

From: Harley Winram
Sent: Mon, 21 Sep 2020 15:08:24 +1000
To: GCC Corporate Mail
Cc: daviddevine2019@gmail.com
Subject: Draft Glenorchy Local Provisions Schedule - Representation - 85 Barossa Road
Attachments: Draft Glenorchy Local Provisions Schedule - Representation - 85 Barossa Road.pdf

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To Whom it May Concern,

Please refer to the attached document re-representation to the Draft Glenorchy Local Provisions Schedule for proposed re-zoning consideration for 85 Barossa Road Glenorchy.

For any queries please refer to my details below.

Regards,

Harley Winram | Senior Surveyor
BSurv



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e harley.winram@entura.com.au | **w** entura.com.au
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DRAFT GLENORCHY LOCAL PROVISIONS SCHEDULE

**Representation - 85 Barossa
Road, Glenorchy**

21 September 2020

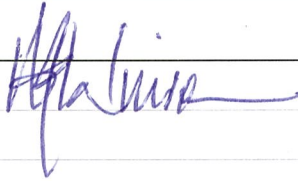
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Document information

Document title	Draft Glenorchy Local Provisions Schedule Representation - 85 Barossa Road, Glenorchy
Client organisation	N/A
Client contact	David Devine
Document number	
Project Manager	N/A
Project number	N/A

Revision history

Revision 0

Revision description			
Prepared by	Harley Winram		21.9.2020
Reviewed by	N/A		
Approved by	N/A		
	(name)	(signature)	(date)
Distributed to	David Devine	N/A	
	(name)	(organisation)	(date)

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- B TasNetworks' Consent**

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1. Introduction

This document has been prepared to support the representation to the draft Glenorchy Local Provisions Schedule under section 35B of the Land Use Planning and Approvals Act 1993 for a planning scheme amendment on behalf of Mr David Edward Devine, owner of the said property of **Volume 63833 Folio 47**, being **85 Barossa Road, Glenorchy**.

The representation is for the **re-zoning** of said lot from **Utility to Residential** as currently set out in the Glenorchy Interim Planning Scheme 2015.

The certificate of title and utilities' consent for this representation are provided in Appendix A and B respectively.

The nominated contact person for this representation is:

Harley Winram
PO Box 153, Lindisfarne TAS 7015
e: winram@bigpond.com
m: 0417 314 758

Cc

David Devine
22 Loftus St, West Moonah TAS 7009
e: daviddevine2019@gmail.com
m: 0408 123 747

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2. Site and location

2.1 The site

The site subject for this representation is **85 Barossa Road, Glenorchy**, within the City of Glenorchy Municipality.

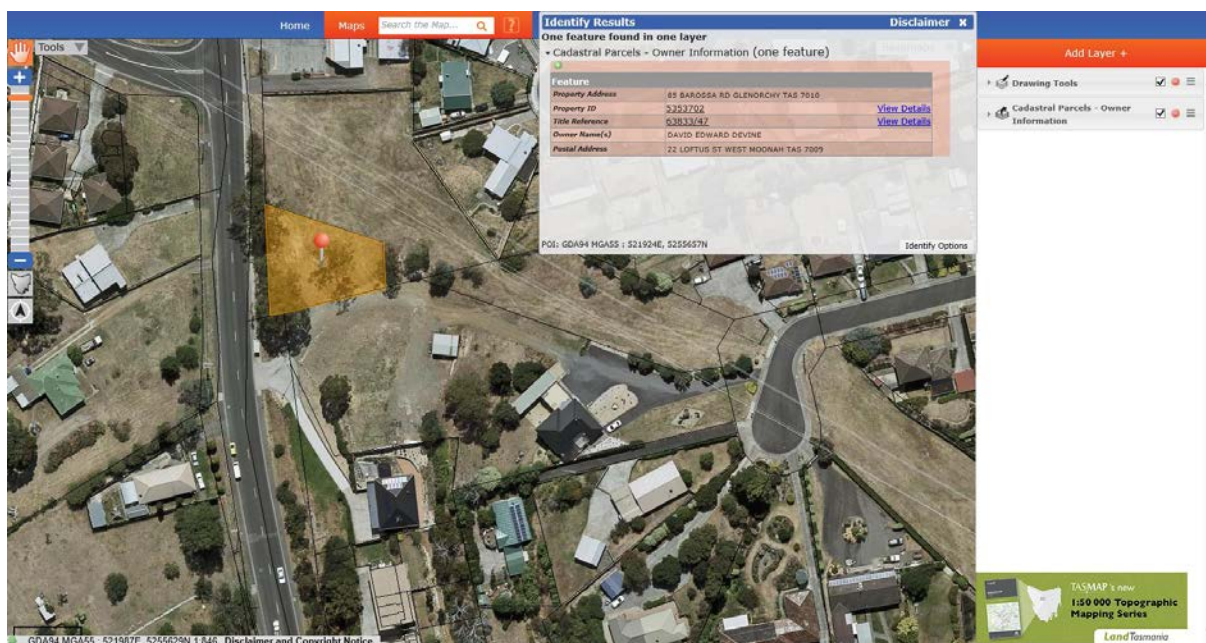


Figure 2.1: Subject Site – 85 Barossa Road, Glenorchy¹

The site has road frontage of 33.8m onto Barossa Road, approximately 36.5m deep and comprises approximately 837m². The property is described under **Lot 47 on Sealed Plan 63833**, formerly being SP4217. The site has a general slope of 1 in 4 down towards the frontage, contains no significant vegetation and infrastructure and the boundaries are open. The site has never been developed, but mains water, stormwater and sewer are available to the site.

