

HOUSING LAND SUPPLY ORDER (Howrah) 2023
MINISTERIAL REPORT PURSUANT TO SECTION 9 OF THE HOUSING LAND
SUPPLY ACT 2018

I, the Honourable Michael Darrel Joseph Ferguson, the Minister for Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (the Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Howrah) Order 2023 (the proposed Order).

Having considered the submissions received from interested persons and the proposed Order under the provisions of the Act, I am satisfied that the proposed Order is suitable to make.

Under section 9(4) of the Act, each House of Parliament may within 5 sitting days disallow the making of the proposed Order.



Michael Darrel Joseph Ferguson

Minister for Planning

Date: 3 March 2023

REPORT TO PARLIAMENT

I, Michael Darrel Joseph Ferguson, Minister for Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (the HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Howrah) Order 2023 (the proposed Order).

Pursuant to section 9(1)(a)(i) of the HLS Act, the proposed Order is included with this report as Attachment A.

DESCRIPTION OF THE PROPOSED ORDER

The land to which the proposed Order relates is located at Clarence Street, Howrah and is part of the land described by title reference FR 6109/1. The land subject to the proposed Order is approximately 1300m² in area, which could potentially yield up to 4 dwelling units.

The proposed Order, if made will –

1. declare part of the land to be Housing Supply Land, and
2. rezone part of the land to the General Residential Zone.

REASONS IN RELATION TO THE PROPOSED ORDER

Pursuant to section 9(3)(a) of the HLS Act, my reasons for wanting to make the proposed Order are as follows –

1. The HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means of providing more social and affordable housing.
2. There is a clear need to make more land available under the *Homes Act 1935* to enable the provision of additional social and affordable housing in Tasmania, with over 4500 applications on the Department of Communities Tasmania Housing Register as at October 2021.
3. The site is suitable for future development for social and affordable housing, but needs to be rezoned before the approval and construction of new homes on the land; and
4. The proposed Order will provide more land zoned for residential purposes and then through the construction of homes on this land, contribute toward achieving the targets for the supply of more social and affordable homes in the Greater Hobart area, as set out in Tasmania's Affordable Housing Strategy 2015-2025.

Pursuant to section 9(3)(b) of the HLS Act, the reasons why I am satisfied that the proposed Order may be made under this Act and why I am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the HLS Act in relation to the area of land are as follows –

1. The land is eligible Government land, and not more than 5 years has elapsed since the making of the HLS Act, as required by section 5(1) of the HLS Act,
2. I am satisfied that there is a need to make more land available under the *Homes Act 1935* to enable the provision of additional social and affordable housing in Greater Hobart, as required by section 5(2)(a) of the HLS Act. Currently there are over 1700 applications on the Communities Tasmania Housing Register for the Greater Hobart

area as at October 2021, which are 'eligible persons' looking to find social or affordable homes,

3. I am satisfied, for the reasons detailed in the planning submission prepared by All Urban Planning Pty Ltd for the Department of Communities Tasmania, that,
 - a) the land is suitable for residential use and development by virtue of its location in the Greater Hobart metropolitan area and with close proximity to public and commercial services, public transport and places that may provide opportunities for employment, as required by section 5(2)(b) of the HLS Act,
 - b) applying the General Residential Zone to the area of land would be consistent with the State Policies and the Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS), as required by section 6(1)(a) of the HLS Act,
 - c) if the General Residential Zone were to apply to the land, the use or development of the land for residential purposes would not be significantly restricted by any code that would apply to the land under the Tasmanian Planning Scheme, as required by section 6(1)(b) of the HLS Act,
 - d) assigning the General Residential Zone to the land would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act,
 - e) after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the General Residential Zone would be consistent with the zone purpose in the State Planning Provisions, as required by section 6(1)(d) of the HLS Act; and
 - f) use or development of the land would not be likely to create significant land use conflict with an existing use on the land or with use or development on adjacent land or with any other land near to the land, as required by section 6(1)(f) of the HLS Act;
4. I have considered the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, that assigning the General Residential Zone to the land may have, as required by section 6(1)(e) of the HLS Act; and
5. The General Residential Zone will apply to all of the land subject to the proposed Order and section 6(2)(b) of the HLS Act does not apply to this proposed order.

SUBMISSIONS IN RELATION TO THE PROPOSED ORDER

The proposed Housing Land Supply (Howrah) Order was made available for public consultation for 28 days as required by section 12 (1)(C) of the HLS Act. The public consultation for the proposed Order commenced on 26 May 2022 and ended on 4 July 2022.

Pursuant to section 9(3)(c) of the HLS Act, the submissions received under section 13(1) of the HLS Act are contained in Appendix B and are summarised as follows –

1. TasWater advise that in their view the land is suitable for residential use and that the intended General Residential Zone is suitable. There is water and sewer infrastructure in the area that can service the site.

2. The Department of State Growth advise that the site is well-located with access to public transport and proposed active transport networks.
3. A joint submission by four neighbouring residents raised an objection to the proposal to rezone part of the land for residential use. They objected the proposal to rezone part of the land from the Utilities Zone to the General Residential Zone for the following reasons –
 - Impact on the natural value and the amenity of the area;
 - Impact on the water estuary catchment which has the potential to inundate the adjoining properties;
 - The steepness of the terrain will impact on natural water course and give use to possible water run-off into the immediate surrounding and adjoining properties;
 - Impact on local wildlife, seasonal nesting and disruption of the green ambience the land offers the area; and
 - Impact of noise pollution from South Arm Highway if the environment is disturbed. Currently, the trees and undergrowth offer sound attenuation by absorption, deflection, retraction and masking from the traffic sounds of the South Arm Highway

MY OPINIONS IN RELATION TO THE SUBMISSIONS RECEIVED

Pursuant to section 9(3)(d) of the HLS Act, my opinion in relation to the matters set out in the submission is –

1. I note the advice from TasWater that there will be no issues to provide water and sewer servicing for future development of the site.
2. I note the advice from the Department of State Growth. Future development will optimise the use of infrastructure and community services.
3. I note the joint submissions from the neighbouring residents with concerns that the site is unsuitable for residential use for the reasons outlined above.

In terms of the concerns relating to impacts on natural values and local wildlife, I note that the site is not currently identified for the protection of native vegetation or wildlife habitats. It is not subject to the priority vegetation area overlay in the Natural Assets Code under the Tasmanian Planning Scheme. The site is adjoined by residential development and future residential use of the site is not considered to significantly impact on any identified natural values.

I note that the South Arm Highway, which has the potential to generate noise, is separated from the properties in question a minimum of around 40m. With the future development of the site, the existing vegetation buffer and noise barrier along the highway will remain. This, along with the distance from the highway, will prevent any significant impact on residential amenity from traffic noise. The future development of the site for housing would also assist with diminishing noise impacts from the highway.

I note the concerns related to potential flooding impacts. Since my initial assessment of the proposed Order, the Clarence Local Provisions Schedule has been amended to include a portion of the site within the Flood-Prone Area overlay. I have since requested and considered a flood risk assessment prepared for the site. The report demonstrates that future development would not be significantly impacted by flooding hazards and

not have any significant impact on flooding risks to adjoining properties. It was determined that the hazard rating at the site is at a minimum level. Additional measures were recommended to ensure future development does not increase the hazard ratings for the adjoining properties. The report noted that these issues can be managed through the construction phase of development of the site and would be assessed as part of any future development applications for the site. Based on the additional information that was provided by the Department of Communities Tasmania, it is considered that the proposed Order will meet the criteria set out in the HLS Act.

ALTERATIONS TO THE PROPOSED ORDER

Pursuant to section 9(3)(e) of the *Housing Land Supply Act 2018*, the proposed Order has not been altered from the version that was sent to interested persons for comment.

APPENDICES

- Appendix A: Proposed Housing Land Supply Order (Howrah) 2023
- Appendix B: A copy of each submission
- Appendix C: Landowner consent
- Appendix D1: Planning Submission
- Appendix D2: Flood Assessment Report

TASMANIA

**HOUSING LAND SUPPLY (HOWRAH) ORDER
2023**

STATUTORY RULES 2023, No.

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3. Interpretation
4. Declaration of housing supply land
5. Declaration of intended zone

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HOUSING LAND SUPPLY (HOWRAH) ORDER 2023

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Planning

1. Short title

This order may be cited as the *Housing Land Supply (Howrah) Order 2023*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

applicable area means the area of land declared under clause 4 to be housing supply land;

grid reference means the grid reference taken from the Universal Grid Reference System used in Tasmania and based on the Geocentric Datum of Australia (also known as the “the GDA” or “GDA94”)

Housing Land Supply (Howrah) Order 2023
Statutory Rules 2023, No.

c. 4

as defined in the Commonwealth Gazette
No. GN 35, 6 September 1995.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the
area of land specified in Schedule 1 to this order
is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the
intended zone in relation to the applicable area is
declared to be the General Residential Zone
referred to in the applicable planning scheme.

Housing Land Supply (Howrah) Order 2023
Statutory Rules 2023, No.

sch. 1

SCHEDULE 1 – AREA OF LAND

Clause 4

The area of land that –

- (a) is situated at Clarence Street, Howrah in Tasmania; and
- (b) forms part of the land as described in the certificate of title Volume 6109, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) is within the boundary made by the following imaginary lines:
 - (i) a line between grid reference 533484E 5252026N and grid reference 533481E 5252009N;
 - (ii) a line between grid reference 533481E 5252009N and grid reference 533481E 5252005N;
 - (iii) a line between grid reference 533481E 5252005N and grid reference 533483E 5251999N;
 - (iv) a line between grid reference 533483E 5251999N and grid reference 533490E 5251992N;
 - (v) a line between grid reference 533490E 5251992N and grid reference 533502E 5251990N;

Housing Land Supply (Howrah) Order 2023
Statutory Rules 2023, No.

sch. 1

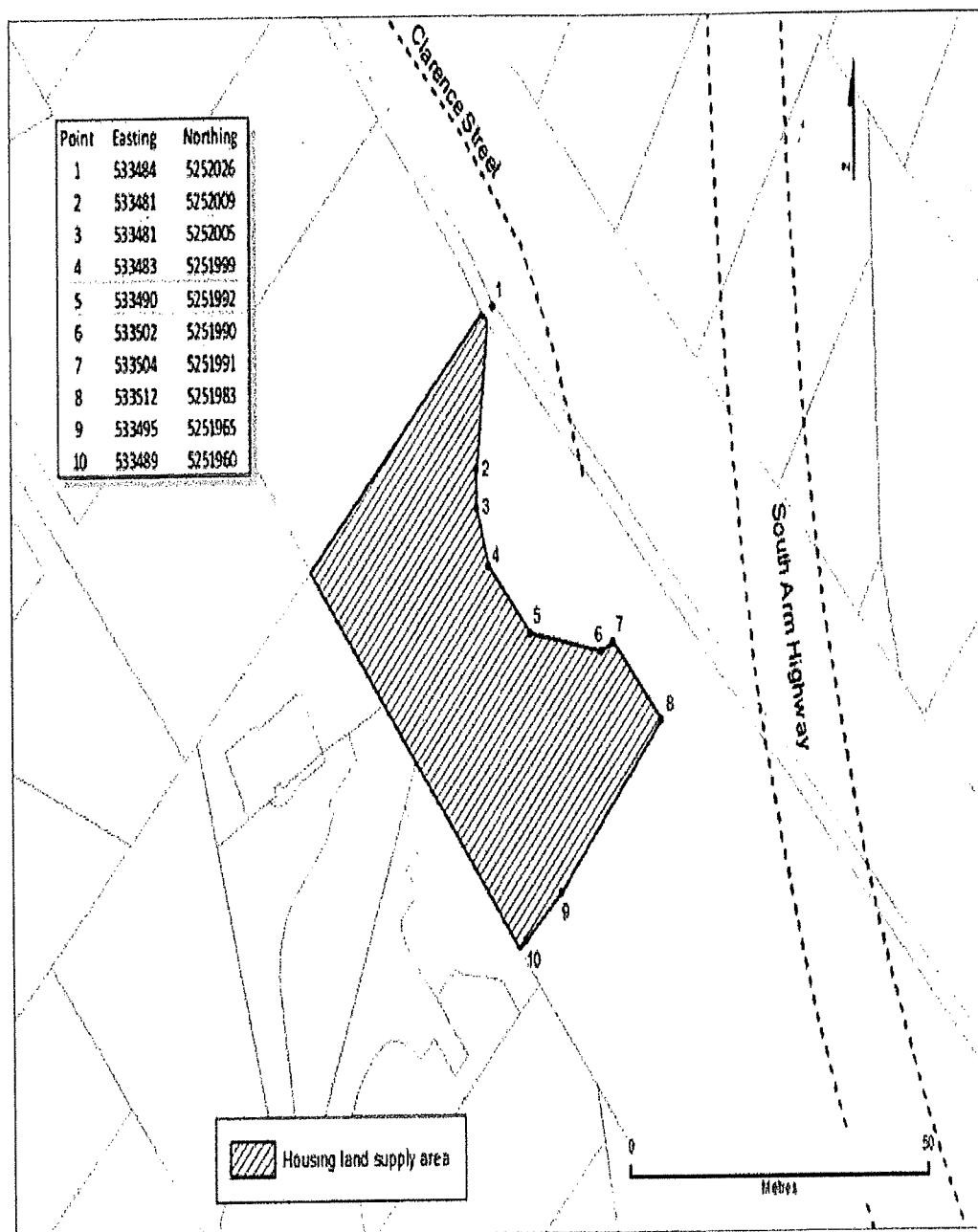
- (vi) a line between grid reference 533502E 5251990N and grid reference 533504E 5251991N;
 - (vii) a line between grid reference 533504E 5251991N and grid reference 533512E 5251983N;
 - (viii) a line between grid reference 533512E 5251983N and grid reference 533495E 5251965N;
 - (ix) a line between grid reference 533495E 5251965N and grid reference 533489E 5251960N;
 - (x) a line from grid reference 533489E 5251960N to the north-westernmost corner of the land specified in that certificate of title;
 - (xi) a line from that north-westernmost corner referred to in subparagraph (x) to grid reference 533484E 5252026N; and
- (d) is shown as the shaded area, bounded by heavy black lines, on the plan set out, by way of illustration only, in Schedule 2 to this order.

