

**From:** Jennifer Jarvis  
**Sent:** 24 Sep 2020 07:26:10 +0000  
**To:** Planning @ Meander Valley Council  
**Subject:** Attention: Jo Oliver

**Re: Meander Valley Draft Amendment 1/2020**

Thank you for notifying TasRail of the above Draft Amendment. TasRail has reviewed the available documentation and provides the following response:

- Rezone land bounded by Lyttleton, William, Taylor and Waterloo Streets - change from Rural Resource to General Residential to provide for new urban residential lots and apply a Specific Area Plan over the area to manage new road junctions. TasRail's concern with this proposal is that some of the new urban residential lots, particularly those bordering Waterloo Street, will potentially be in close proximity to the rail line. We note Figure 19 and Council's consideration of options including Part 5 agreements on future lots to require future dwellings to achieve the particular acoustic ratings set down in the planning scheme. This seems a reasonable proposal, but TasRail is protective of our right to request other mitigation measures during the planning referral process.

TasRail queries why the Crown land un-made road reserve within 46 Lyttleton Street (that is included in the above proposal) is not better to be zoned Utilities instead of General Residential?

We note the purpose of the proposed SAP will provide for appropriate traffic management including consideration of the impact on the rail level crossing adjacent to Waterloo Street. TasRail refers Council to its obligations under Rail Safety National Law to

- 1 William Street – (left side of William Street) – change zoning from Rural Resource to Low Density Residential. TasRail has no objection.
- 1 William Street – (right hand side of William Street) – changing zoning from Rural Resource to General Residential. TasRail has no objection.
- Rezone land bound by Dexter, Taylor, Shadforth and Jones Streets from Low Density residential to General Residential to provide for new residential lots. TasRail has no objection.
- 12 Lyttleton Street – change zoning from Rural Resource to Rural Living. TasRail has no objection.
- 9 and 10 Quamby Street and 113A Meander Valley Road – changing from Rural Resource to Low Density Residential. TasRail's concern relates to 9 Quamby Street which backs on to the rail corridor, but we appreciate that such development would require planning application and TasRail

will have the opportunity to review and comment or make representations consistent with the planning referral process.

- 115 Meander Valley Road – change zoning from Rural Resource to Village Zone. TasRail has no objection.
- Crown land – various:
  - Bass Highway – change from Rural Resource to Utilities. TasRail supports this change.
  - Quamby Brook (west) – change from Rural resource to Part Village, Part Low Density Residential. We assume the section of this parcel of Crown Land that shares the boundary with State Rail Network will be within the proposed Low Density Residential zone. Depending on future development proposals,
    - TasRail may have concerns related to setback, noise and vibration but we appreciate that such development would require planning application and TasRail will have the opportunity to review and comment or make representations consistent with the planning referral process.
  - Unmade Road Reserve at Quamby Brook – change from Rural Resource Zone to Low Density Residential Zone. TasRail queries why this unmade road reserve would not be better suited to a Utilities Zoning?
  - Quamby Brook (North) – change from Rural Resource Zone to Part Utilities Zone. TasRail has no objection.

#### **General Comment**

- Please note that in relation to new services and service infrastructure, TasRail does not permit stormwater or other run-off to enter the rail corridor or to utilise the rail drainage system noting that standing water or water run-off is a risk to the integrity of the rail assets and formation with potential to cause derailment. Is Council able to provide additional information in relation to Figure 13 specific to the reticulated stormwater network and drainage links along Waterloo Street to/under William Street?
- TasRail is also seeking confirmation that this Draft Amendment 1/2020 (if passed) has been carried across into the Meander Valley LPS.

Kind regards

**Jennifer Jarvis**



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