

**From:** lcar7220@bigpond.net.au  
**Sent:** Sun, 20 Sep 2020 17:18:53 +1000  
**To:** GCC Corporate Mail  
**Cc:** Lyndal Byrne;joe@steliou.com  
**Subject:** Representation on GCC Draft Local Provisions Schedule (LPS) of the Tasmanian Planning Scheme  
**Attachments:** RE: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

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I am making this submission on behalf of the owners of the land described in Certificate of Title 37/5784 (PID 5331482) situated at 584 Main Road, Granton.

The western boundary of this lot abuts the Brooker Highway road reservation and a portion of the title along this boundary is currently zoned *33.0-Particular Purpose -Zone 2 – Future Road Corridor* under the Glenorchy Interim Planning Scheme 2015. The remainder of the title is zoned *10.0-General Residential*, and the zone boundary between these two zonings carries the description *Future Bridgewater Bridge corridor*.

The owners (my client) are currently actively pursuing the subdivision of this title in concurrence with the development of the lands on either side by the adjacent owner.

An approach was made to both Glenorchy City Council and the Department of State Growth in relation to the continued requirement for this Future Road Corridor zoning.

It has been confirmed by DSG that the area is no longer required for that purpose and that it would be supportive of the area being rezoned to General Residential zone to match the rest of the title and allow its full development.

A copy of DSG's correspondence confirming this is attached.

It is therefore requested that, as part of the development of the Glenorchy LPS, the zoning *33.0-Particular Purpose -Zone 2 – Future Road Corridor* and the associated zone boundary be removed from this title and the area be rezoned to *10.0-General Residential* to match the rest of the title.

It is understood that the process for this change to be finalised through this mechanism is likely to take considerable time, and it is acknowledged that if the submission of a subdivision proposal is to occur prior to its completion then a planning scheme amendment request will also be needed to be submitted at that time.

Regards

**Leon Carr** AMIEAust  
(Building Services Provider:CC7183)  
Director

**Carr Consulting & Design Pty Ltd**  
PO Box 437, Glenorchy, TAS, 7010  
Phone 0439 867 383  
Email [lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au)

**From:** Potter, Mia  
**Sent:** Tue, 8 Sep 2020 11:09:50 +1000  
**To:** lcar7220@bigpond.net.au  
**Subject:** RE: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

Good Morning Leon,

Thank you for your email regarding the zoning at 584 Main Road, Granton. State Growth have reviewed your request and the design plans for the Bridgewater Bridge and can confirm that the Particular Purpose Zone on the property at 584 Main Road, Granton is not required by State Growth for any planned future road widening in relation to the new Bridgewater Bridge or any other upcoming projects.

On this basis, State Growth would support the rezoning of this area to General Residential zone to avoid split zoning of the property and allow its full development. State Growth will confirm this position with Glenorchy City Council separate to this email and suggest this zoning be amended in the LPS.

State Growth also provides in principle support for the developer to relocate the fence to the actual title boundary. It is noted that if fence relocation requires traffic management on the State Road the Department of State Growth require a works permit – these can be applied for at the following link: [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings/general\\_works\\_pathways\\_stock\\_underpass](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass)

Please do not hesitate to contact me with any further queries.

Kind Regards,

**Mia Potter** | Environment and Planning Approvals Officer  
Environment & Development Approvals  
State Roads | Department of State Growth  
Level 2, 4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6166 3382  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

**DEPARTMENT OF STATE GROWTH** COURAGE TO MAKE A DIFFERENCE THROUGH:



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**From:** lcar7220@bigpond.net.au [mailto:lcar7220@bigpond.net.au]  
**Sent:** Tuesday, September 1, 2020 2:24 PM  
**To:** Potter, Mia <mia.potter@stategrowth.tas.gov.au>  
**Subject:** FW: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

Hi Mia,

I hope you don't mind, but Lyndal at GCC give me your contact as some one that may be able to ensure that this gets in front of the right person promptly.

I have already sent it to both the DSG and Bridgewater Bridge info emails so it will/should find its way through the system eventually, but if it could be helped along to ensure any delays are minimised that would be greatly appreciated.

Please give me a call if we need to discuss.

Thanks

Leon

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**From:** [lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au) <[lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au)>

**Sent:** Tuesday, 1 September 2020 12:51 PM

**To:** 'info@stategrowth.tas.gov.au' <[info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au)>;  
'bridgewaterbridge@stategrowth.tas.gov.au' <[bridgewaterbridge@stategrowth.tas.gov.au](mailto:bridgewaterbridge@stategrowth.tas.gov.au)>

**Subject:** FW: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

Hi,

Please see below email exchange between myself and the Strategic Planner at Glenorchy City Council. It would be appreciated if you could please advise if the area of land zoned Special Purpose Zone 2 as shown below is still required by State Growth; and if it is not, would State Growth be supportive of having it rezoned to a General Residential Zone?

Also, noting that the existing fence along the highway reservation adjacent to this title appears NOT to be on the actual title boundary, State Growth's acceptance is sought for the fence to be relocated on to the correct boundary particularly when/ if the zoning is amended.

Should you have any questions or require clarification in regard to the above, please do not hesitate to make contact.