Housing Land Supply (Howrah) Order 2023
Statutory Rules 2023, No.

sch. 2

SCHEDULE 2 – PLAN

Schedule 1



Housing Land Supply (Howrah) Order 2023
Statutory Rules 2023, No.

Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of Premier and Cabinet.

EXPLANATORY NOTE

(This note is not part of the order)

This order, for the purposes of the *Housing Land Supply Act 2018*, declares –

- (a) a certain area of land situated at Clarence Street, Howrah in Tasmania to be housing supply land; and
- (b) the intended zone in relation to that land to be the General Residential Zone referred to in the applicable planning scheme.

Cullen, Julie

From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Monday, 20 June 2022 3:50 PM
To: State Planning Office Shared Mailbox
Subject: TasWater Advice RE: Proposed Housing Land Orders 2022 TWSI 2022/439, 440, 437

Hi,

TasWater provides the following advice in respect of the Land Supply Orders received 6 June 2022.

Housing Land Supply Order Howrah 2022: no issues with water and/or sewer servicing
Housing Land Supply Order Howrah (No2) 2022: no issues with water and/or sewer servicing
Housing Land Supply Order Chigwell 2022: no issues with water and/or sewer servicing. We would like to formally advise that we have noted that the rear boundary of Lots 1 and 2 is offset further from our sewer main than usual. TasWater will not approve any development inside the sewer easement or on the western side of the sewer that is prescribed under the Water and Sewer Industry Act 2008.

We do not appear to have received a referral for the Goodwood Rd Land Supply Order, however there do not appear to be any issues with water and/or sewer servicing.



Figure 2 - Site Survey Plan (Source: Rogerson & Birch Surveyors) View points relate to Figures 3 and 4 below.

If you have any queries, please contact me

Al Cole

Senior Assessment Officer

M 0439 605 108

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

E al.cole@taswater.com.au

W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



From: State Planning Office Shared Mailbox <StatePlanning@dpac.tas.gov.au>

Sent: Monday, 6 June 2022 9:16 AM

To: Enquiries Mailbox <enquiries@taswater.com.au>

Subject: Proposed Housing Land Supply (Howrah No.2) Order 2022

Please find attached letter from The Hon Michael Ferguson MP, Minister for Planning

State Planning Office

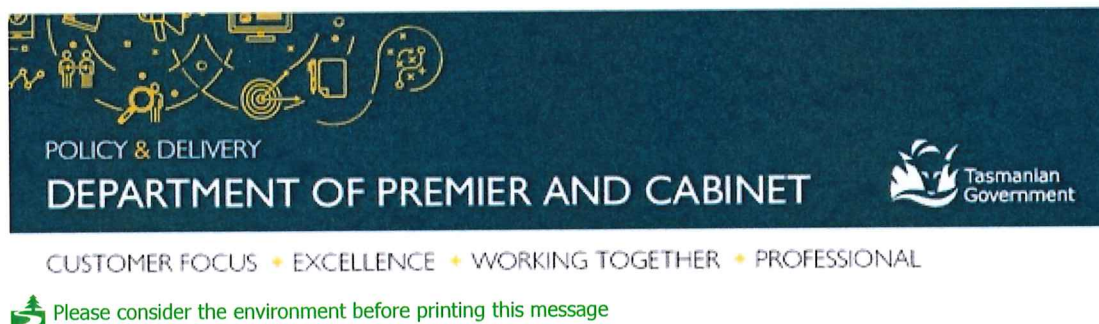
Department of Premier and Cabinet

Level 7 / 15 Murray Street, Hobart TAS 7000 | GPO Box 123, Hobart TAS 7001

(p) 1300 703 977

stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au | www.dpac.tas.gov.au



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Cullen, Julie

From: Judy MacDavitt <quambybrooke@gmail.com>
Sent: Monday, 4 July 2022 2:30 PM
To: State Planning Office Your Say
Subject: Fwd: Oppose proposed Housing Land Supply (Howrah no 2)
Attachments: SKM_C55822070414030.pdf

To whom it may concern,

Please find attached correspondence opposing the proposed Housing Land Supply (Howrah no 2) from myself and three other interested parties.

Please acknowledge receipt of this email and any further developments.

Regards

Judy MacDavitt

----- Forwarded message -----

From: <konicaminolta_mfd@dhhs.tas.gov.au>
Date: Mon, 4 Jul. 2022, 2:09 pm
Subject: Scanned file from CYS C558 162194
To: <quambybrooke@gmail.com>

Please open attached file to view scanned image.

Thank you.

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Michael Ferguson MP
Minister for Planning
State Planning Office
Department Premier and Cabinet
GPO Box 123
HOBART,
Tasmania. 7001

1/2 Howley Court
Howrah
Tasmania 7018

Re: Proposed Housing Land Supply (Howrah No.2) Order 2022 – Clarence Street, Howrah.

Dear Mr Ferguson,

I wish to lodge a representation to object to the rezoning of the part of the land at Clarence Street (title reference FR6109/1) adjacent to 313 Clarence Street, Howrah to be rezoned from the Utilities Zone to the General Residential Zone for the following reasons:

1. Impact of the natural value of the amenity of the area.
2. Impact on the water estuary catchment which has the potential to inundate the adjoining properties.
3. The steepness of the terrain will impact on natural water course and give use to possible water run-off into the immediate surrounds and adjoining properties.
4. Impact on local wildlife; seasonal nesting, and disruption to the green ambiance the land offers the area.
5. Impact of noise pollution from South Arm Highway if the environment is disturbed. Currently, the trees and undergrowth offer sound attenuation (damping of sound) by absorption, deflection, retraction, and masking from the traffic sounds of the South Arm highway.

I would like my objections to the land supply re-zoning proposal to be taken into consideration when deliberations are being discussed.

Yours faithfully,



Judith Levis
30 June 2022

Michael Ferguson MP
Minister for Planning
State Planning Office
Department Premier and Cabinet
GPO Box 123
HOBART,
Tasmania. 7001

2/2 Howley Court
Howrah
Tasmania 7018

Re: Proposed Housing Land Supply (Howrah No.2) Order 2022 – Clarence Street, Howrah.

Dear Mr Ferguson,

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I would like my objections to the land supply re-zoning proposal to be taken into consideration when deliberations are being discussed.

Yours faithfully,



Anthoula Spiliopoulos
30 June 2022

Michael Ferguson MP
Minister for Planning
State Planning Office
Department Premier and Cabinet
GPO Box 123
HOBART,
Tasmania. 7001

1/3 Howley Court
Howrah
Tasmania 7018

Re: Proposed Housing Land Supply (Howrah No.2) Order 2022 – Clarence Street, Howrah.

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I would like my objections to the land supply re-zoning proposal to be taken into consideration when deliberations are being discussed.

Yours faithfully,



Joy Hills
30 June 2022

Michael Ferguson MP
Minister for Planning
State Planning Office
Department Premier and Cabinet
GPO Box 123
HOBART,
Tasmania. 7001

2/3 Howley Court
Howrah
Tasmania 7018

Re: Proposed Housing Land Supply (Howrah No.2) Order 2022 – Clarence Street, Howrah.

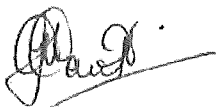
Dear Mr Ferguson,

I wish to lodge a representation to object to the rezoning of the part of the land at Clarence Street (title reference FR6109/1) adjacent to 313 Clarence Street, Howrah to be rezoned from the Utilities Zone to the General Residential Zone for the following reasons:

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I would like my objections to the land supply re-zoning proposal to be taken into consideration when deliberations are being discussed.

Yours faithfully,



Judy McDavitt
30 June 2022

Department of State Growth

Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000
GPO Box 536, Hobart TAS 7001 Australia
Phone 1800 030 688 Fax (03) 6173 0287
Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Your Ref: / Our Ref:



State Planning Office
Department of Premier and Cabinet
By e-mail: yoursay.planning@dpac.tas.gov.au

Proposed Housing Land Supply

Thank you for the opportunity to consider and make comment on the housing supply orders for small-scale housing developments at Chigwell, Goodwood and Howrah.

The Department of State Growth will not be making any submissions. The proposed developments have been reviewed and all sites are generally well-located in relation to passenger transport, and to existing or proposed active transport networks.

Please contact James Verrier, Director, Transport Systems and Planning Policy via email at James.Verrier@stategrowth.tas.gov.au or telephone on 0418 369 092 for more information.

Yours sincerely

Kim Evans
Secretary

6 July 2022

Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001

Web: www.communities.tas.gov.au



Director of Housing
GPO Box 65
Hobart TAS 7001

Subject: Consent from the Minister administering the *Crown Lands Act 1976* pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018*

Pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* I, as Minister administering the *Crown Lands Act 1976*, hereby provide consent for land listed in the table below, to be the subject of an Order under the *Housing Land Supply Act 2018*.

Title Reference	Street Address	Suburb
CT 6109/1	Clarence Street	Howrah
CT 62918/35, CT 62918/36	Merindah Street	Howrah
CT 197749/1	Allunga Road	Chigwell

Sincerely,

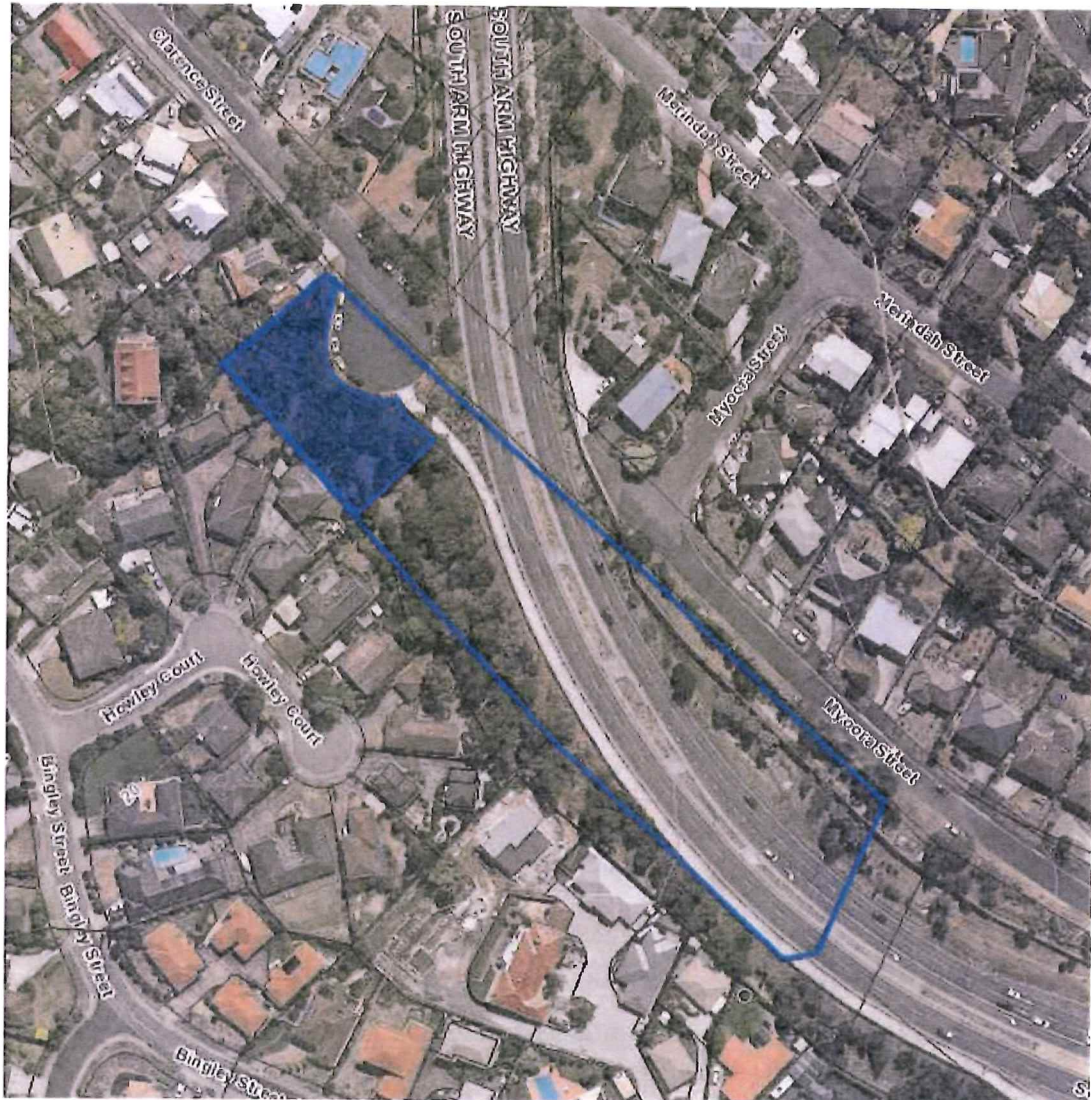
Hon Jacquie Petrusma MP
Minister for Parks

16 September 2021

Attachment 3. Location Aerials

-	CT 6109/1	Clarence Street	Howrah
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Overall title is outlined in blue line, with the portion nominated for a Housing Land Supply Order shaded in blue.



Director of Housing
GPO Box 65
Hobart TAS 7001

**Subject: Department of State Growth consent pursuant to s.5(3)(b) of the
*Housing Land Supply Act 2018***

Pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018* I, Kim Evans, as the Secretary of the Department of State Growth hereby provide consent for land in the ownership of the Department of State Growth listed in the table below, to be the subject of orders under the *Housing Land Supply Act 2018* and for the Department of Communities to conduct investigative studies and feasibility reports as needed.

