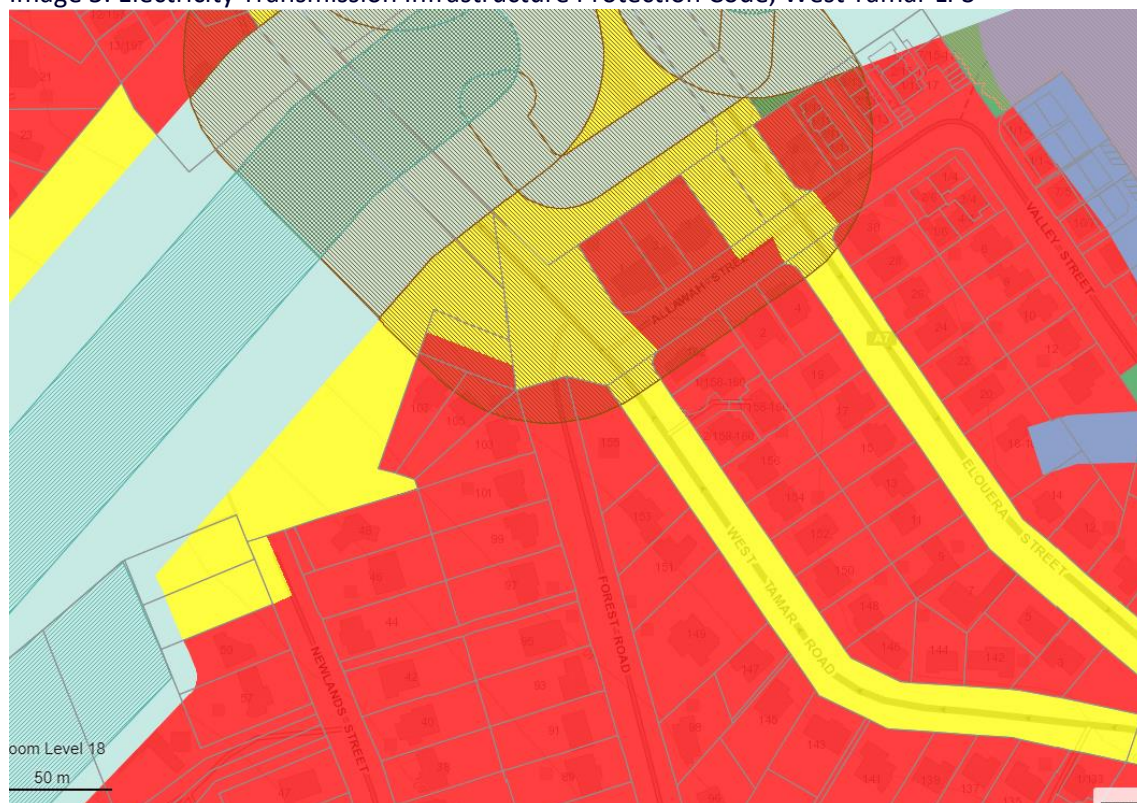


Image 5. Electricity Transmission Infrastructure Protection Code, West Tamar LPS



As outlined in this submission, we believe the opportunity to amend the zoning of the subject land from Utilities to General Residential should be considered as it is consistent with both the Northern Regional Land Use Strategy and Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, and does not adversely impact Hydro Tasmania's operations or strategic direction.

If you wish to discuss Hydro Tasmania's recommendation further, please do not hesitate to contact me on 0402 822 265 or ian.jones@hydro.com.au.

Yours sincerely,



Ian Jones
Environmental Planning and Policy Specialist
Hydro Tasmania

Appendix A – Certificates of Title



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 13979	FOLIO 66
EDITION 1	DATE OF ISSUE 23-Jul-1993

SEARCH DATE : 23-Mar-2021

SEARCH TIME : 02.26 PM

DESCRIPTION OF LAND

Town of RIVERSIDE

Lot 66 on Plan 13979

Being the land described in Conveyance No. 27/4849

Derivation : Part of 300 Acres Located to R Wales

Prior CT 4798/39

SCHEDULE 1

HYDRO ELECTRIC COMMISSION

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
27/4849 CONVEYANCE made subject to conditions

UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations

FOLIO PLAN

RECORD OF TITLES

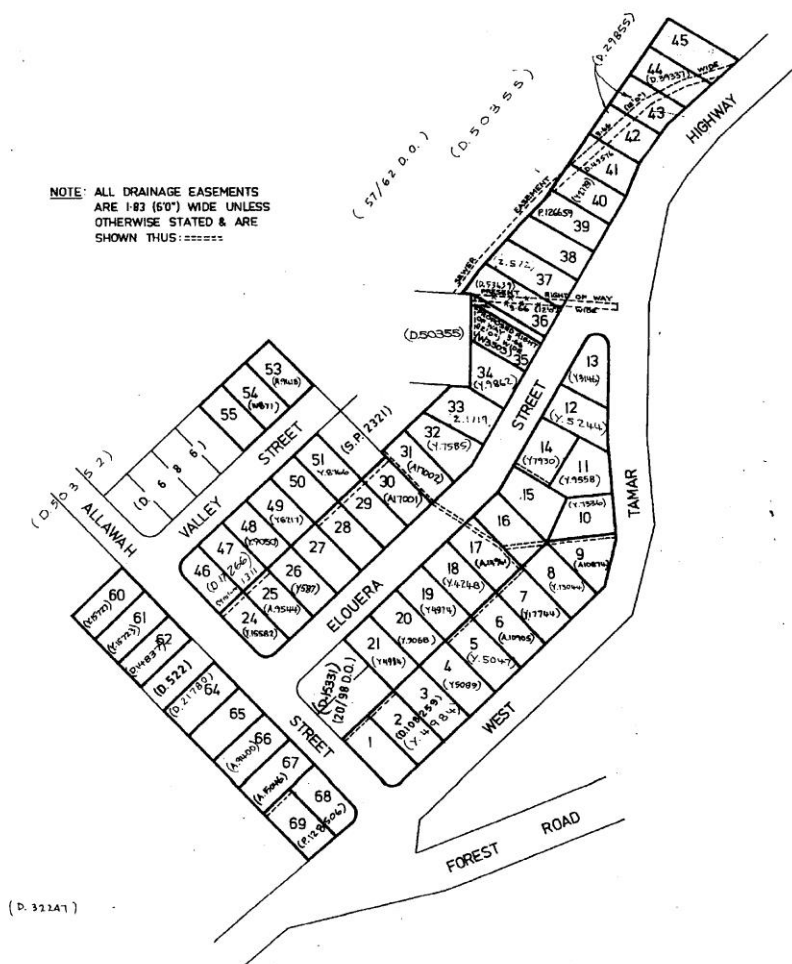
Issued Pursuant to the Land Titles Act 1980



Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor of land situated in the TOWN OF RIVERSIDE SCALE 1:	Registered Number: P. 13979
Title Reference: Z 572 (LOT 37)		Approved Effective from 21 MAY 1980  ACTING DEPUTY Records of Titles
Grantee: PART OF 300 ACRES, LOCATED TO ROBERT WALES		