Regards

**Leon Carr** AMIEAust  
Director

**Carr Consulting & Design Pty Ltd**  
PO Box 437, Glenorchy, TAS, 7010  
Phone 0439 867 383  
Email [lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au)

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**From:** Lyndal Byrne <[Lyndal.Byrne@gcc.tas.gov.au](mailto:Lyndal.Byrne@gcc.tas.gov.au)>

**Sent:** Tuesday, 1 September 2020 10:28 AM

**To:** [lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au)

**Subject:** FW: Planning Zone Enquiry - 584 Main Road, Granton

Hi Leon

The zoning of the 584 Main Road, Granton is part general Residential and part Particular Purpose Zone 2 - Future Road Corridor. This zoning is correct and current. Planning Scheme zones do not always align with titles - some properties are 'split-zoned' - as zoning should relate to the best use of the land. Zoning of land does not appear on property titles.

In this instance I would encourage you to contact State Growth to see if they still require this section of land. If they do not - it would require a planning scheme amendment to rezone to a General Residential Zone. Planning Scheme amendments can take 8 months to process - but there are opportunities to combine a planning scheme amendment request with a permit application - ie a subdivision proposal. If State growth indicates it does not require the land - we can discuss the planning scheme amendment process in more detail

If State growth does not support a change to the zoning, then the land within the Particular Purpose Zone 2 - Future Road Corridor cannot be used for a Residential purpose.

If State growth do not want the land - it might be worth lodging a representation on the Draft Glenorchy Local Provisions Schedule - to request a zoning change. This would need to be with Council by 21 September 2020 - more information on the Draft Glenorchy Local Provisions Schedule (LPS) and the exhibition process is available here: <https://www.gcc.tas.gov.au/planning-and-development/draft-glenorchy-local-provisions-schedule.aspx> However a decision on the Draft Glenorchy LPS is unlikely to occur before late 2021, so you client may wish to consider whether to lodge their own rezoning request - and you should talk to State growth on this too.

If you have any questions - please call or email me

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**Lyndal Byrne | Strategic Planner | Glenorchy City Council**



P: 03 6216 6424

E: [lbyrne@gcc.tas.gov.au](mailto:lbyrne@gcc.tas.gov.au) | W: [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)

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**From:** [lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au) <[lcarr7220@bigpond.net.au](mailto:lcarr7220@bigpond.net.au)>

**Sent:** Friday, 28 August 2020 1:35 AM

**To:** Sylvia Jeffreys <[Sylvia.Jeffreys@gcc.tas.gov.au](mailto:Sylvia.Jeffreys@gcc.tas.gov.au)>

**Subject:** Planning Enquiry - 584 Main Road, Granton

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Hi Sylvia,

I was advised today that you are the Duty Planner of the moment and that I should send this to you. I hope that is still correct. If not perhaps you can pass it on to the appropriate person for me.

I have been engaged by the owner of the land at 584 Main Road, Granton to prepare a Proposed Subdivision Plan for that land.

He is currently negotiating with the owner of the land either side in relation to road access through this lot.

Upon initial investigation of the planning scheme zoning it appears that a portion of the land abutting the Brooker Highway is zoned Particular Purpose and that a Zone Boundary has been applied.

This does not appear on the titles either side of my clients land or in fact on any other titles along the Brooker Highway. I am therefore curious as to whether this notation could in fact be erroneous and is possibly something that should/could be removed.

As you will note from the attached snip from the LIST maps, the current fence line (only just visible) appears to be not actually located on the title boundary but runs in a straight line between the southern and northern corners of the property; and appears to be between the actual title boundary and the applied Zone Boundary.

Obviously a suitable lot layout for the Proposed Subdivision cannot be determined until the ambiguity in this boundary/zone issue is determined.

It would therefore be appreciated if you could provide a response that addresses:

- Are the Particular Purpose zoning and the associated Zone Boundary shown on this property current, or are they an error that has been carried through from earlier draft documents of the planning scheme?
- If they are current, can a review be carried out to determine if they are still required (Particularly in light of the most recent proposals for the new Bridgewater Bridge) and if no longer required can they be removed?
- If they cannot be removed at this time, what restrictions do they impose on development of the land if any (i.e. setbacks, clearances etc)?

If you need to discuss or require further information to assist your investigations please do not hesitate to contact me.

I look forward to a prompt response.

Thank You and Regards

**Leon Carr** AMIEAust  
(Building Services Provider:CC7183)  
Director

**Carr Consulting & Design Pty Ltd**  
PO Box 437, Glenorchy, TAS, 7010  
Phone 0439 867 383  
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▼ Tasmanian Interim Planning Scheme Zone Boundaries (one feature)

Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Description	Future Bridgewater Bridge corridor
Planning Scheme Code	118
Planning Scheme	Glenorchy Interim Planning Scheme 2015
Planning Scheme Date	1/07/2015
Comments	zb007



Feature	
<b>Zone Number</b>	33
<b>Zone</b>	33.0 Particular Purpose
<b>Scheme Code</b>	118
<b>Planning Scheme</b>	Glenorchy Interim Planning Scheme 2015
<b>Scheme Date</b>	1/07/2015
<b>Comments</b>	Zone 2 - Future Road Corridor
<b>Disclaimer</b>	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data

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