¹ Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019



Figure 2.2: View looking south



Figure 2.3: View looking north along Barossa Road frontage

2.2 Site history

The site was originally created by the residential subdivision defined by the original Sealed Plan 4217 for State Housing Department, circa 1971. The property was purchased by Mr David Devine from the Housing Department, registered by the Land Titles Office 15 February 2019, as an opportunity to adhere to the adjacent property, also owned by Mr David Devine, for the purposes of supporting a proposed residential development.

2.3 Surrounding land use

The site is bordered by Barossa Road to the west, existing residential lot to the south (22 Loftus St – Figure 2.4) and public open space to the east and north (Figure 2.5). Adjacent to and portion thereof of the site is subject to an Electricity Infrastructure Easement 50m wide (Figure 2.7) for a TasNetworks transmission line between Tolosa St Switchyard and Chapel St Switchyard. The greater area surrounding the site is predominantly residential, with areas dedicated to public open space.

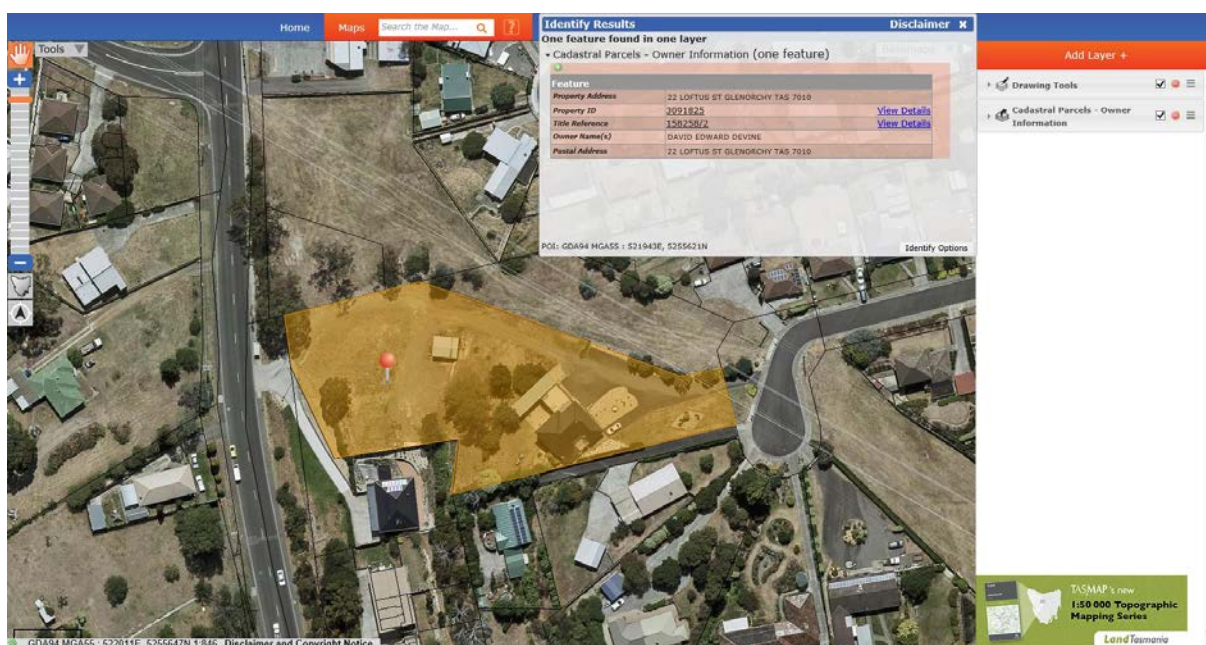


Figure 2.4: 22 Loftus St, Glenorchy²

² Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019

Figure 2.5: Public Open Space, Barossa Road, Glenorchy³

2.3.1 Title references

Address	Vol/Folio	Property Id	Land use	Owner	Zoning	Developed
58 Barossa Road, Glenorchy	63833 / 47	5353702	Vacant	David Edward Devine	Utility	No
Barossa Road, Glenorchy	63833 / 48	5353681	Public open space	Glenorchy City Council	Utility	No
22 Loftus Street, Glenorchy	158258 / 2	3091825	Existing residence	David Edward Devine	Residential	Yes

Sourced from "Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019".

³ Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019

2.4 Incumbent dealing

A portion of the site is subject to an existing *Electricity Transmission Infrastructure Easement 50m Wide* in favour of TasNetworks Pty Ltd for the Chapel Street to Creek Road 110kV transmission line.



Figure 2.6: Looking along transmission line toward site

Figure 2.7: Electricity Transmission Infrastructure Easement Coverage⁴Figure 2.8: View from Barossa Road along transmission line⁵

⁴ Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019

⁵ Google earth pro V 7.3.2.5776. (March 5, 2019). Barossa Road, Glenorchy, Tasmania. 41°51'03.60"S, 147°16'05.19"E, Eye alt 76m. 2019 Google LLC. <http://www.earth.google.com> [December 14, 2019].