PID	Title Reference	Street Address	Suburb
-	CT 6109/1	Clarence Street	Howrah

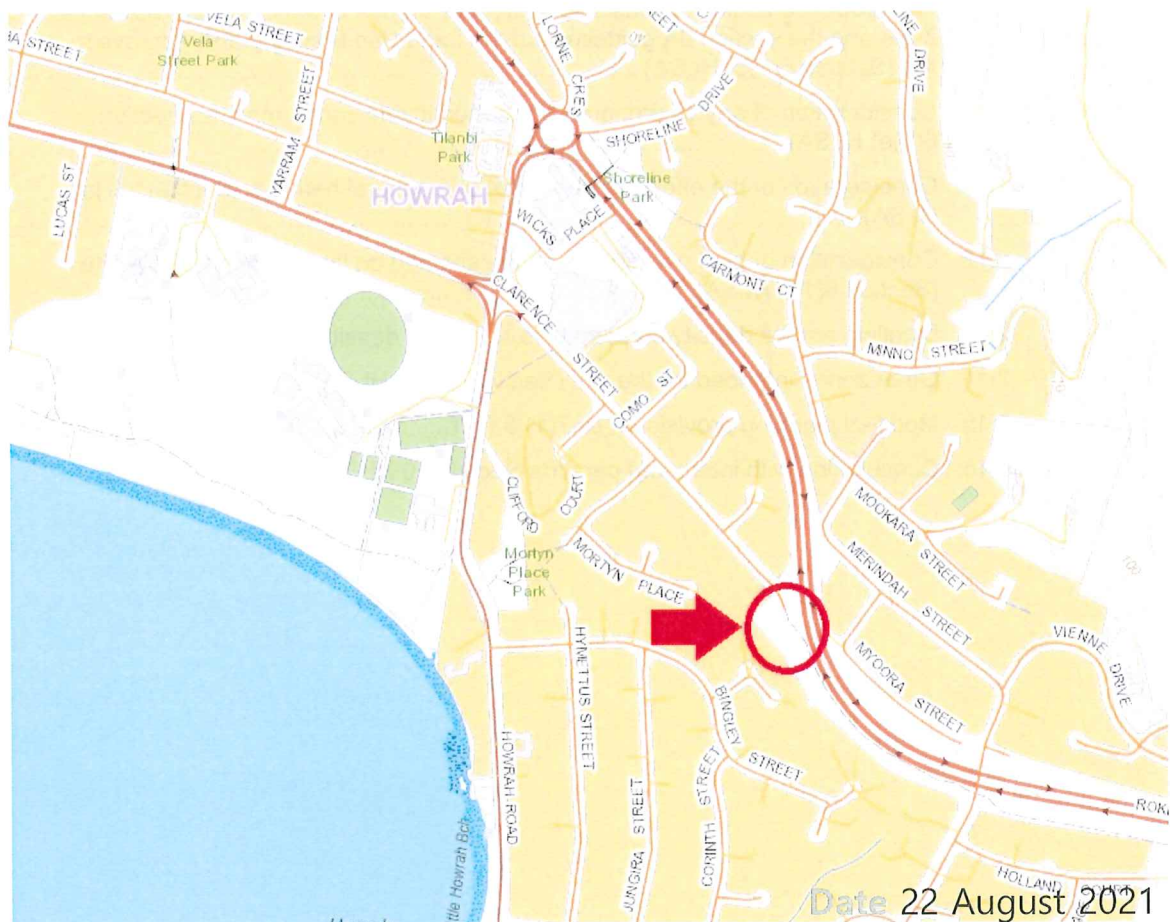
Yours sincerely,



Kim Evans
Secretary

25 May 2022

Planning Submission
Housing Land Supply Act
Part of CT 6109/1 (South Arm
Highway) adjacent to 313 Clarence
Street, Howrah



Date 22 August 2021

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Introduction

The following submission has been prepared by All Urban Planning Pty Ltd in support of a housing land supply order under the *Housing Land Supply Act 2018* (HLSA). The proposed order is to rezone an area of land (the site) at the eastern end of Clarence Street, Howrah from Utilities to General Residential under the *Tasmanian Planning Scheme – Clarence Local Provisions Schedule* (planning scheme).

1. PART 1 – DETAILS OF THE LAND

1.1. Site information

The proposal relates to land held by the Department of State Growth and surplus to the formation of the South Arm Highway. It is contained in the following title:

Address	Certificate of Title	Site Area	Owner
N/A	CT 6109/1	Approx. 1300m ² of the 1.1ha title	The Crown (Department of State Growth)



Figure 1 - The land (source: theList)

The land is located within the municipality of the City of Clarence and is subject to the *Tasmanian Planning Scheme – Clarence Local Provisions Schedule (planning scheme)*.

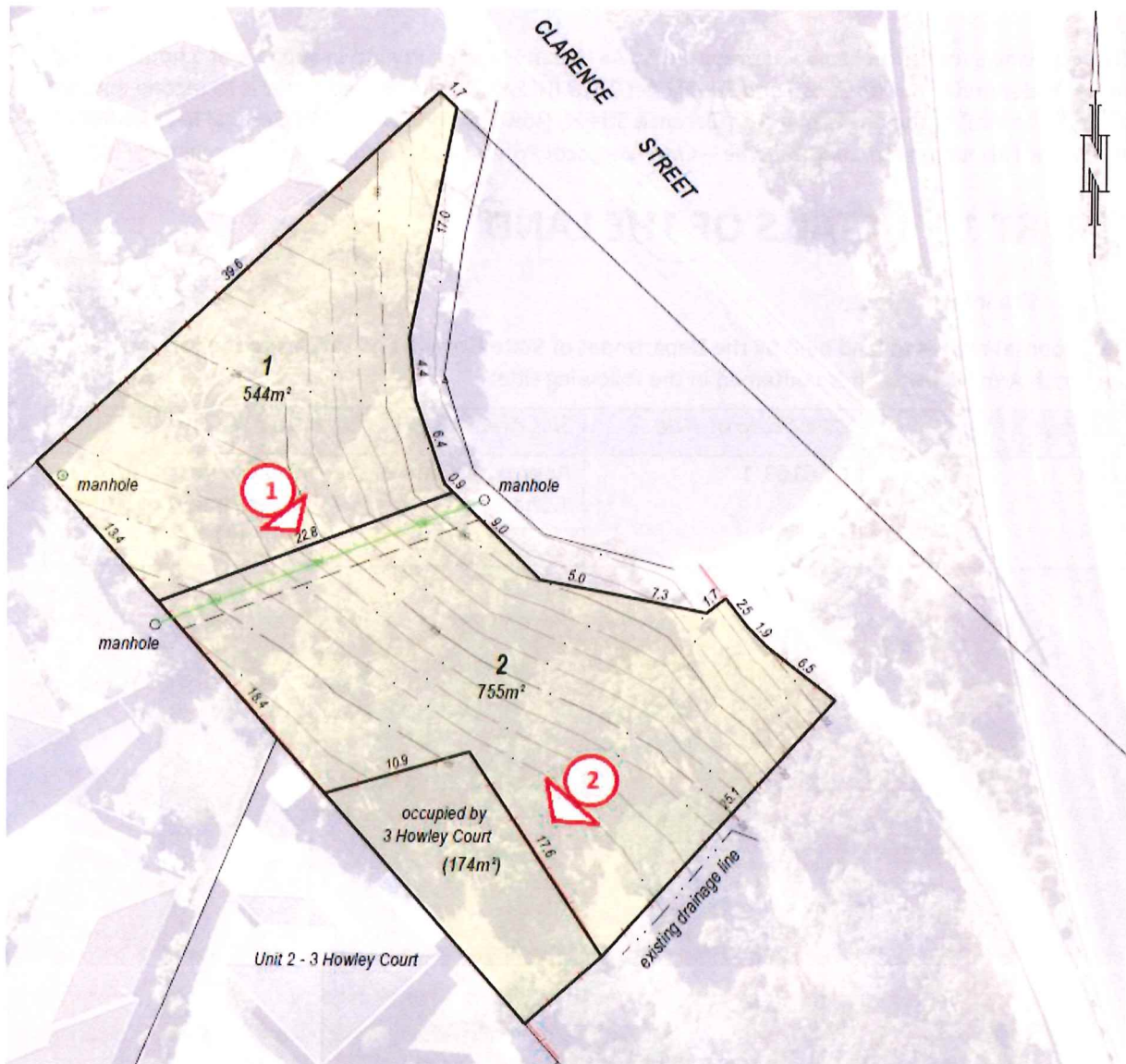


Figure 2 - Site Survey Plan (Source: Rogerson & Birch Surveyors) View points relate to Figures 3 and 4 below.

The land is on the lower, south western side of the South Arm Highway dual carriageway and lies at the eastern end of Clarence Street. The land has a moderate south westerly aspect that slopes down below the Clarence Street turning head. The land is vacant woodland other than a garden encroachment of approximately 174m² by one of the adjoining properties at Unit 2/ 3 Howley Court (see Figure 4 below). There are several mature Eucalypts on the site that stand above a cleared grass under storey as shown in Figure 3 below.



Figure 3 - View across the center of the site below the turning head looking south east. (See view location No. 1 in Figure 2 above)



Figure 4 – View of the garden encroachment from 3 Howley Court over part of the land (see view location No. 2 in Figure 2 above).

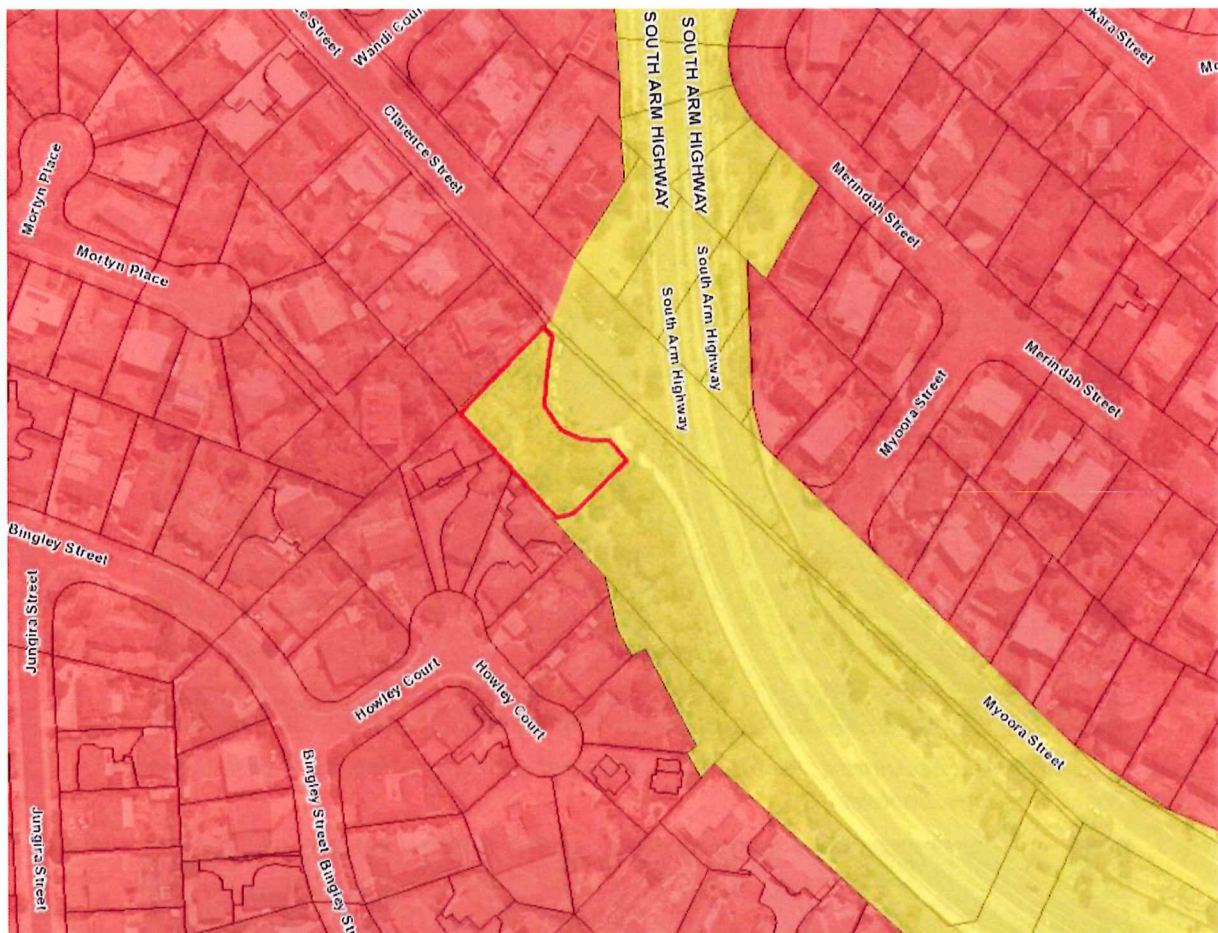


Figure 5 - Existing Zoning (Source: theList)

As shown in Figure 5, the site is currently zoned Utilities (yellow). It is adjoined to the northwest and south west by the residential areas of Howrah within the General Residential Zone (red). The General Business zoned areas of the Shoreline shopping precinct are approximately 390m to the north west along Clarence Street.

There is a footway that runs along the southern side of the highway and transitions to Clarence Street through the turning head.

1.2. Description of Housing Land Supply Order

It is proposed that the Minister make a housing supply order under the HLSA:

1. to declare the subject land housing supply land in accordance with Section 4(1); and
2. include an order in accordance with Section 6 to declare the area of land shown in the site plan in Appendix A to be zoned General Residential under the Clarence Local Provisions Schedule.

2. PART 2 – CONSIDERATION OF THE LAND

2.1. Government land (Section 5(1) HLSA)

The land is eligible government land pursuant to Section 5(1) of the Act in that:

- it is government land owned by the Department of State Growth
- the land was government land on the commencement date of the HLSA 20 July 2018.

And the land is not:

- reserved land under the *Nature Conservation Act 2002*;
- managed under the *National Parks and Reserves Management Act 2002*;
- managed under the *Wellington Park Act 1993*;
- permanent timber production zone land, within the meaning of the *Forest Management Act 2013*; or
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014*.