SKETCH BY WAY OF ILLUSTRATION ONLY
MEAS. IN BRACKETS ARE IN FEET & INCHES
MEAS. IN METRES
NOT TO SCALE

INDEX PLAN

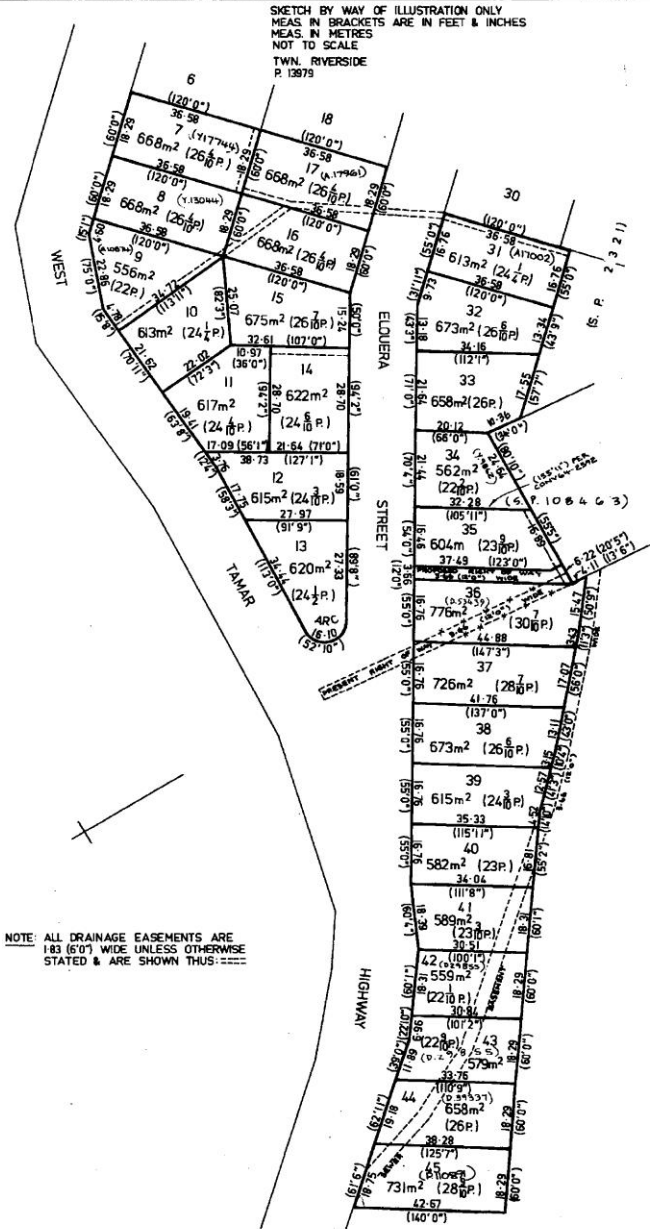


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by any certificate dated on this sheet.	Registered Number: P. 13979
Signed for the purposes of identification Council Clerk	Surveyor Owner: DECEASED PERSONS ESTATE Title Reference: Z 572 (LOT 37)	SCALE 1:



C.64481 ORDER
THE NOTATION "PRESENT R/WAY 12' WIDE"
IS DELETED FROM LOT 36 HEREON PURSUANT
TO SECTION 84C OF THE C & L.P. ACT 1984.

Handwritten signature
Recorder of Titles
22 / 12 / 1997

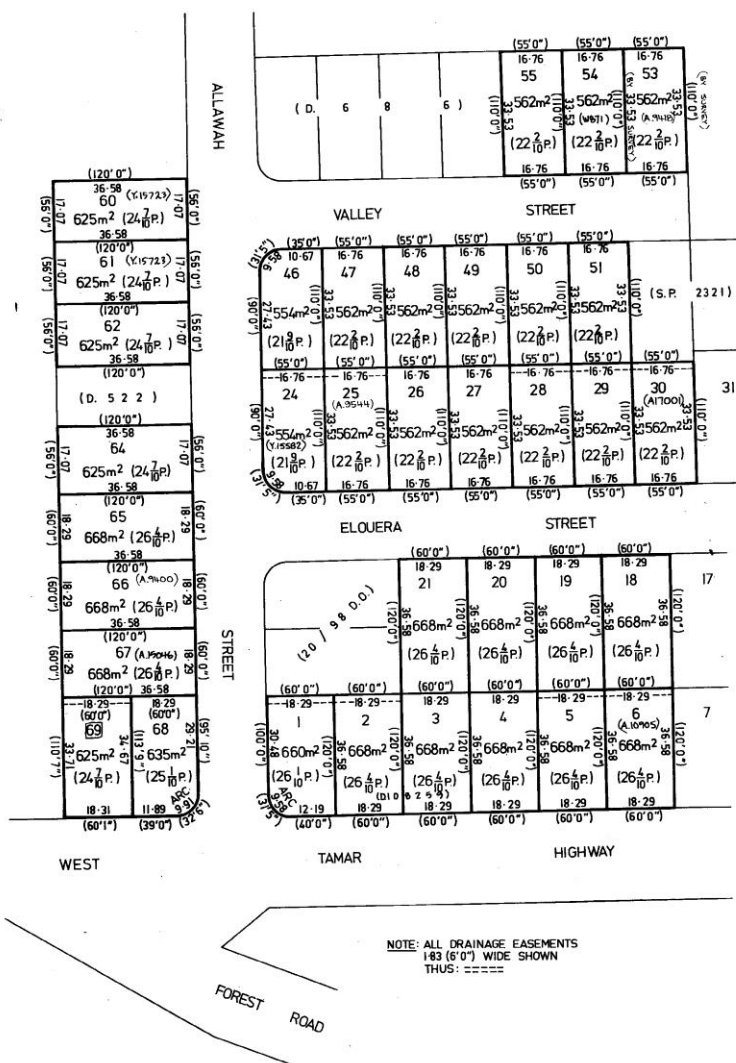
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE SHEET No. 2 <small>(of 2 annexures) to plan by Surveyor</small>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: P. 13979
Signed for the purposes of identification	Surveyor: _____	SCALE 1: _____
Council Clerk: _____	Owner: DECEASED PERSONS ESTATE Title Reference: Z. 572 (LOT 37)	

SKETCH BY WAY OF ILLUSTRATION ONLY
 MEAS. IN BRACKETS ARE IN FEET & INCHES
 MEAS. IN METRES
 NOT TO SCALE
 TWN. RIVERSIDE
 P. 13979



NOTE: ALL DRAINAGE EASEMENTS
 183 (5'0") WIDE SHOWN
 THUS: =====

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 54755	FOLIO 102
EDITION 1	DATE OF ISSUE 31-Aug-1994