2.5 Traffic and access

The site fronts onto Barossa Road, with a 60km/h speed limit, to where departing and accessing the site affords very good sighting distances in both directions. The following figure gives, to a certain degree, appreciation of the available visibility onto Barossa Road.



Figure 2.9: Vehicle access⁶

⁶ Google earth pro V 7.3.2.5776. (March 5, 2019). Barossa Road, Glenorchy, Tasmania. 41°51'03.39"S, 147°16'04.57"E, Eye alt 76m. 2019 Google LLC.
<http://www.earth.google.com> [December 14, 2019].

2.6 Overlays

2.6.1 Current zoning

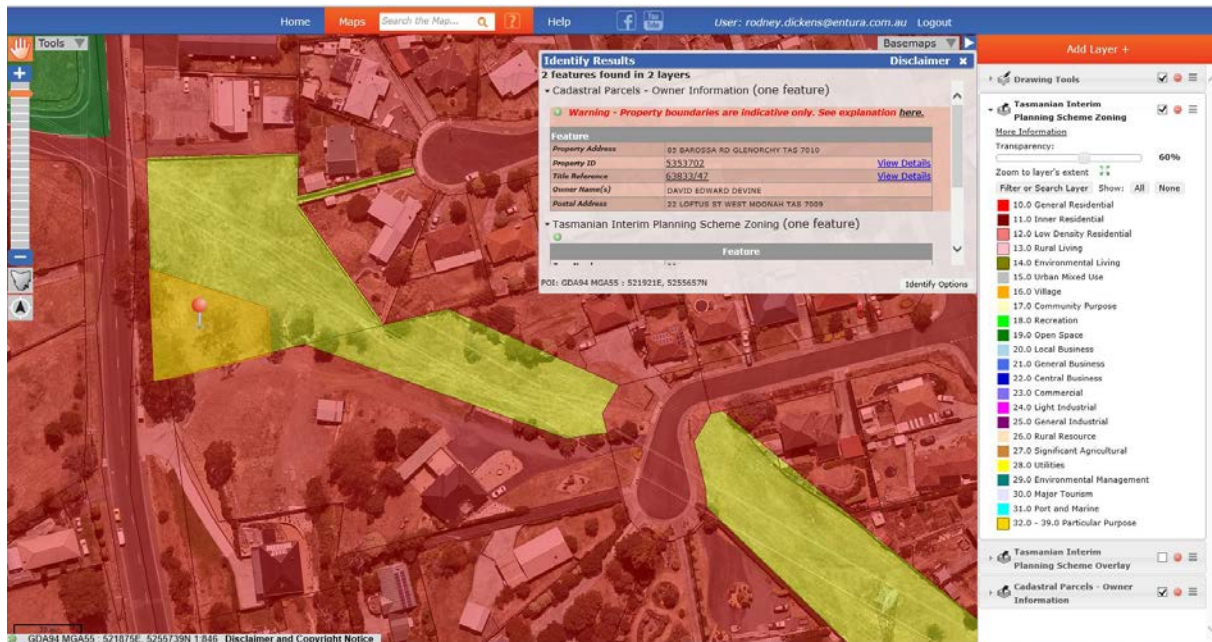


Figure 4.10: Zoning – Subject Site and Adjacent Areas⁷

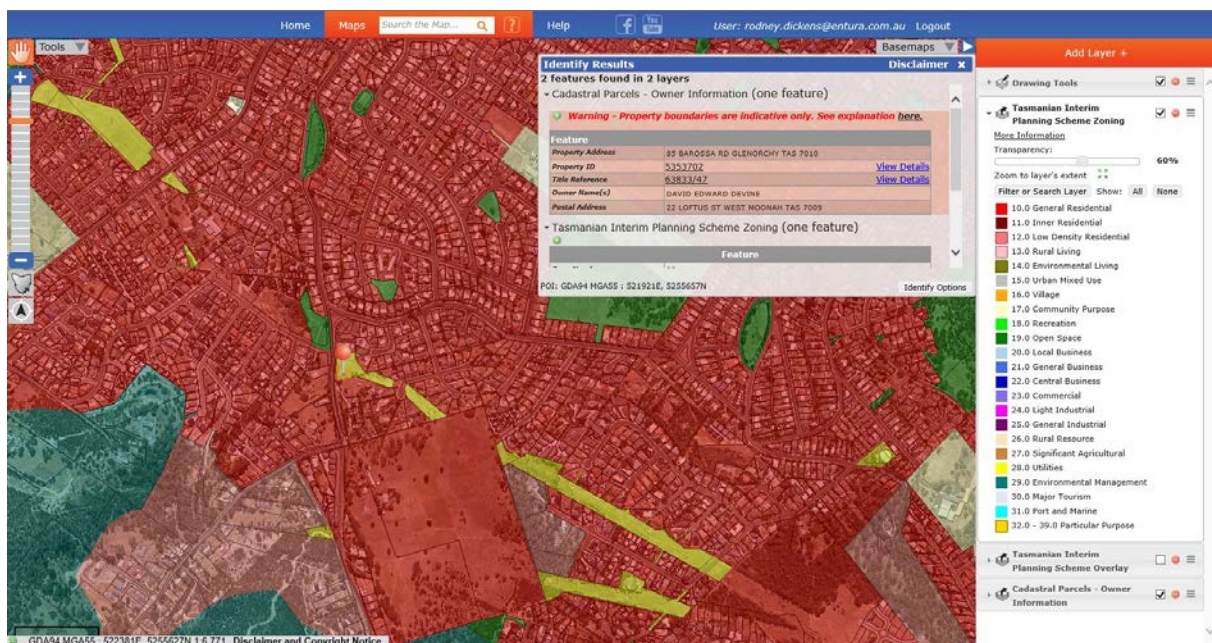


Figure 4.11: Zoning – Greater Area⁸

⁷ Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019

⁸ Department of Primary Industries, Parks, Water and Environment, *The LIST*. www.thelist.tas.gov.au. Retrieved 30 November 2019

3. Summary

The applicant is proposing the re-zoning of the site 85 Barossa Road, Glenorchy from its current utility zoning to residential zoning. The site has never been developed or been used for the purposes of storage by the incumbent utility, being TasNetworks Pty Ltd, a Tasmanian Government owned Business Enterprise.

To enable this representation to be presented, the applicant has been able to receive a favourable response from TasNetworks Pty Ltd for this re-zoning application. As part of this response, TasNetworks has set criteria that needs to be incumbent upon the