And not more than 5 years has elapsed since the commencement day of the Act, 20 July 2018.

2.2. Suitability of the land (ss.5(2)(a) & (b))

Consistent with the Purpose under s.2(a) of the Homes Act 1935 there is a need for the land to be made available to enable the provision of housing assistance to eligible persons.

The current Housing Register demand figures by Local Government Area indicate that 356 applicants are waiting for a home in the Clarence municipality based on first suburb preference. Housing Register figures also show that a total of 1,410 applicants overall include a suburb within the Clarence municipality in either their first preference or their other preferences. This data demonstrates the high demand for social and affordable housing in Clarence.

It is intended that the land will be developed to provide new social and affordable housing outcomes. This will include new home ownership opportunities consistent with Tasmania's Affordable Housing Strategy 2015-2025 and Action Plans.

2.3. Proximity to Commercial and Employment Services (Section 5(2)b HLSA)

The land fulfills the requirements of ss.5(2)(b) of the HLSA in that it is located in close proximity to commercial and employment services of Greater Hobart as shown in Figure 6 including the following:

- 400m to commercial and community services of the Shoreline shopping precinct to the north west;
- 500m to Howrah Primary School to the north west;
- 1.4km to the planned new Glebe Hill shopping precinct to the east;
- 3km to commercial and industrial services at Mornington to the north;
- 3.5km to commercial and community services at Bellerive to the west;
- 4.3 km to commercial and community services of Rosny Park to the North West;
- 10km to the Cambridge industrial estate and Hobart International Airport to the north east;
- and
- 9km to CBD of Hobart.



Figure 6 - Proximity to Commercial and Employment Services

2.4. Accessibility to Public Transport (Section 5(2)b) HLSA)

The land has direct frontage to the Metro, public transport bus route 606 to Rosny Park that passes along Clarence Street and turns at the adjacent turning circle and routes 624 and 625 that run along South Arm Highway as shown in Figure 7 below. The closest bus stop on Clarence Street is at Shoreline, 460m to the north west. The closest bus stop on South Arm Highway is 250m east in the vicinity of the Oceana Drive intersection)

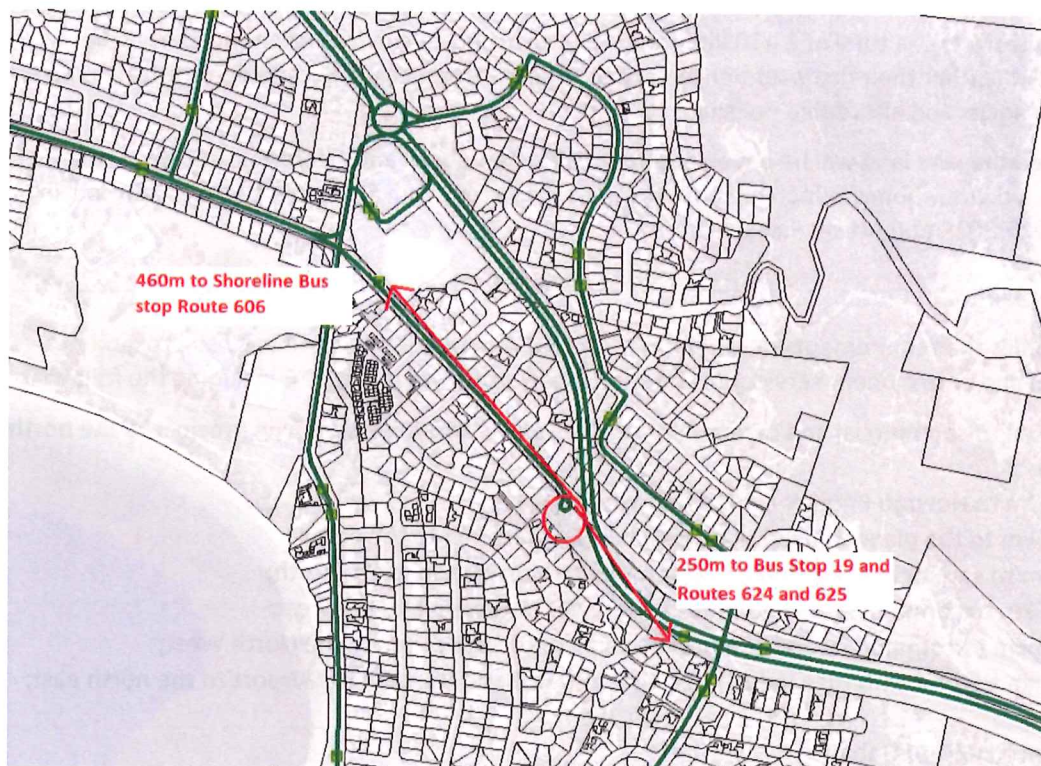


Figure 7 - The site is located on Metro bus routes 606 (Source: theList)

2.5. Owners Consent (Section 5(3) &(4) HLSA)

The submission is accompanied by the following consents in Appendix B:

- Secretary for the Department of State Growth; and
- Minister for Crown Land.

2.6. The proposal is consistent with State Policies and the Southern Tasmania Regional Land Use Strategy (Section 6(1)a) HLSA)

The proposed zoning is considered consistent with State Policies and the relevant Regional Land Use Strategy as set out in the following sections:

2.6.1. State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

The following section examines the State Policies as they apply to this proposal.

2.6.2. State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment

The proposal does not involve agricultural land and does not conflict with this Policy.

2.6.3. State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

The Policy applies in that the site is located within the coastal zone in that it is approximately 400m from the foreshore in the vicinity of Howrah Beach.

The proposed infill development within an established settlement is consistent with the desired Outcomes for *Urban and Residential Development* under the *State Coastal Policy* and in particular Outcome 2.4.2 that:

Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

2.6.4. State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving 'sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource management and Planning System'.

Comment

The proposed zoning will allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme. Such measures will ensure the long term quality of stormwater runoff is efficiently managed to protect water quality consistent with this Policy.

2.6.5. National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment

Other than the protection of amenity in relation to noise as discussed below, the listed NEPMs do not raise specific matters that are relevant to the proposed zoning.

The protection of amenity in relation to noise

The land is located adjacent to South Arm Highway which is a Category 3 State Road with a speed limit of 80km per hour. It is therefore within a *road or railway attenuation* area as defined under Clause C3.3 of the State Planning Provisions (SPPs).

Future development on the land for residential use will be subject to consideration under Clause C3.6.1 of the Road and Railway Assets Code of the SPPs and in particular Clause C3.6.1 *Habitable buildings for sensitive uses within a road or railway attenuation area*. It is likely that future development on the land would satisfy Acceptable Solution A1a) of this standard as a continuation of the row of buildings on this lower side of South Arm Highway.

2.6.6. Southern Tasmania Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) addresses the relevant issues in regard to the need for new residential growth and infill across the region as well as the provision of high quality social and community facilities to meet the education, health care and needs

of the community. The proposal is considered consistent with the key regional policies that deal with these matters as follows:

Residential infill

The land is located within the Urban Growth Boundary of the Southern Tasmanian Regional Land Use Strategy (STRLUS) and is surrounded by the urban residential areas of Howrah as shown in Figure 8 below.

The Dwelling Yield Analysis that underpinned the STRLUS investigated the potential dwelling yields of existing residentially zoned land for the Greater Hobart area. The Demographic Change Advisory Council and the Residential Advisory Council of Australia indicated that over the next 25 years, an additional 30,000 houses will be required in the Greater Hobart area due to population growth. This analysis provided an indication of the capacity of the existing zoned areas to meet the required additional dwellings.

The STRLUS includes a range of policies to manage residential growth for Greater Hobart through 50% infill development and 50% greenfield development to ensure that land is released and developed to make best use of available infrastructure and at efficient densities.

The proposed rezoning would further the objective for 50% of residential growth to be met through infill development on unconstrained land.

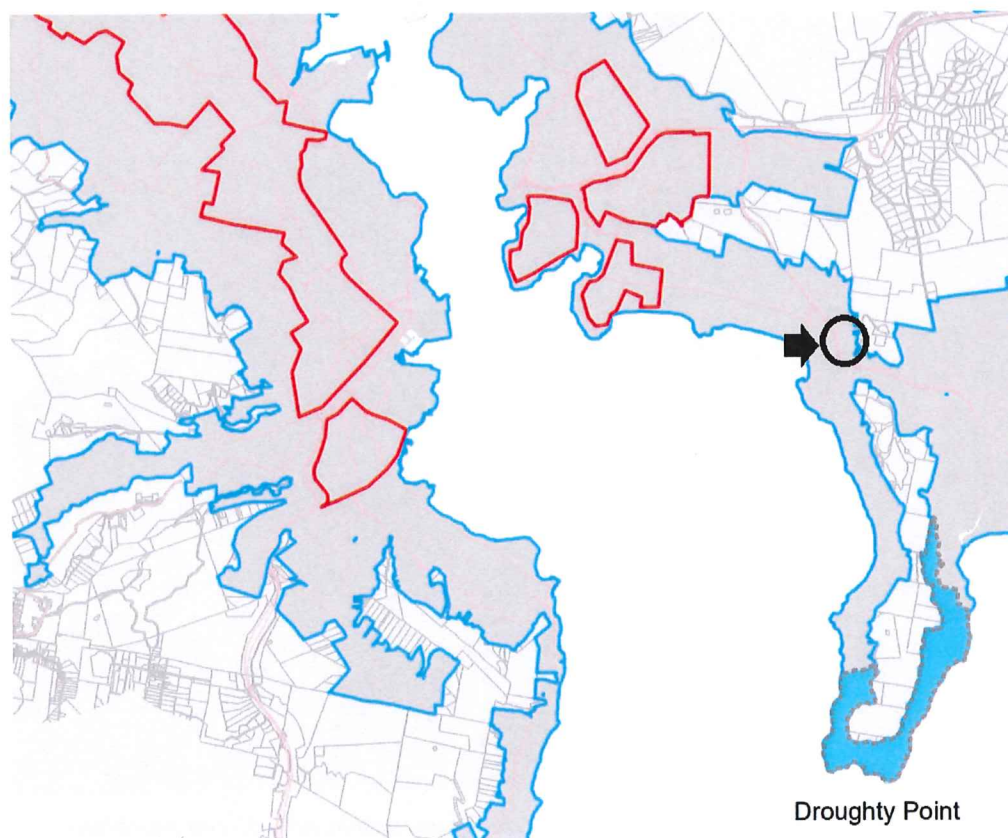


Figure 8 - Extract from Map 10 Residential Strategy for Greater Hobart, Southern Tasmania Regional Land Use Strategy 2013.

The proposal will provide for infill residential development and increased supply of affordable housing consistent with the Regional Settlement Strategy and in particular Regional Policies, SRD1.1, SRD 2.1, SRD 2.7 and SRD 2.11 of STRLUS.

Social Infrastructure

The site is in close proximity to the community services of Shoreline shopping precinct and Rosny Park, as well as Howrah Primary School, Clarence High School and Rosny College.

2.7. The site is not significantly restricted by any code that applies to the land -Section 6(1)b) HLSA

The site of the proposed zoning is clear of the Biodiversity Protection Area -High Risk (green hatching) as shown in Figure 9 below. The subject land is therefore not subject to any specific Code restrictions under the planning scheme.

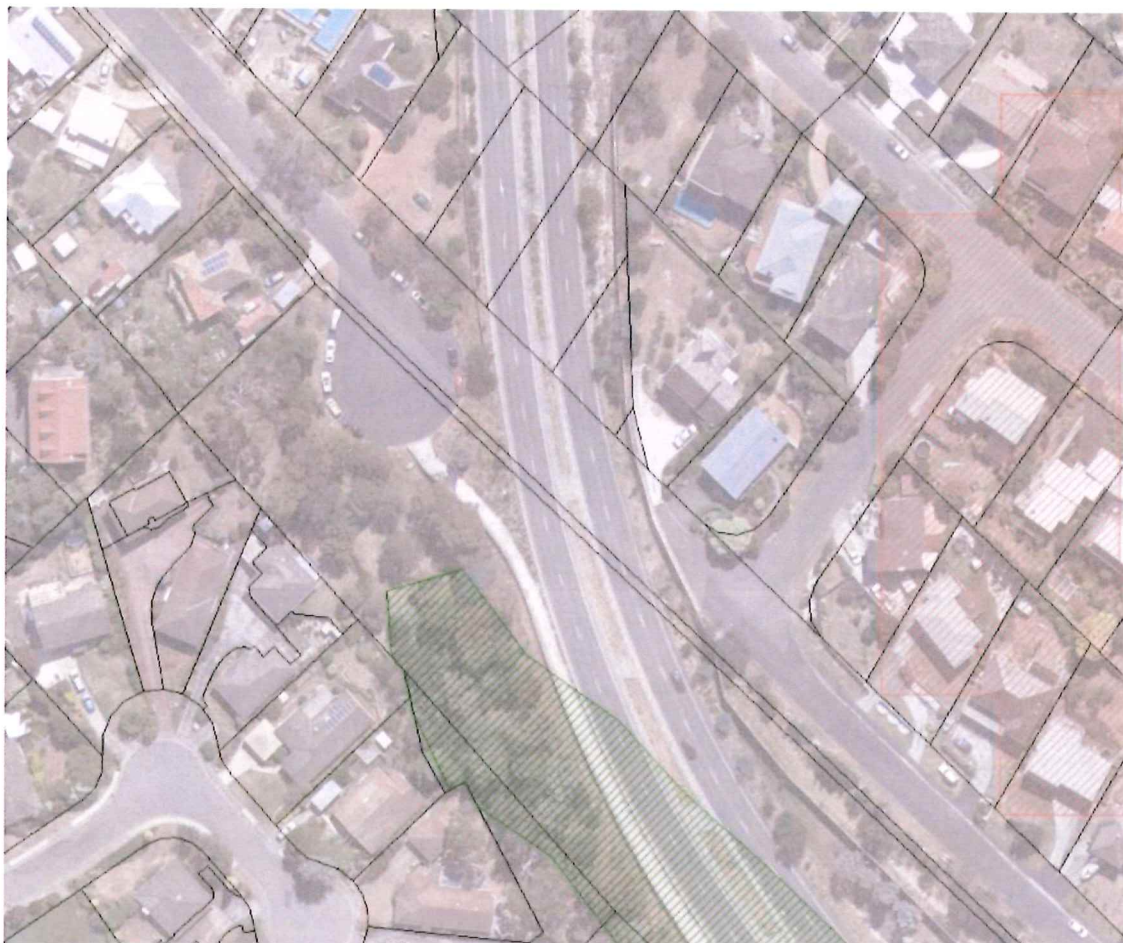


Figure 9 - Planning Scheme Overlay Areas showing Priority vegetation area (green hatching)
(Source:theList)

2.8. The Intended zoning would further the objectives of Schedule 1 of LUPAA 6(1)c) HLSA

The proposed zoning is considered to further the objectives of Schedule 1 of the Act as follows:

Part 1 Objectives

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Comment

The proposal promotes the objectives for sustainable development of land through allowing for the efficient use of existing urban zoned land for residential use and development within the Urban Growth Boundary under the Regional Strategy. It avoids mapped planning scheme overlay areas for biodiversity protection and is considered to further this Objective.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Comment

The proposal for infill development to support affordable housing outcomes on this underutilised site is considered fair, orderly and sustainable use and development and will further this objective.