SEARCH DATE : 23-Mar-2021

SEARCH TIME : 02.25 PM

DESCRIPTION OF LAND

Town of RIVERSIDE

Lot 102 on Plan 54755 (formerly being P814)

Derivation : Part of 18A-1R-35Ps Gtd to E H Parker and anr
Prior CT 3089/42SCHEDULE 1

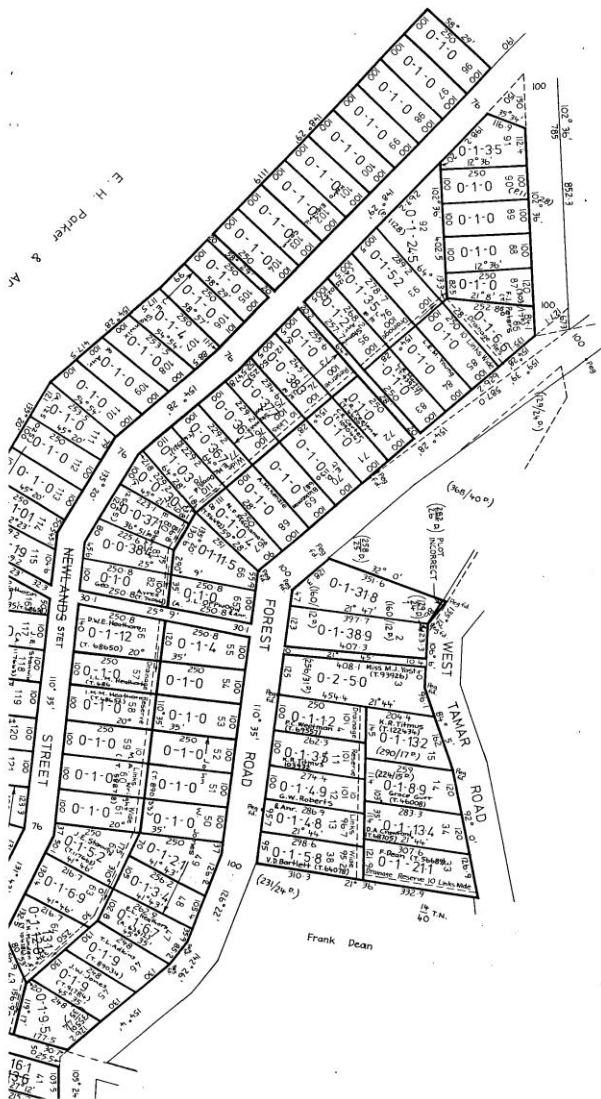
A35861 THE HYDRO-ELECTRIC COMMISSION

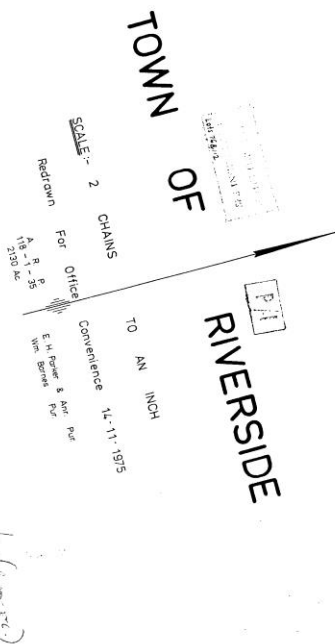
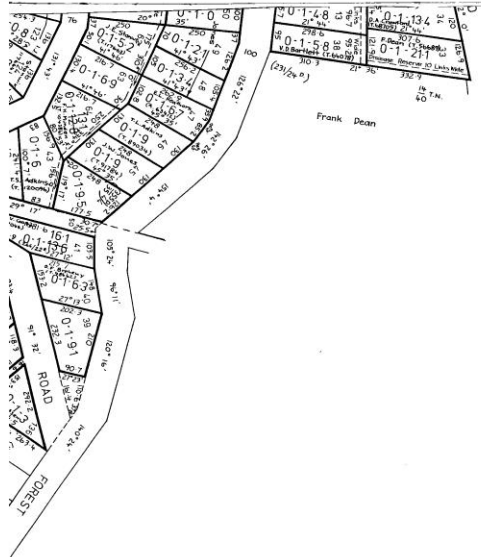
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