applicant to the re-zoning of the site to residential with regards to future development of the site. The re-zoning of the site will not impact the requirements of TasNetworks to be able to maintain the access that they currently accustomed to by ensuring future access to the transmission corridor. By virtue of this site being adjacent to current public open space, situated directly under the transmission line, will enable this request to be maintained.

Appendices

A Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 63833	FOLIO 47
EDITION 2	DATE OF ISSUE 15-Feb-2019

SEARCH DATE : 15-Dec-2019

SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 47 on Sealed Plan 63833 (formerly being SP4217)

Derivation : Part of Lot 35152 Gtd. to The Closer Settlement

Board, Part of Lot 32116 Gtd. to H. C. Kow

Prior CT 3275/24

SCHEDULE 1

M740862 TRANSFER to DAVID EDWARD DEVINE Registered
15-Feb-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 63833 EASEMENTS in Schedule of Easements (if any)

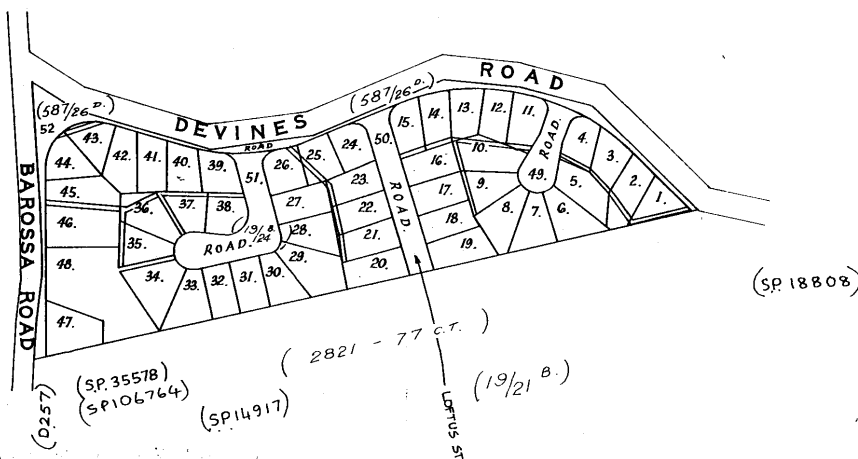
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: THE DIRECTOR OF HOUSING	PLAN OF SURVEY by Surveyor L. J. Holmes. of land situated in the CITY OF GLENORCHY.	Registered Number: S.P.4217
Title Reference: 2494-29 C.T. 2314-11 C.T.	DEVINES ROAD SUBDIVISION.	Effective from 2-7-72
Grantee: Part of Lot 32116, 9.3.30% Gtd. to H. Chung Kow. Part of 0-2-181, Gtd. to The Closer Settlement Board	Scale = 200 feet to an inch.	P.I. <i>M. Hutchinson</i> Recorder of Titles