(c) To encourage public involvement in resource management and planning;

Comment

Consideration of the proposal will involve notice to interested persons and the right to make submissions for consideration by the Minister before the proposed order is laid before both Houses of Parliament. The proposal will encourage public involvement consistent with the processes set out under the HLSA and will further this objective.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development with access to existing road, reticulated and community infrastructure. It avoids a mapped biodiversity protection area under the planning scheme and will facilitate affordable housing and economic development outcomes. Rezoning of the land for residential purposes allows for economic development including the construction phase of site development and by providing affordable housing options. For these reasons the proposal is considered to further this Objective.

(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

The proposal will be referred to interested persons for comment including Council, TasWater, Aboriginal Heritage Tasmania and as well as the Heads of relevant Agencies as required by s.11 of the HLSA. The proposal is considered to further this Objective.

2.8.1. Schedule 1 Part 2

(a) To require sound strategic planning and co-ordinated action by State and local government;

Comment

As demonstrated throughout this assessment the proposal is consistent with the STRLUS and represents sound strategic planning that will further this Objective.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment

The proposal will apply a new zone under the planning scheme that will set the objectives, policies and controls for the site consistent with this Objective.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

Comment

The proposal is considered to further this Objective in that it will avoid a mapped biodiversity protection area and will contribute to broader social, environmental and economic benefits as a result of the proposed urban consolidation.

(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;

Comment

As discussed above the proposal will further strategic planning policies and is consistent with this Objective.

(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment

The proposal does not conflict with this objective.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment

The proposal will assist in the provision of a diversity of affordable housing outcomes within close proximity to surrounding services. It furthers this objective.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;

Comment

There are no listed historic or cultural values on or near the site that would be affected by the proposal.

(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment

The land is within an existing serviced area and will be referred to TasWater for comment pursuant to ss.11(c) of the HLSA. The land is surplus to the needs of Department of State Growth for the South Arm Highway corridor and will further affordable housing outcomes for the benefit of the community consistent with this Objective.

The portion of the land suitable for residential development will be included in the housing land supply order, while the remaining portion of the title containing the road asset will remain the Utilities Zone and in the ownership of the Department of State Growth.

(i) To provide a planning framework which fully considers land capability;

Comment

The proposal relates to land in an established residential area and clear of hazard overlays. It is considered appropriate for future residential use and development subject to the normal planning scheme considerations of the General Residential Zone and the provisions of the relevant Codes of the planning scheme.

2.9. The proposed zoning is consistent with the Purpose of the General Residential Zone and the section 8A guidelines of the Land Use Planning and Approvals Act (Section 6(1)d) HLSA)

The proposal to rezone the land to General Residential is consistent with the Purpose of the General Residential Zone in that:

- The land is suitable for residential use and development at a range of dwelling types at suburban densities, where full infrastructure services are available.
- It will encourage residential development that respects the existing and desired neighbourhood character; and
- The site is suitable for residential development that is orientated for good views to the River Derwent and kunanyai/Mt Wellington, has ample solar access and proximity to public transport, walking and cycling networks.

The proposal is assessed against the Section 8A Zone Application Guidelines of the Local Provisions Schedule of the Tasmanian Planning Scheme as follows:

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

(a) are not targeted for higher densities (see Inner Residential Zone); and

(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

Assessment

Reticulated water, sewer and storm water services are available to the site.

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:

(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,*

Assessment

The existing vacant land zoned Utilities is surplus to the needs of the highway corridor and is best described as a greyfield site under the STRLUS meaning an *underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated*.¹

The proposal will provide for infill residential development and increased supply of affordable housing consistent with the Regional Settlement Strategy and in particular Regional Policies, SRD1.1, SRD 2.1, SRD 2.7 and SRD 2.11 of STRLUS.

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

Assessment

The site has a moderate south westerly aspect and reticulated water and sewer can be augmented to service the site.

The south eastern corner of the title is covered by a Priority vegetation area overlay (green hatching) as shown in Figure 9 above. This area is outside the subject land.

2.10. Consideration of any environmental, economic and social impacts (Section 6(1)e) HLSA)

The intended General Residential Zone would not prevent consideration of environmental impacts on the land as required under the Planning Scheme.

The rezoning of the land will allow for residential development which would facilitate affordable housing and associated economic development including an increase in housing stock.

Positive social impacts from the proposal include an increase in the supply of affordable residential land, which contributes to avoiding homelessness and housing stress. The General Residential Zone includes high standards of development and residential amenity.

The proposal will further objectives for urban consolidation and affordable housing that will contribute to broader social, environmental and economic benefits consistent with this requirement.

2.11. Consideration of the effect on Aboriginal and cultural heritage (Section 6(1)e) HLSA)

The proposal relates to vacant land in an established urban area. It will be referred to Aboriginal Heritage Council for comment pursuant to ss.11(g) of the HLSA.

¹ Glossary, P102 of the Southern Tasmania Regional Land Use Strategy 2010-2035.

2.12. Consideration of land use conflict on the site and on land adjacent to the site (Section 6(1)f) HLSA)

The proposed rezoning is consistent with the existing General Residential zoning surrounding the site. Release of the land is likely to result in future residential development that will continue the row of existing dwellings on this lower side of the South Arm Highway. This setback, coupled with the topography of the land that falls away below the highway, will assist to avoid unacceptable effects of traffic noise.

There are no industrial or other uses with the potential to cause environmental harm in the vicinity of the site.

For these reasons the proposed rezoning will as far as practical avoid the potential for land use conflict.

2.13. Dwelling and lot density conformity to suburban density (Section 6(2)a HLSA)

The proposal will apply the provisions for the General Residential Zone under the State Planning Provisions.

2.14. Other zones intended for the site (Section 6(2)b) HLSA)

The circumstances of this land do not require the application of any other complimentary zones. It is considered appropriate that the General Residential zone apply across the full extent of the land and that the Utilities Zone remain for the balance of the title.

2.15. Modified planning provisions (ss.7(1) & (2))

It is not considered that the circumstances of this land warrant modification of a relevant housing provision.

2.16. Consultation with interested persons(Section 10 HLSA)

Interested persons (s.10 - s.12)

The interested persons in the case of this land are considered to be:

- Clarence City Council
- Heads of Agency that have an interest in whether or the manner in which the land ought be used and or developed including the Department of State Growth;
- TasWater;
- the owners and occupiers of the residential properties at 313 and 374 Clarence Street, 42 Mortyn Place, Units 1/2 & 2/2 Howley Ct, Units 1/3 & 2/3 Howley Ct and 4 Howley Ct.
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Council

Contact details of the suggested interested persons are provided in Appendix C.

Appendix A

Site Plan

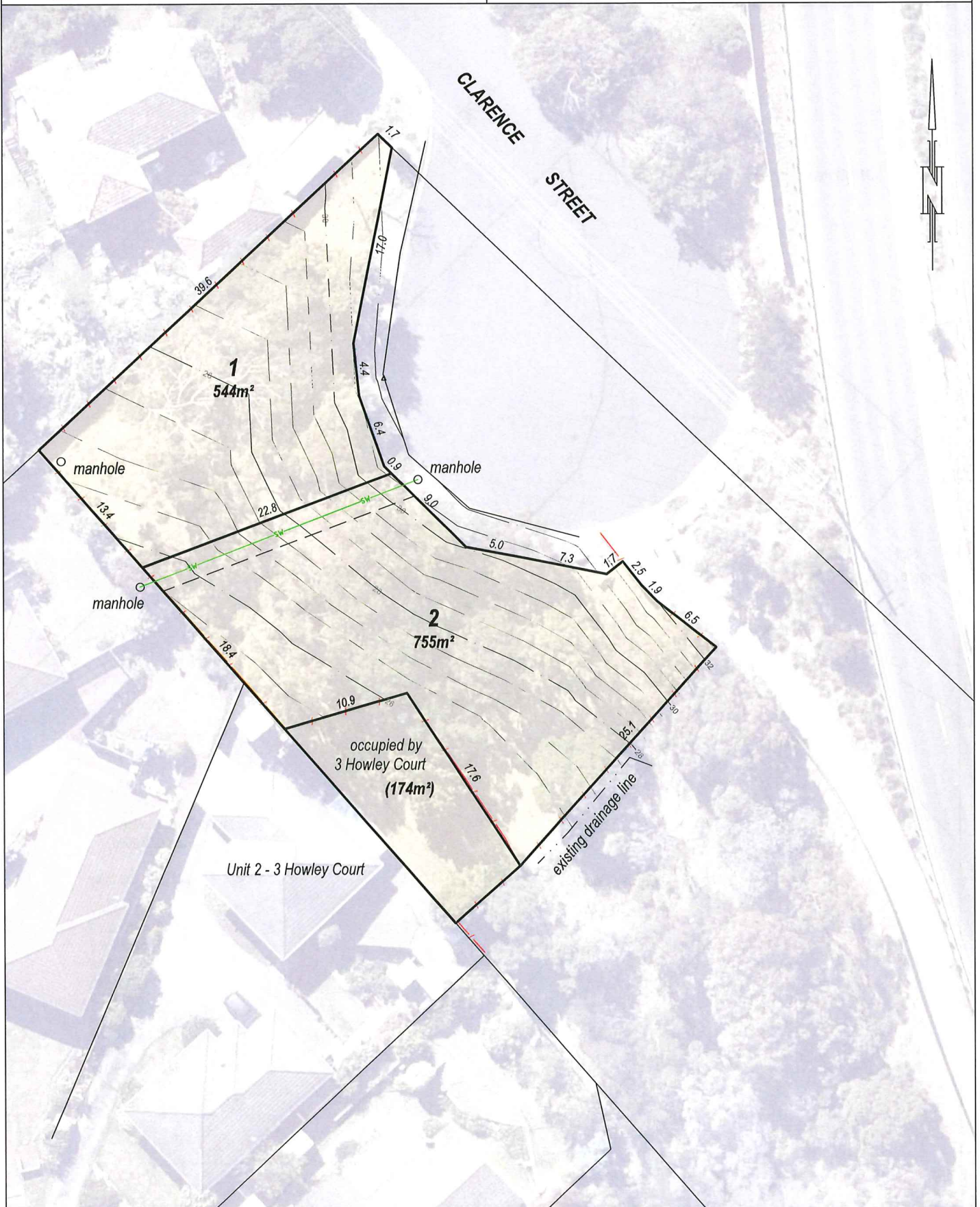


UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary
subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TSMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



E				
D				
C				
B	stormwater line located, boundary aligned	AB	29-7-21	AB
A	survey information added	AB	10-6-21	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER:
TITLE REFERENCE:
LOCATION:

The Crown
C.T.6109/1
Clarence Street (Near No.313)
HOWRAH

Proposed Subdivision

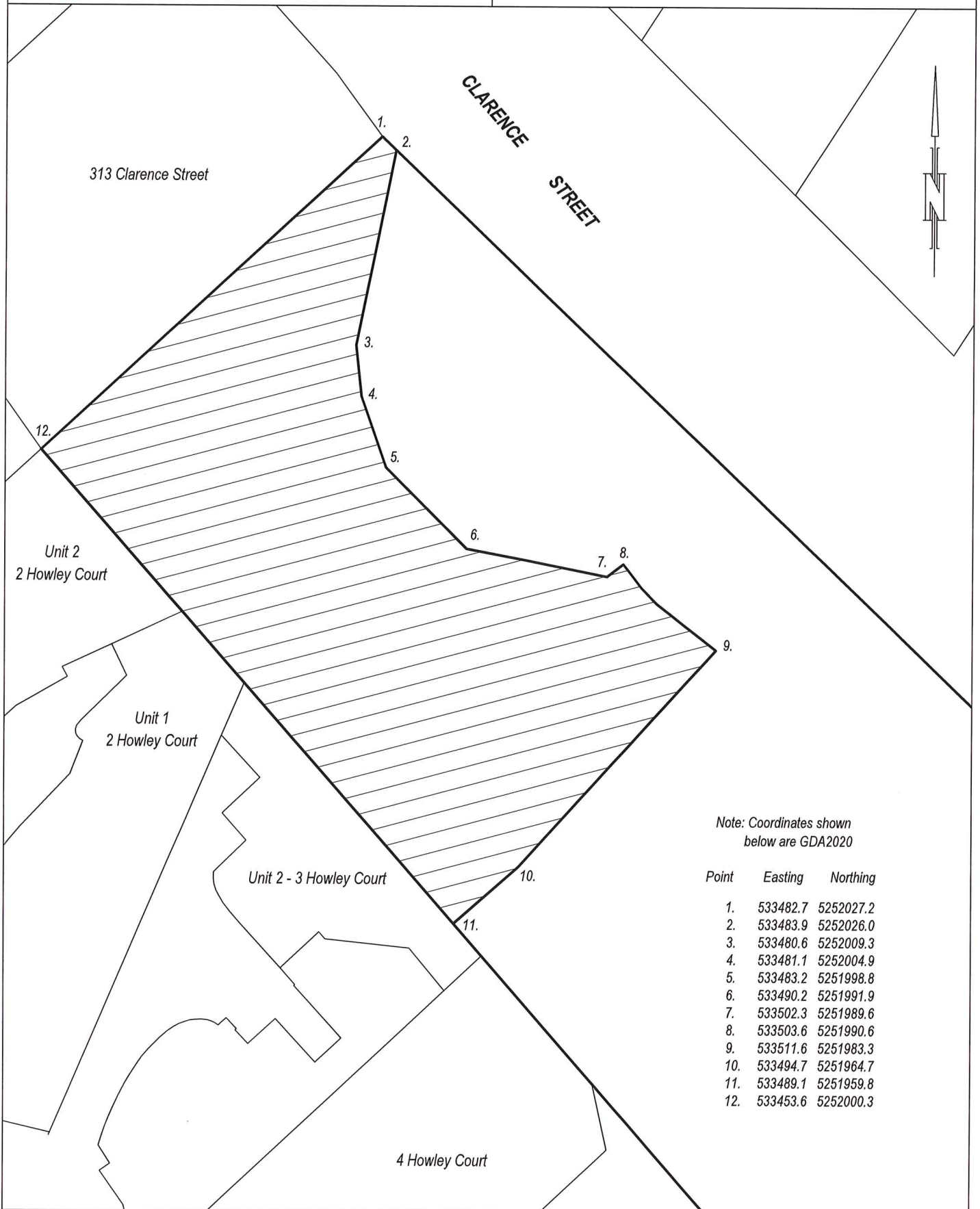
Date:	29-7-2021	Reference:	COTAS02 13464-01
Scale:	1:300 (A3)	Municipality:	Clarence