REGISTERED NUMBER
54755

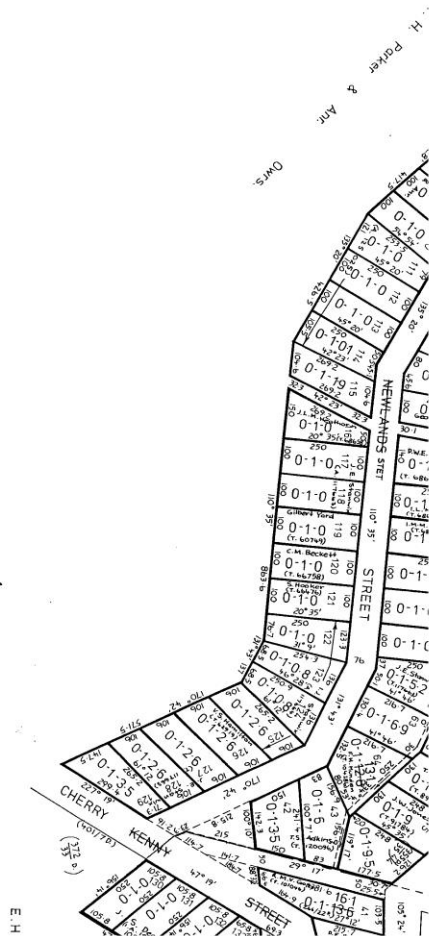
P. 814



F.N. 510 BK. 23

I, Saxil Tuxen of 421 Collin Street, Melbourne Government Surveyor in Tasmania, do hereby declare and certify that the land herein delineated, and coloured red, has been surveyed and pegged on the ground and plotted in accordance with the instructions approved of by His Excellency The Governor in Council prescribing the standards of survey work in surveys to be acted upon by the Lands Titles Office, Tasmania, and that this plan is in all respects accurate for the purposes of "The Real Property Act."

Taken and Declared, this 19th day of February 1918 before me.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 54755	FOLIO 101
EDITION 1	DATE OF ISSUE 31-Aug-1994

SEARCH DATE : 23-Mar-2021

SEARCH TIME : 02.25 PM

DESCRIPTION OF LAND

Town of RIVERSIDE

Lot 101 on Plan 54755 (formerly being P814)

Derivation : Part of 18A-1R-35Ps Gtd to E H Parker and anr
Prior CT 3089/42SCHEDULE 1

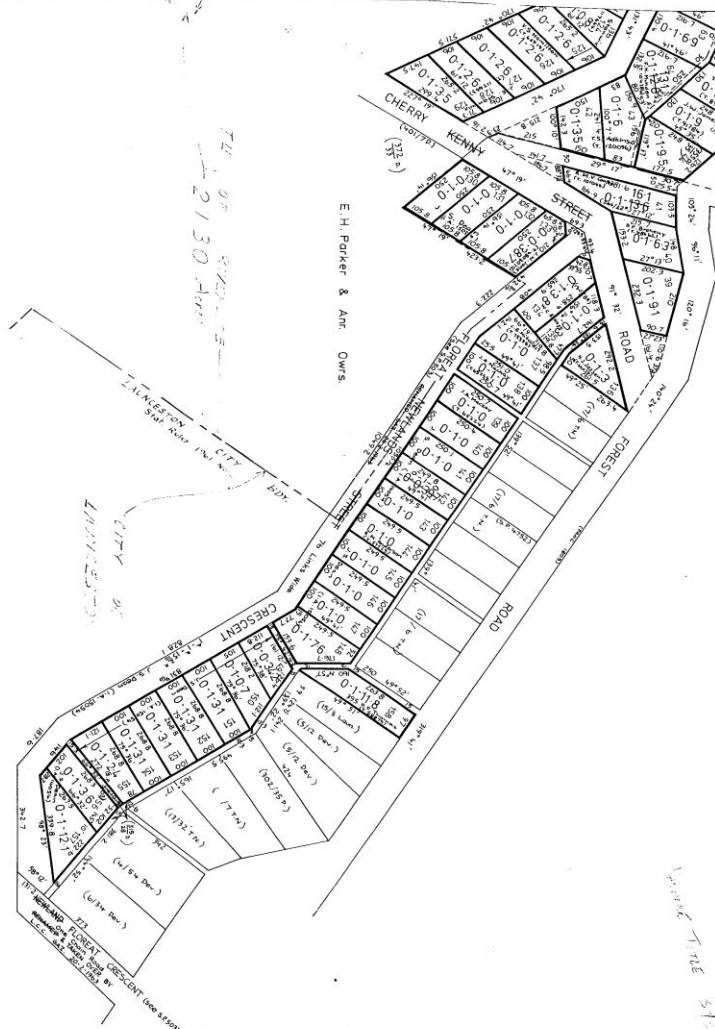
A35861 THE HYDRO-ELECTRIC COMMISSION

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



54755