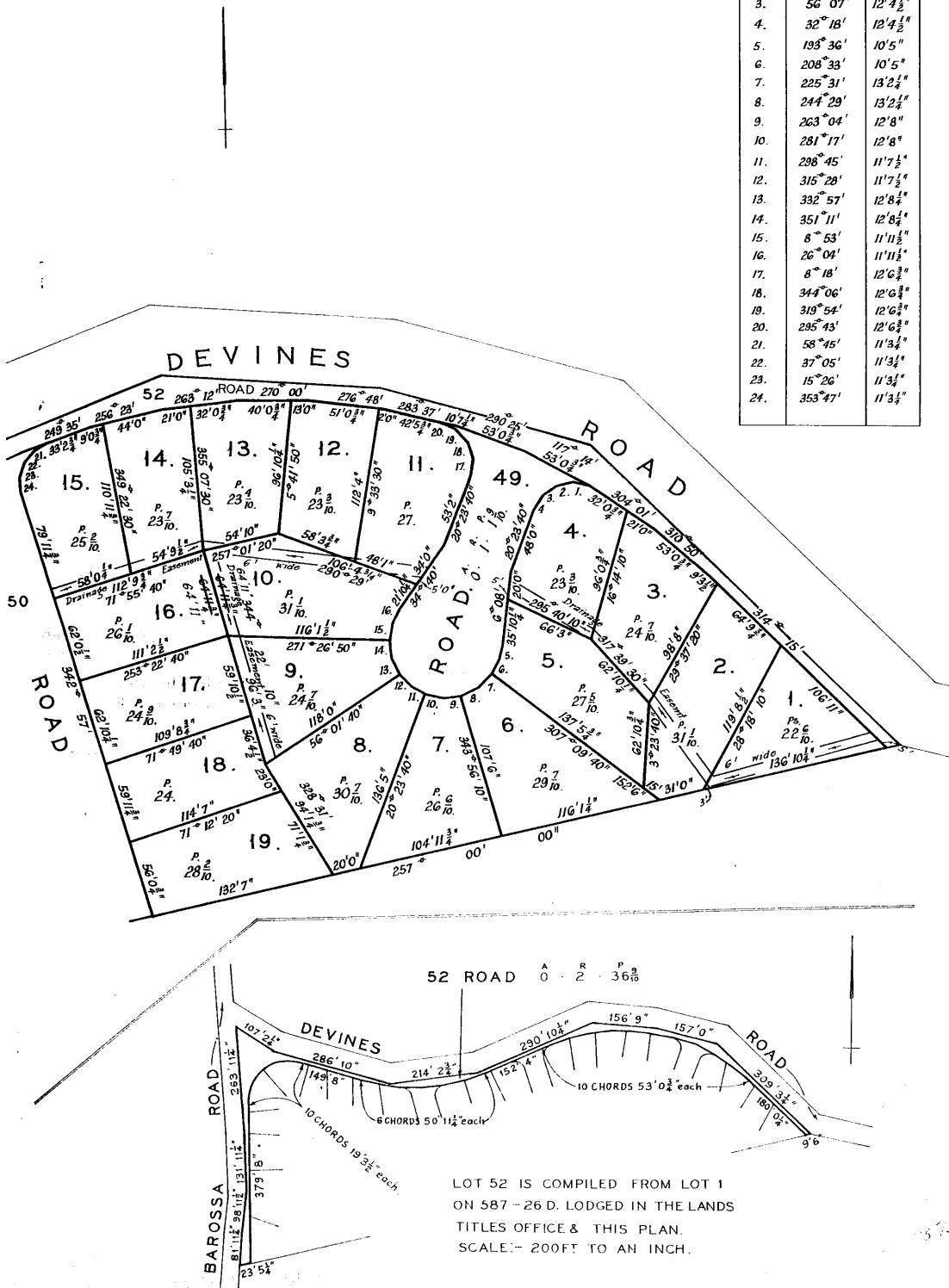
REGISTERED NUMBER

63833



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor</p>	<p>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 24.8.77 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.4217</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>L.J. Holmes</i></p>	<p>Scale = 60 feet to an inch.</p>
<p>Council Clerk</p>	<p>Owner: Title Reference:</p>	

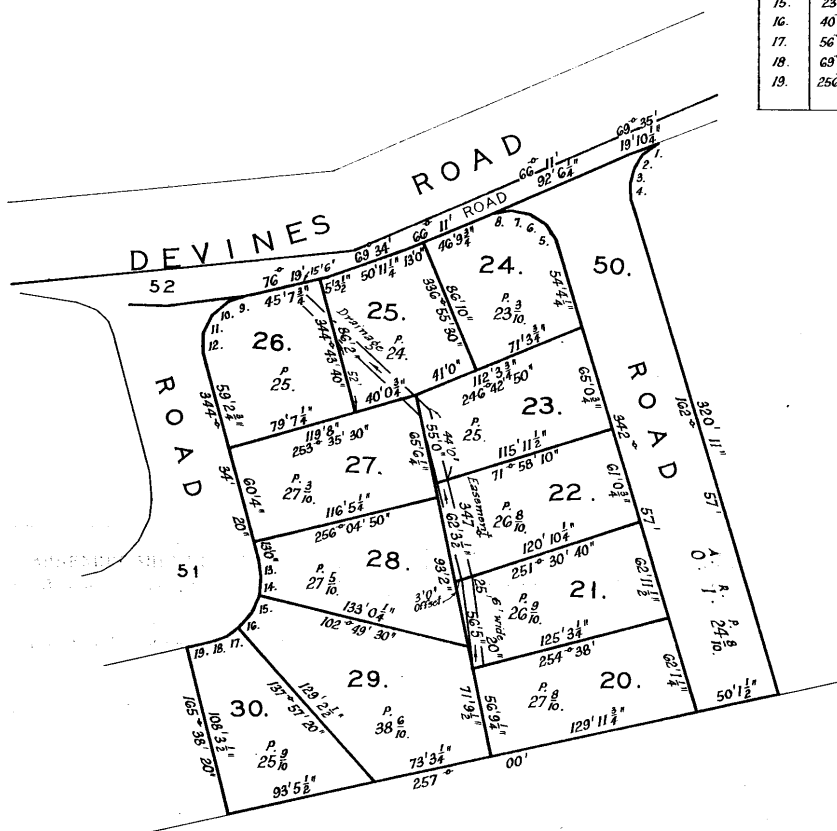
Nº	BEARING	DIST.
1.	103° 46'	12' 4 1/2"
2.	79° 57'	12' 4 1/2"
3.	56° 07'	12' 4 1/2"
4.	32° 18'	12' 4 1/2"
5.	193° 36'	10' 5"
6.	208° 33'	10' 5"
7.	225° 31'	13' 2 1/2"
8.	244° 29'	13' 2 1/2"
9.	263° 04'	12' 8"
10.	281° 17'	12' 8"
11.	298° 45'	11' 7 1/2"
12.	315° 28'	11' 7 1/2"
13.	332° 57'	12' 8 1/2"
14.	351° 11'	12' 8 1/2"
15.	8° 53'	11' 11 1/2"
16.	26° 04'	11' 11 1/2"
17.	8° 18'	12' 6 1/2"
18.	34° 06'	12' 6 1/2"
19.	319° 54'	12' 6 1/2"
20.	295° 43'	12' 6 1/2"
21.	58° 45'	11' 3 1/2"
22.	37° 05'	11' 3 1/2"
23.	15° 26'	11' 3 1/2"
24.	353° 47'	11' 3 1/2"