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
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Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



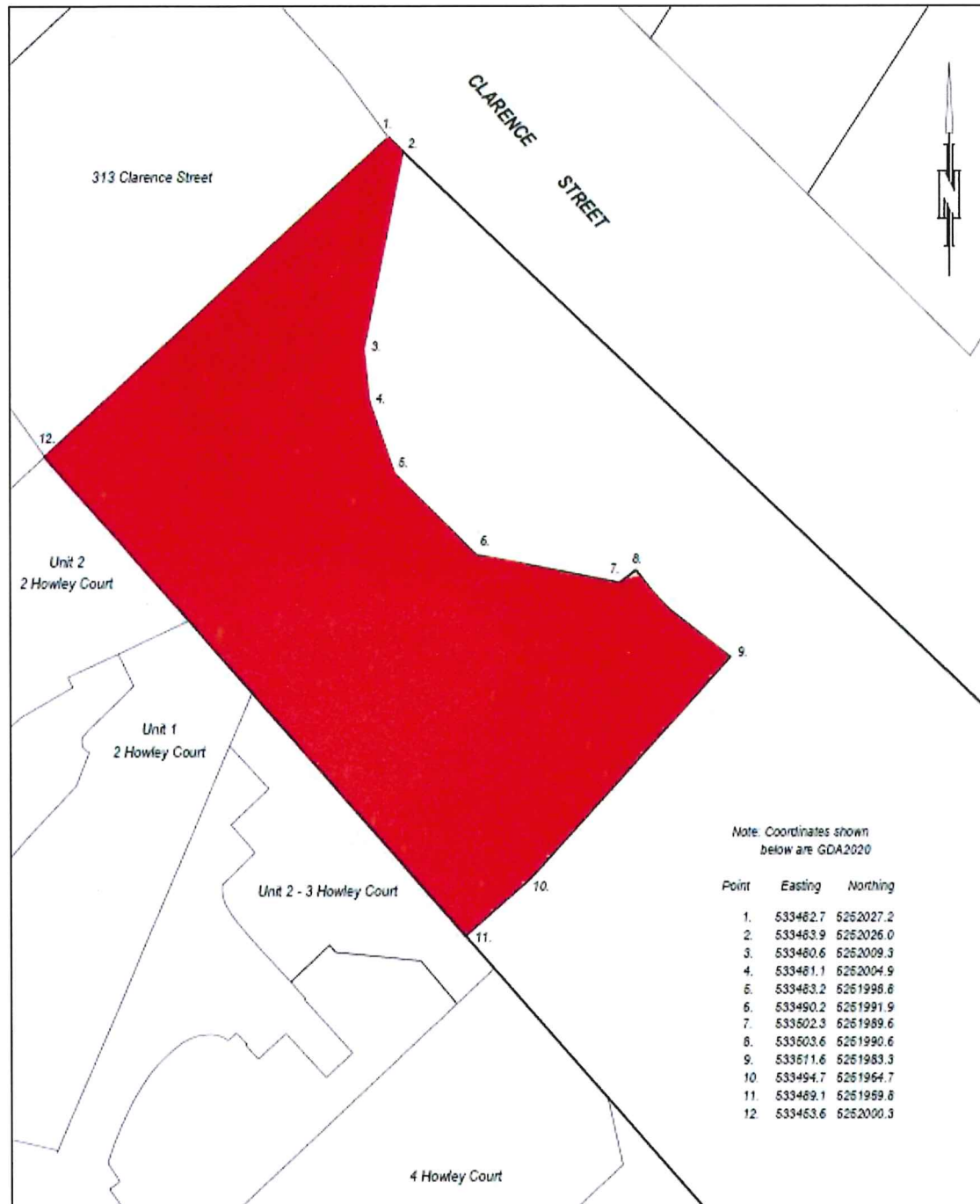
Note: Coordinates shown
below are GDA2020

Point	Easting	Northing
1.	533482.7	5252027.2
2.	533483.9	5252026.0
3.	533480.6	5252009.3
4.	533481.1	5252004.9
5.	533483.2	5251998.8
6.	533490.2	5251991.9
7.	533502.3	5251989.6
8.	533503.6	5251990.6
9.	533511.6	5251983.3
10.	533494.7	5251964.7
11.	533489.1	5251959.8
12.	533453.6	5252000.3

E					FOR:	Communities Tasmania	Site Plan	
D					TITLE REFERENCE:	C.T.6109/1		
C					LOCATION:	Clarence Street (Near No.313)	Date:	Reference:
B						HOWRAH	29-7-2021	COTAS02 13464-01
A	coordinates GDA2020	AB	20-7-21	AB			Scale:	Horizontal Datum:
REV	AMENDMENTS	DRAWN	DATE	APPR.			1:300 (A3)	MGA - GDA2020

Schedule 2 – PLAN

Rezone part of the land at CT 6109/1 from Utilities to General Residential as follows:



Appendix B:

Consents

Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001

Web: www.communities.tas.gov.au



Director of Housing
GPO Box 65
Hobart TAS 7001

Subject: Consent from the Minister administering the *Crown Lands Act 1976* pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018*

Pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* I, as Minister administering the *Crown Lands Act 1976*, hereby provide consent for land listed in the table below, to be the subject of an Order under the *Housing Land Supply Act 2018*.

Title Reference	Street Address	Suburb
CT 6109/1	Clarence Street	Howrah
CT 62918/35, CT 62918/36	Merindah Street	Howrah
CT 197749/1	Allunga Road	Chigwell

Sincerely,

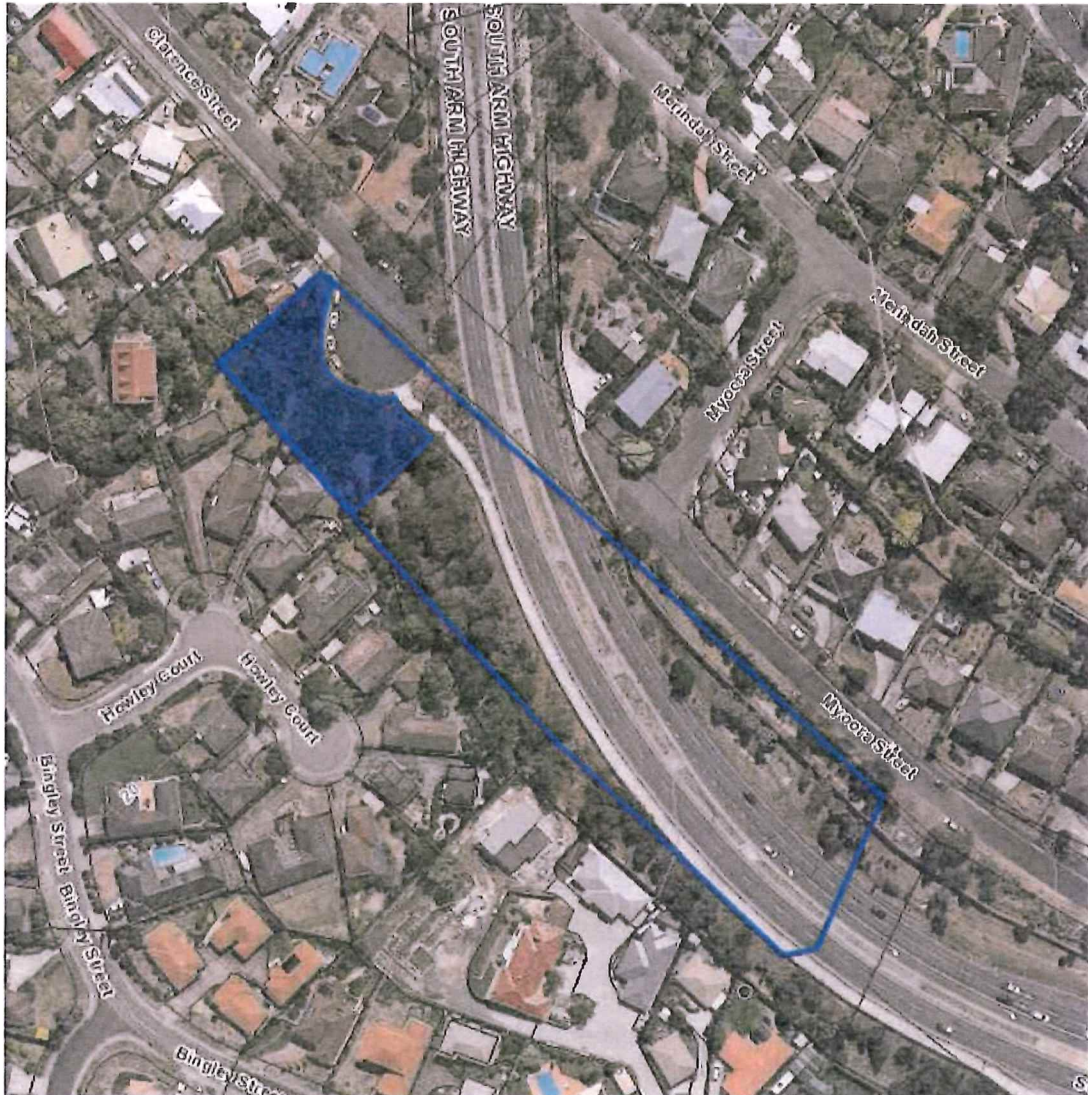


Hon Jacqui Petrusma MP
Minister for Parks

Attachment 3. Location Aerials

-	CT 6109/1	Clarence Street	Howrah
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Overall title is outlined in blue line, with the portion nominated for a Housing Land Supply Order shaded in blue.



Director of Housing
GPO Box 65
Hobart TAS 7001

**Subject: Department of State Growth consent pursuant to s.5(3)(b) of the
*Housing Land Supply Act 2018***

Pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018* I, Kim Evans, as the Secretary of the Department of State Growth hereby provide consent for land in the ownership of the Department of State Growth listed in the table below, to be the subject of orders under the *Housing Land Supply Act 2018* and for the Department of Communities to conduct investigative studies and feasibility reports as needed.

PID	Title Reference	Street Address	Suburb
-	CT 6109/1	Clarence Street	Howrah

Yours sincerely,



Kim Evans
Secretary

25 May 2022

Appendix C

Contact details of the suggested interested persons

Appendix C: Contact Details of the suggested interested persons Properties adjacent (compiled from the LIST on 30 Sept 2021)

AllUrbanPlanning

Property	Owner Name	Postal Address	PID	Title Reference
313 CLARENCE ST HOWRAH TAS 7018	KEVIN JOHN WILLIAMS ANN GABRIELLE WILLIAMS	313 CLARENCE ST HOWRAH TAS 7018	<u>5231019</u>	<u>246250/49</u>
374 CLARENCE ST HOWRAH TAS 7018	AMANDA JAYNE LOHBERGER	374 CLARENCE ST HOWRAH TAS 7018	<u>3495037</u>	<u>38023/1</u>
42 MORTYN PL HOWRAH TAS 7018	MARGARET ELIZABETH PARKER	42 MORTYN PL HOWRAH TAS 7018	<u>5222577</u>	<u>57990/22</u>
UNIT 1 2 HOWLEY CT HOWRAH TAS 7018	JUDITH ANN LEVIS	UNIT 1 2 HOWLEY CT HOWRAH TAS 7018	<u>7360607</u>	<u>57279/1</u>
UNIT 2 2 HOWLEY CT HOWRAH TAS 7018	ANTHOULA SPILLOPOULOS	UNIT 2 2 HOWLEY CT HOWRAH TAS 7018	<u>7360615</u>	<u>57279/2</u>
UNIT 1 3 HOWLEY CT HOWRAH TAS 7018	JOY FLO HILLS	UNIT 1 3 HOWLEY CT HOWRAH TAS 7018	<u>5246608</u>	<u>57727/1</u>
UNIT 2 3 HOWLEY CT HOWRAH TAS 7018	JUDITH ANNE MCDAVITT	UNIT 2 3 HOWLEY CT HOWRAH TAS 7018	<u>5246595</u>	<u>57727/2</u>
4 HOWLEY CT HOWRAH TAS 7018	PHILLIP KEITH NEWELL MERLE EDITH NEWELL	4 HOWLEY CT HOWRAH TAS 7018	<u>5246616</u>	<u>14934/46</u>
5 HOWLEY CT HOWRAH TAS 7018	DARYN HARTLEY GEORGE WEDD	45 EIGHTH AV JANNALI NSW 2226	<u>5246624</u>	<u>14934/47</u>
6 HOWLEY CT HOWRAH TAS 7018	LOUISE ANNE GARDNER	6 HOWLEY CT HOWRAH TAS 7018	<u>2891521</u>	<u>154885/1</u>
UNIT 1 7 HOWLEY CT HOWRAH TAS 7018	JACLYN MACKENZIE	PO BOX 18 RICHMOND TAS 7025	<u>5246640</u>	<u>57871/1</u>
UNIT 2 7 HOWLEY CT HOWRAH TAS 7018	GAYLE JEAN MOORE	UNIT 2 7 HOWLEY CT HOWRAH TAS 7018	<u>7129587</u>	<u>57871/2</u>
UNIT 1 44 BINGLEY ST HOWRAH TAS 7018	MUNIB DELSHAD WATERS CATHERINE LOUISE WATERS	UNIT 1 44 BINGLEY ST HOWRAH TAS 7018	<u>9506615</u>	<u>177518/1</u>
UNIT 2 44 BINGLEY ST HOWRAH TAS 7018	MALCOLM JAMES STEANE ANNETTE MARIA STEANE	UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	<u>9934167</u>	<u>177518/2</u>