P 3734 FB 4652

<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor</p> <p>Signed for the purposes of identification</p> <p>Council Clerk</p>	<p>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 24.8.71 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor: <i>L. J. Holmes</i></p> <p>Owner:</p> <p>Title Reference:</p>	<p>Registered Number:</p> <p>S.P.4217</p> <p>Scale = 60 feet to an inch.</p>

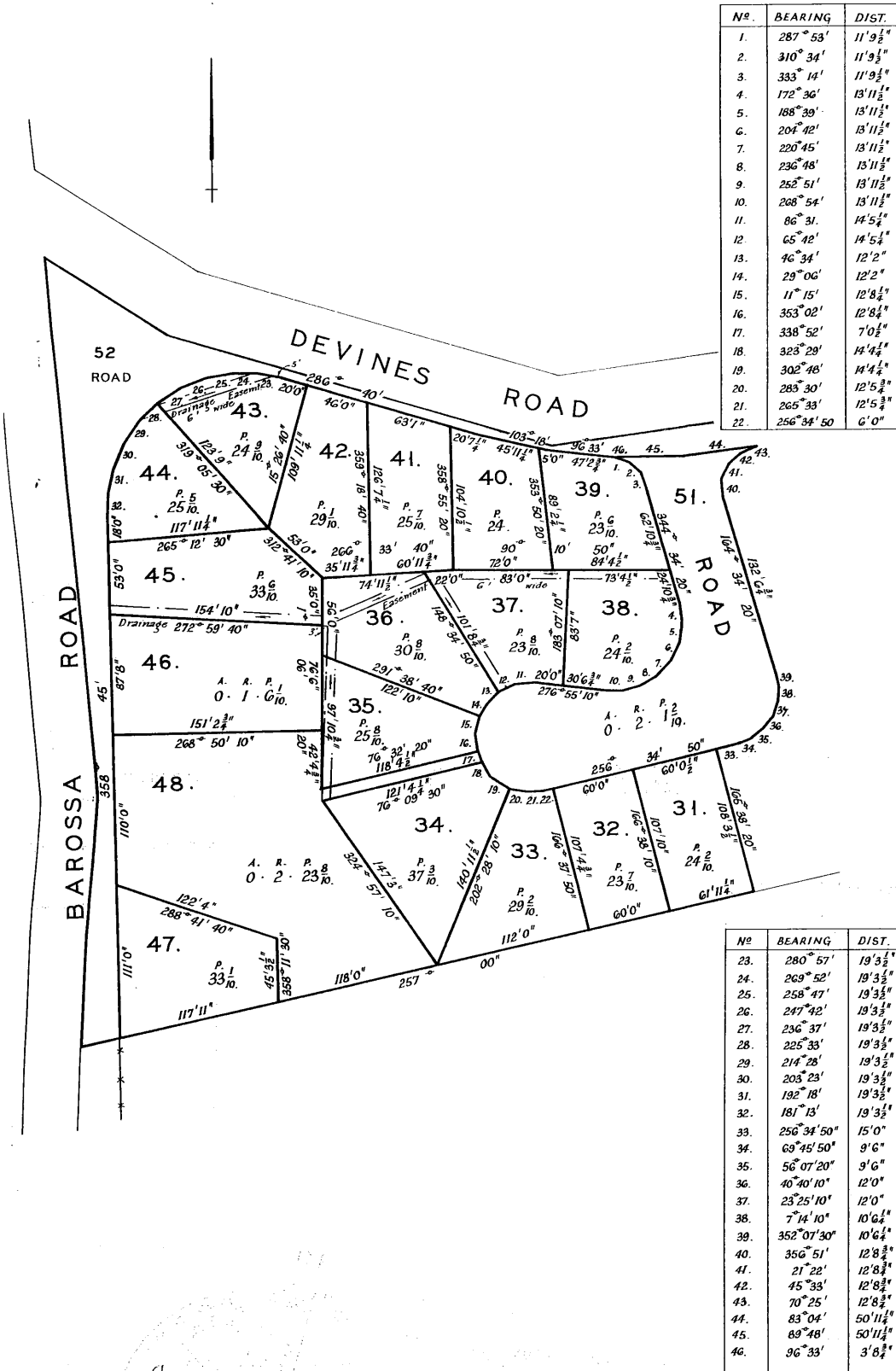
Nº	BEARING.	DIST.
1.	58° 45'	11' 3 1/4"
2.	37° 05'	11' 3 1/4"
3.	15° 26'	11' 3 1/4"
4.	353° 47'	11' 3 1/4"
5.	330° 51'	12' 6 3/4"
6.	306° 40'	12' 6 3/4"
7.	282° 28'	12' 6 3/4"
8.	258° 17'	12' 6 3/4"
9.	70° 25'	12' 8 3/4"
10.	42° 53'	12' 8 3/4"
11.	21° 22'	12' 8 3/4"
12.	356° 51'	12' 8 3/4"
13.	352° 07' 30"	10' 6 1/2"
14.	7° 14' 10"	10' 6 1/2"
15.	23° 25' 10"	12' 0"
16.	40° 40' 10"	12' 0"
17.	56° 07' 20"	9' 6"
18.	69° 45' 40"	9' 6"
19.	256° 34' 50"	15' 0"



75/6

P 3723 FB 4652

<p>ANNEXURE SHEET No. 3</p> <p>(of 3 annexures) to plan by Surveyor</p>	<p>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 24.8.71 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p>S.P.4217</p>
	<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>L.J. Holmes</i></p> <p>Owner:</p> <p>Title Reference:</p>
<p>Council Clerk</p>		



B TasNetworks' Consent

From: [Odin Kelly](#)
To: [Harley Winram](#)
Subject: RE: 85 Barossa Road - rezoning potential
Date: Tuesday, 19 November 2019 4:59:37 PM
Attachments: [image003.png](#)
[image006.png](#)

Hi Harley

Thank you for your query regarding 85 Barossa Road, Glenorchy relating to the potential rezoning of the site from Utilities to a residential zone.

TasNetworks notes that site in its entirety is subject to the Electricity Transmission Corridor (ETC) overlay of the Electricity Transmission Infrastructure Protection Code (Code) as well as partially subject to the Inner Protection Area (IPA) overlay identified in this Code.

Please note that this IPA reflects an Unregistered Wayleave Agreement (UWA). UWAs are easements created by agreement with landowners at the time the easements were acquired that are not registered on the property title. Similarly to registered easements, an unregistered easement will provide a set of rights and restrictions in favour of TasNetworks over a property.

TasNetworks has no objection to the proposed rezoning of this site for residential purposes however would like to note that TasNetworks is not supportive of any structures or buildings being located within the IPA, and other ground disturbing activities would require careful assessment by TasNetworks

If you require any further information, please don't hesitate to contact me.



Odin Kelly
Consultant Planner
Strategic Asset Management
P: 6271 6717 E odin.kelly@tasnetworks.com.au

Monday & Wednesday

1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

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From: Harley Winram <Harley.Winram@entura.com.au>
Sent: Monday, 18 November 2019 4:01 PM
To: Gina Goodman <Gina.Goodman@tasnetworks.com.au>; Odin Kelly <Odin.Kelly@tasnetworks.com.au>
Subject: RE: 85 Barossa Road - rezoning potential

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Hi Gina and Odin,

Been a while since we last spoke regarding this subject.

Please refer to the attached email trail for current status of play, plus;

Given what we discussed, way back when, regarding the transmission line easement I can confirm the following:

- The respective titles refer to the easement, and
- I did a basic identification survey some months ago, whereby I surveyed the boundaries and location of the existing trans tower. This survey confirmed the original easement definition so we should be "sweet" with this.

However, to progress this rezoning application, I wish to start sorting what documentation TasNetworks requires from the applicant (property owner) in order to base a decision to approve said rezoning from utility to residential.

Please call should you have any queries.

Your assistance on this matter would be greatly appreciated.

Regards,
Harley

Harley Winram | Senior Surveyor
Entura
m +61 417 314 758
e harley.winram@entura.com.au

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From: Harley Winram
Sent: Sunday, 31 March 2019 3:21 PM
To: Gina Goodman <Gina.Goodman@tasnetworks.com.au>
Subject: RE: 85 Barossa Road - rezoning potential

Hi Gina,

Clear as mud maps attached for your perusal and consideration.

I'll call Monday morning to touch base on this before I head into the field.

Thanks,
Harley

From: Gina Goodman [<mailto:Gina.Goodman@tasnetworks.com.au>]
Sent: Thursday, 28 March 2019 9:16 AM
To: Harley Winram
Subject: RE: 85 Barossa Road - rezoning potential

Hi Harley
Left you a message regarding this one. Please feel free to give me a call so we can discuss in a little more detail
Kind regards
Gina


Kind Regards
Gina Goodman




Gina Goodman
Land Use Planner
Strategic Asset Management
Monday, Tuesday & Wednesday
P 6271 6085 | E gina.goodman@tasnetworks.com.au

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From: Harley Winram <Harley.Winram@entura.com.au>
Sent: Wednesday, 27 March 2019 3:26 PM
To: Gina Goodman <Gina.Goodman@tasnetworks.com.au>
Subject: FW: 85 Barossa Road - rezoning potential

Hello Gina,

First of all, Angus Ketley forwarded your details in regards to discussing all thing to do with planning for TasNetworks.