UNIT 3 44 BINGLEY ST HOWRAH TAS 7018	BARRY ERNEST SIMPSON KATHLEEN MADGE SIMPSON	UNIT 3 44 BINGLEY ST HOWRAH TAS 7018	<u>9506616</u>	<u>177518/3</u>
UNIT 4 44 BINGLEY ST HOWRAH TAS 7018	JOHN FREDERICK FERGUSON	UNIT 4 44 BINGLEY ST HOWRAH TAS 7018	<u>9506617</u>	<u>177518/4</u>
UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	GRANT DOUGLAS HAYDON KATHRYN MARY HAYDON	UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	<u>9934168</u>	<u>177518/5</u>
UNIT 1 46 BINGLEY ST HOWRAH TAS 7018	ROSLYN GAIL COETZEE	6 PINDARI ST HOWRAH TAS 7018	<u>2091305</u>	<u>137218/1</u>
UNIT 2 46 BINGLEY ST HOWRAH TAS 7018	RENATE JOHANNA HODGETTS	UNIT 2 46 BINGLEY ST HOWRAH TAS 7018	<u>2091313</u>	<u>137218/2</u>
48 BINGLEY ST HOWRAH TAS 7018	ALISON MAREE HILL DAMIEN ANTHONY HILL	48 BINGLEY ST HOWRAH TAS 7018	<u>7714639</u>	<u>42185/7</u>

23rd September 2022

FE_HOB_22101

Clarence Street, Howrah FLOOD REPORT



Prepared for: Communities Tasmania

flüssig
ENGINEERS

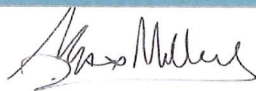




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Document Initial Revision

REVISION 00	Staff Name	Signature	Date
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Authorised by	Max W. Möller Principal Hydraulic Engineer		21/09/2022

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Acronyms

AEP: Annual Exceedance Probability
 ARR: Australian Rainfall and Runoff
 CC: Climate Change
 TPS: Tasmanian Planning Scheme

1. Introduction

Flüssig Engineers has been engaged by **Communities Tasmania**, to undertake a site-specific flood hazard report for the site at Clarence Street, Howrah in the **Clarence City Council** municipality. The purpose of this report is to determine the hydraulic characteristics on the existing and post-development scenarios and the flood hazard for the 1% AEP plus climate change (CC).

1.1 Development

The proposal relates to land held by the Department of State Growth and surplus to the formation of the South Arm Highway. The site is approximately 1300 m² of the 1.1ha title (CT 6109/1). Lot 1 is 544m² while lot 2 is 755m² in area. The proposed order is to rezone an area of land (the site) at the eastern end of Clarence Street, Howrah from Utilities to General Residential under the Tasmanian Planning Scheme – Clarence Local Provisions Schedule (planning scheme). This proposal triggers the inundation code as the development falls within Clarence City Council, flood prone area.

1.2 Objectives and Scope

This flood analysis has been written to meet the standards of the Tasmanian Planning Scheme - Clarence (TPS) and S159 of the Tasmanian Building Act 2000, with the intent of understanding the development risk with respect to riverine flooding. The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP + CC scenario.
- Provide comparison of flooding for pre- and post-development against acceptable and performance criteria.
- Provide flood mitigation recommendations for the development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the client, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study into the area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective	Document Reference
C12.5.1 Uses within a flood prone area	That a habitable building can achieve and maintain a tolerable risk from flood	Refer Section 4

Planning Scheme Code	Objective	Document Reference
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and	Refer Section 4.1
	(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.	Refer Section 3.2

2. Model Build

2.1 Overview of Catchment

The contributing catchment for the site at Clarence Street, Howrah is approximately 9.5 ha. The land use of the catchment is zoned predominantly utilities and general residential, with the specific site being rezoned from utilities to general residential.

Figure 1 below outlines the approximate contributing catchment for the site at Clarence Street, Howrah.



Figure 1. Contributing Catchment for the site at Clarence Street, Howrah

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, derived from best practice documents.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
9.5	27/1	3.8/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events. Due to the size and grade of the catchment the peak rainfall time was restricted to between 10min – 6hrs.

Figure 2 shows the box and whisker output for the 1% model run. The model shows that the 1% AEP 10-minute storm temporal pattern 9 was the worst-case storm. Therefore, this storm event was used within the hydraulic model.

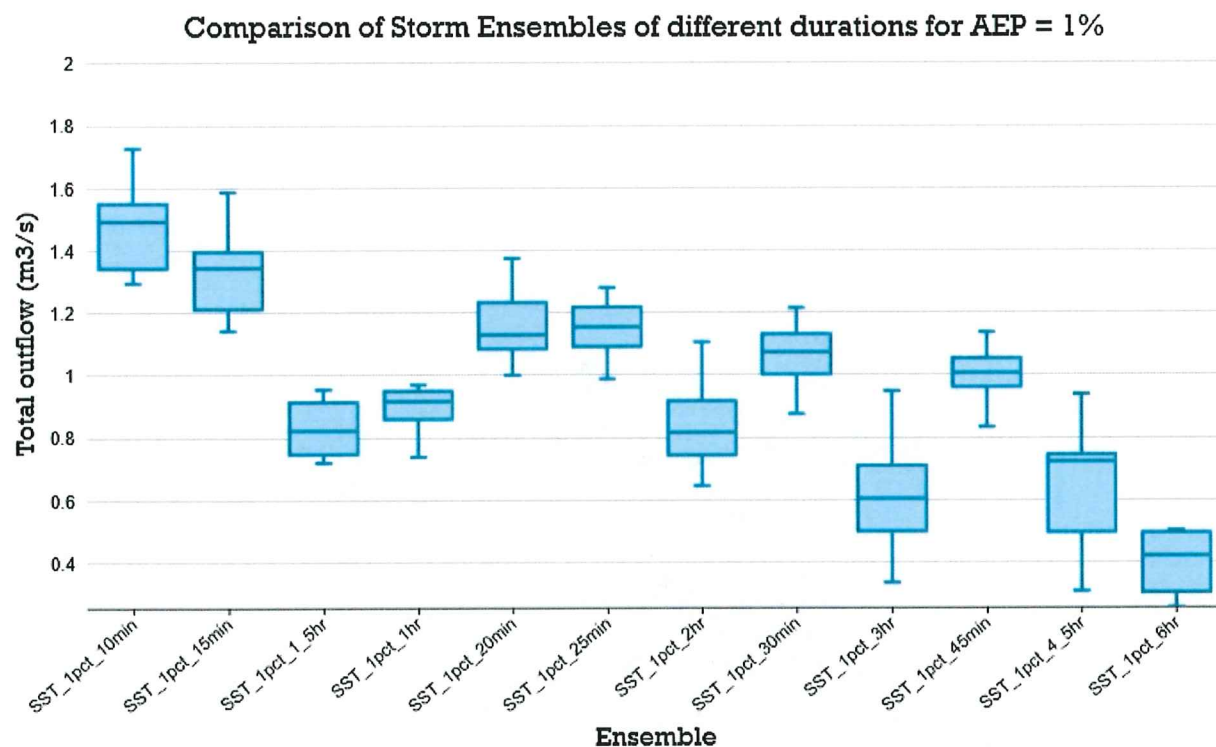


Figure 2. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. Table 3 shows the ARR 8.5 increase compared to the revised increase of 14.6%. Therefore, the ARR 8.5 increase of 16.3% was adopted in the model.

Table 3. Climate Change Increases

Climate Zone	CFT increase @ 2100	ARR 8.5 increase @ 2100
South-East Tasmania	14.6 %	16.3 %

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Extents and topography

The area of concern is situated in the west of the catchment. The catchment originates from Glebe Hill to the west, approximately 50 mAHD higher than the site location and the mainstream with an average gradient of approximately 11.1 %. The average gradient around the immediate surrounding of the site location is 7-8%.

2.3.2 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.3 Survey

The 2D surface model was taken from a combination of LiDAR 2019 to create a 1m and cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).



Figure 3. 1m DEM (Hill shade) of rezoned site at Clarence Street, Howrah.

2.3.4 Roughness (Manning's n)

Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.3.5 Walls

All significant fences and retaining structures were included as 2D linear wall structures within the 2D model. Fences were modelled 300 mm above the ground level.

2.3.6 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300 mm above ground. This method allows for flow through the building if the flood levels/pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, hallways etc.

2.4 Development Runoff

Stormwater runoff from the rezoned site has been assessed under hydraulic model to determine the potential impact the site at the end of Clarence Street has on the immediate local flows. For this report, the post development scenario will highlight the depths at various points of the site as there are no proposed buildings till the rezoning is approved.

3. Model Results

The result of 1% AEP + CC were run through the pre-development scenario to analyse the changes to flooding onsite and to surrounding properties.

3.1 Flood depth and extent

It can be seen from the pre-development model runs (Figure 4), that some minor flooding occurs within the lot boundaries, predominantly with lot 2, and surrounding properties. There is shallow, moderate velocity flow path that passes through from the Northern boundary towards the Southern boundary of the lot.

The pre-development flood depth at the marked cross-sectional line is 0.160 m. Figure 5 shows points with significant depths and are summarised below in Table 5 Attributes at significant points within Lot 1 and Table 6.

Table 5 Attributes at significant points within Lot 1

Point	Depth(m)	Velocity(m/s)	Hazard
Lot 1 - A	0.036	0.50	H1
Lot 1 - B	0.023	0.22	H1
Lot 1 - C	0.021	0.17	H1

Table 6 Attributes at significant points within Lot 2

Point	Depth(m)	Velocity(m/s)	Hazard
Lot 2 - C	0.413	0.73	H3
Lot 2 - D	0.079	0.98	H1
Lot 2 - E	0.071	0.77	H1
Lot 2 - F	0.056	0.67	H1
Lot 2 - G	0.059	0.70	H1
Lot 2 - H	0.068	0.89	H1
Lot 2 - I	0.058	0.56	H1
Lot 2 - J	0.063	0.63	H1
Lot 2 - K	0.089	0.87	H1
Lot 2 - L	0.084	0.99	H1
Lot 2 - M	0.048	0.51	H1
Lot 2 - N	0.045	0.45	H1
Lot 2 - O	0.073	0.85	H1
Lot 2 - P	0.034	0.51	H1
Lot 2 - Q	0.047	0.44	H1
Lot 2 - R	0.027	0.34	H1
Lot 2 - S	0.064	0.81	H1



Figure 4. Pre-Development 1%+CC Flood Depths and extents



Figure 5. Post Development 1%+CC Flood Depth and extents

3.2 Displacement of Overland Flow on Third Party Property

Figure 5 shows that there flow from the site continues downstream to the properties at 2 Howley Court and 3 Howley Court. The impact on these properties can only be assessed when the building layout within the rezoned site are available.

The hazard rating at the properties downstream are at the minimum level of H1. Future developments within the rezoned site must ensure that the hazard rating does not increase for the neighbouring properties. construction of dwellings on piers will allow the natural overland flow path to flow freely with no impact on third party property.

3.3 Development Effects on Stormwater Discharge

Figure 6 below shows the discharge hydrograph for the site at Clarence Street, Howrah area only. The graph was captured in the model for pre-development run and illustrated in a graph to demonstrate the net-discharge and velocity. It demonstrates that there is a maximum site discharge of 1.27 m³/s and maximum velocity of 0.89 m/s.

As seen in the velocity maps in Appendix A, there are few localised spots within the site where velocity is over 1 m/s.