In essence, I'm doing a bit of investigation to assist a property owner (David Devine of 22 Loftus St, West Moonah) to undertake a subdivision/adherence of a lot for purposes of selling as a potential unit development. The issue, unfortunately, is that David bought an adjacent property (85 Barossa Road), formerly owned by the Housing Department, for the purposes of adhering to his current property to then find it to be zoned utility. Not much good when he was wanting to develop it as residential – lawyers didn't do their homework?

I've spoken with the planner, Lyndal Byrne, at the Glenorchy City Council and Lyndal has forwarded the attached explanation and has recommended that TasNetworks be consulted to see if or how things can be progressed.

Your assistance would be greatly appreciated with this matter and should you have any queries please don't hesitate to get back to me.

Thanks and regards,

Harley Winram | Senior Surveyor

Entura

m +61 417 314 758

e harley.winram@entura.com.au

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Regards,

Harley

From: Byrne, Lyndal [<mailto:LByrne@gcc.tas.gov.au>]

Sent: Thursday, 21 March 2019 3:24 PM

To: Harley Winram

Subject: 85 Barossa Road - rezoning potential

Hi Harley

As discussed, the land at 85 Barossa Road, Glenorchy is within a Utilities Zone (see Figure 1) and cannot be developed for residential uses. I believe the land was included in this zone due to the Electricity Transmission Infrastructure Corridor that covers the site (the extent of the Electricity Corridor is shown in Figure 2)

Before Council could consider a request to amend the Glenorchy Interim Planning Scheme 2015 (GIPS 2015), we would need to be assured that TasNetworks would support the amendment request. I recommend you talk to them and discuss the land, and understand the extent of any easements that may apply to the land (noting that not all electricity easements are registered on the title) and what they think of any proposed residential development of the land.

Figure 3 shows the extent of the Inner Protection Corridor under the Draft Glenorchy Local Provisions Schedule (Draft Glenorchy LPS). The Draft Glenorchy LPS is yet to be exhibited, once it is though, your client could make a representation on the zoning of the land and have that heard by the Tasmanian Planning Commission (TPC). The TPC might decide the land should be rezoned, or that a planning scheme amendment is needed to rezone the land. In any instance making a representation on the Draft Glenorchy LPS would be free, however a decision may not occur until late 2020.

Alternatively your client may wish to request a planning scheme amendment now. Amendments can take 6-8 months to process, Council fees are currently \$3,472 (and will increase slightly at end of financial year) and, as indicated above, the project would need TasNetworks Support.

The documentation required to support a planning scheme amendment is detailed and using a planning consultant to prepare the documentation is encouraged.

If your client wishes to seek an amendment – send me an email or give me a call and I can provide more details on what is required and / or set up a meeting to discuss the project further.



Figure 1 – Extract from GIPS 2015 showing 85 Barossa Road within a Utilities Zone, the Electricity Transmission Corridor – in blue- under the GIPS 2015 and the surrounding land within a General Residential Zone



Figure 2 – Extent of

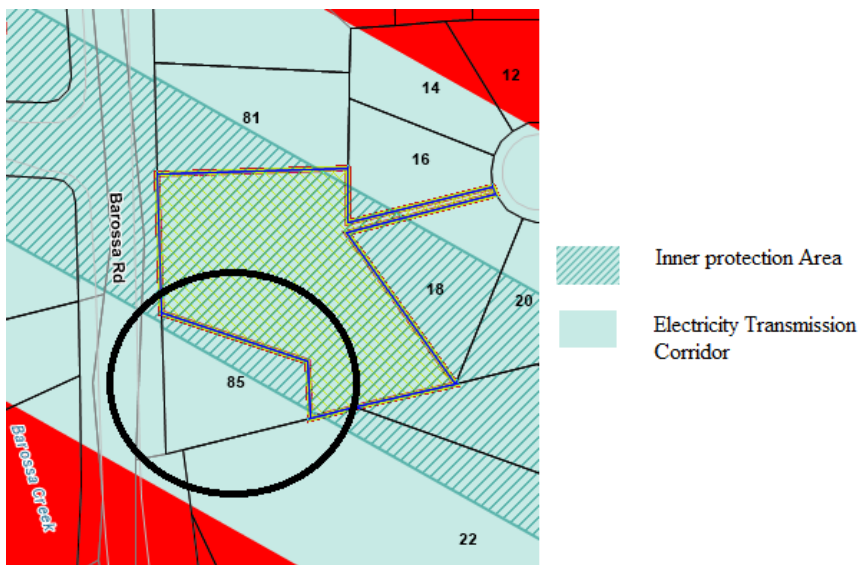


Figure 3 – Extent of Inner Protection Area and Electricity transmission Corridor under the draft Glenorchy Local Provisions Schedule

Lyndal Byrne | Strategic Planner | Glenorchy City Council



P: 03 6216 6424

E: lbyrne@gcc.tas.gov.au | W: www.gcc.tas.gov.au

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