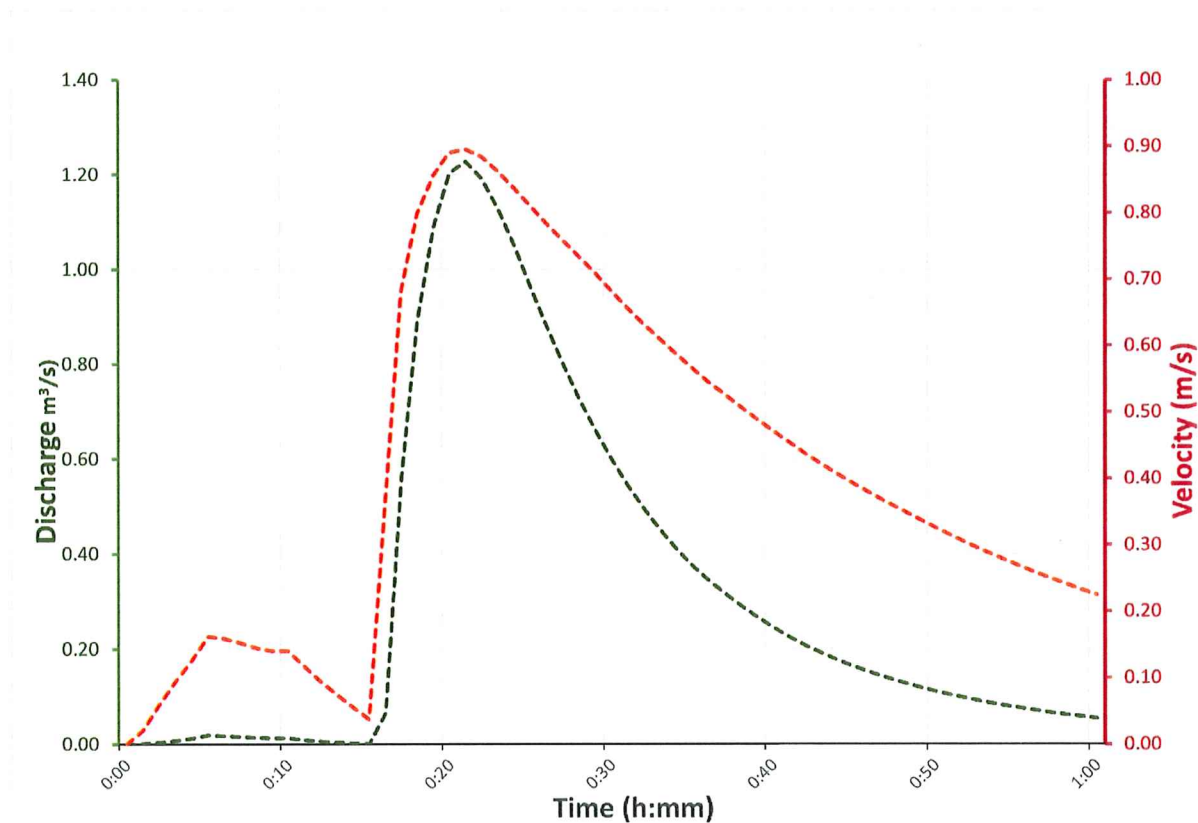


Figure 6. Net Discharge and velocity 1% AEP +CC, rezoned site at Clarence Street, Howrah.

3.4 Model Summary

Table 7. Results at the cross-sectional line within the lot

Pre-development	
Depth (m)	0.16
Velocity (m/s)	0.89
Discharge (m ³ /s)	1.23

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations 2016 S.54, the construction of a new habitable building is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. Future buildings within the rezoned site at Clarence Street, Howrah must meet this regulation (The floor level >1% AEP + CC flood level + 300 mm does not apply for non-habitable areas).

All future habitable buildings must be constructed 300mm above the 1% AEP flood level and follow the recommendation within the report.

4. Flood Hazard

Appendix A shows the pre and post development velocity and depth at the western lot boundary. In the pre-development scenario, the maximum velocity and depth at the cross-sectional line are 0.89 m/s and 0.16 m respectively. This places the hazard rating at **H1 – Generally safe for people, vehicles and buildings** as adopted by Australian Flood Resilience and Design Handbook as shown in Figure 7.

There is an area within the eastern boundary of lot 2 subject to a maximum hazard rating of **H3-Unsafe for vehicles, children, and elderly**. However, this is only a small, localised area.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site.

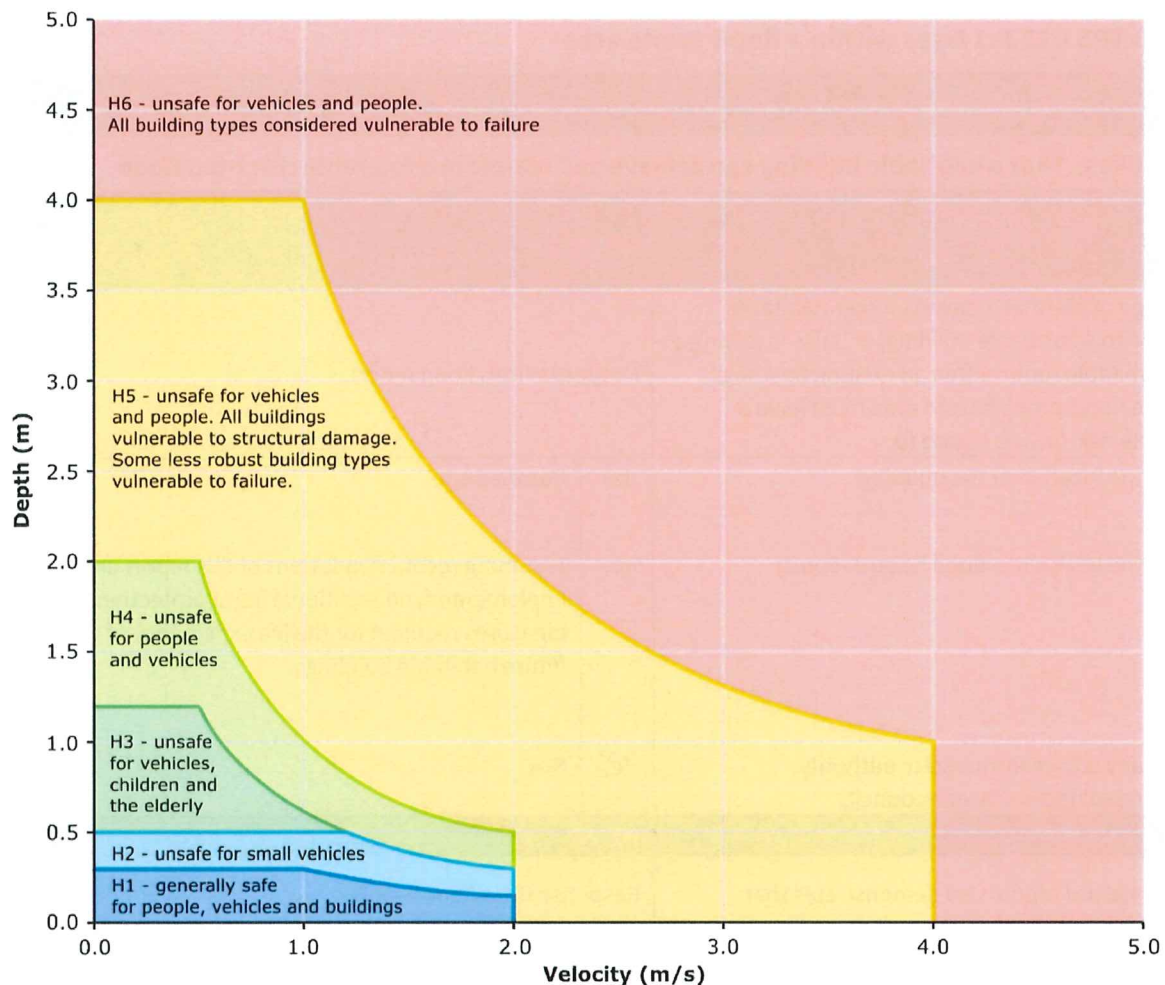


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

Flood analysis into the lot at Clarence Street, Howrah shows the proposed rezoning site is located within a shallow overland flow path with majority of the surrounding area rated low (H1) hazard rating in the 1% AEP plus climate change event. This means the site is considered generally safe for all ages, and structures.

Velocities and depths, although relatively small, still present some risks from erosion and debris movement. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. Assuming appropriate structural considerations are applied, it is deemed that the structures proposed, intended to be habitable class 1a units with an asset life of 50 years (BCA2019), can achieve a tolerable risk to flooding over its asset life, assuming the recommendations of this report are adhered to.

Table 8 TPS C12.5.1 Uses within a flood prone area

C12.5.1 Uses within a flood prone area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Rezoned site
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of future habitable buildings.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		P1.2	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No developments proposed yet. Therefore, no change. If future dwellings are built on solid piers, natural overland flow will freely with no impact on third party property.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.

Table 9. TPS C12.6.1 Uses within a flood prone area

C12.6.1 Uses within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Rezoned site
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No requirement to provide hazard reduction protection measures.
(c)	any advice from a state authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	There is no increase in the level of risk within the lot, adjacent land and to surrounding infrastructure.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Can achieve tolerable risk without mitigation measures.

5. Conclusion

The Flood Hazard Report for the rezoned site Clarence Street, Howrah has reviewed the potential flood scenarios.

The following conclusions were derived in this report:

1. Peak flows for the 1% AEP at 2100 were undertaken against the Tasmanian Planning Scheme – Clarence, C12.5.1 & C12.6.1.
2. Maximum flood depth of 0.16 m was seen within the lot seen at the south eastern corner of the lot.
3. Building Regulations S.53 does not apply yet as there are no proposed structures.
4. Future dwellings and driveways to be constructed on solid piers to allow free flow of overland flow.
5. The maximum peak discharge at the lot boundary is at 1.23 m³/s,
6. The maximum velocity at the lot boundary is at 0.89 m/s.
7. The maximum hazard rating within the rezoned site is at H1 with a small, localised area of hazard rating of H2-H3.

6. Recommendations

Flussig Engineers therefore recommend the following engineering design be adopted for proposed rezoned site to ensure the works meets the Inundation Code:

1. Future habitable buildings must have a minimum finished floor level 300 mm above the 1% AEP flood level.
2. Solid piers are recommended to achieve the finished floor levels for the future dwellings and for the overland flow path to flow freely with no impact on third party property.
3. Driveways to be constructed as suspended concrete driveways on solid piers
4. Future habitable buildings to be designed to resist flood forces including debris.
5. Future use of lot areas to be limited to areas deemed safe under the ARR Disaster manual categories.
6. Future buildings within the site must ensure hazard rating does not increase for the neighbouring properties.
7. All future proposed structures within the flood extent not shown within this report will require a separate report addressing their impacts.

7. Limitations

Flüssig Engineers were engaged by **Communities Tasmania**, for the purpose of a site-specific Flood Hazard Report for the site at Clarence Street, Howrah as per C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme - Clarence 2021. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the development should change, the plan will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this flood report.

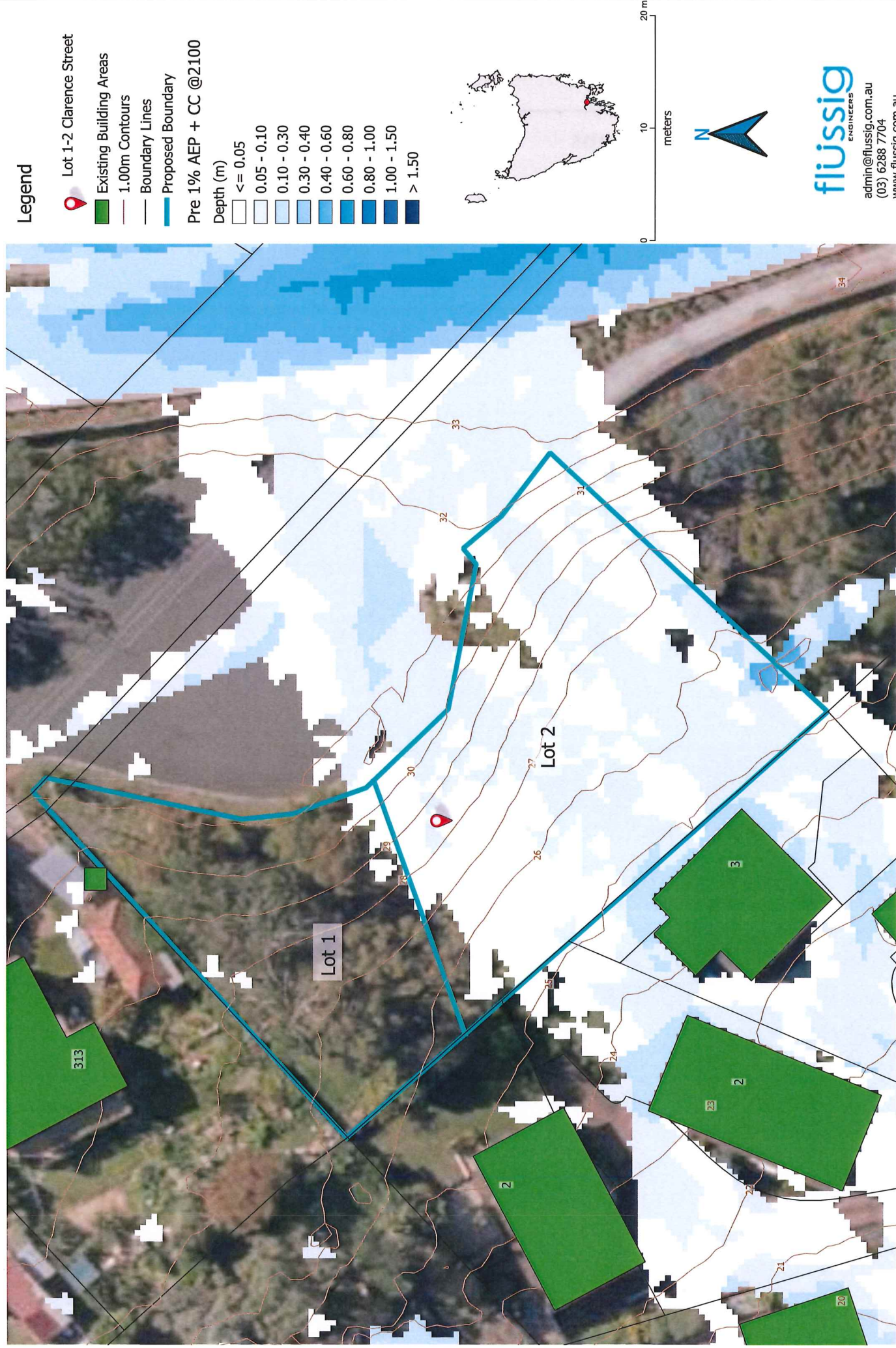
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9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100



PRE 1% AEP + CC @2100

Legend

Lot 1-2 Clarence Street

Existing Building Areas

Boundary Lines

Proposed Boundary

Pre 1% AEP + CC @2100

Velocity (m/s)

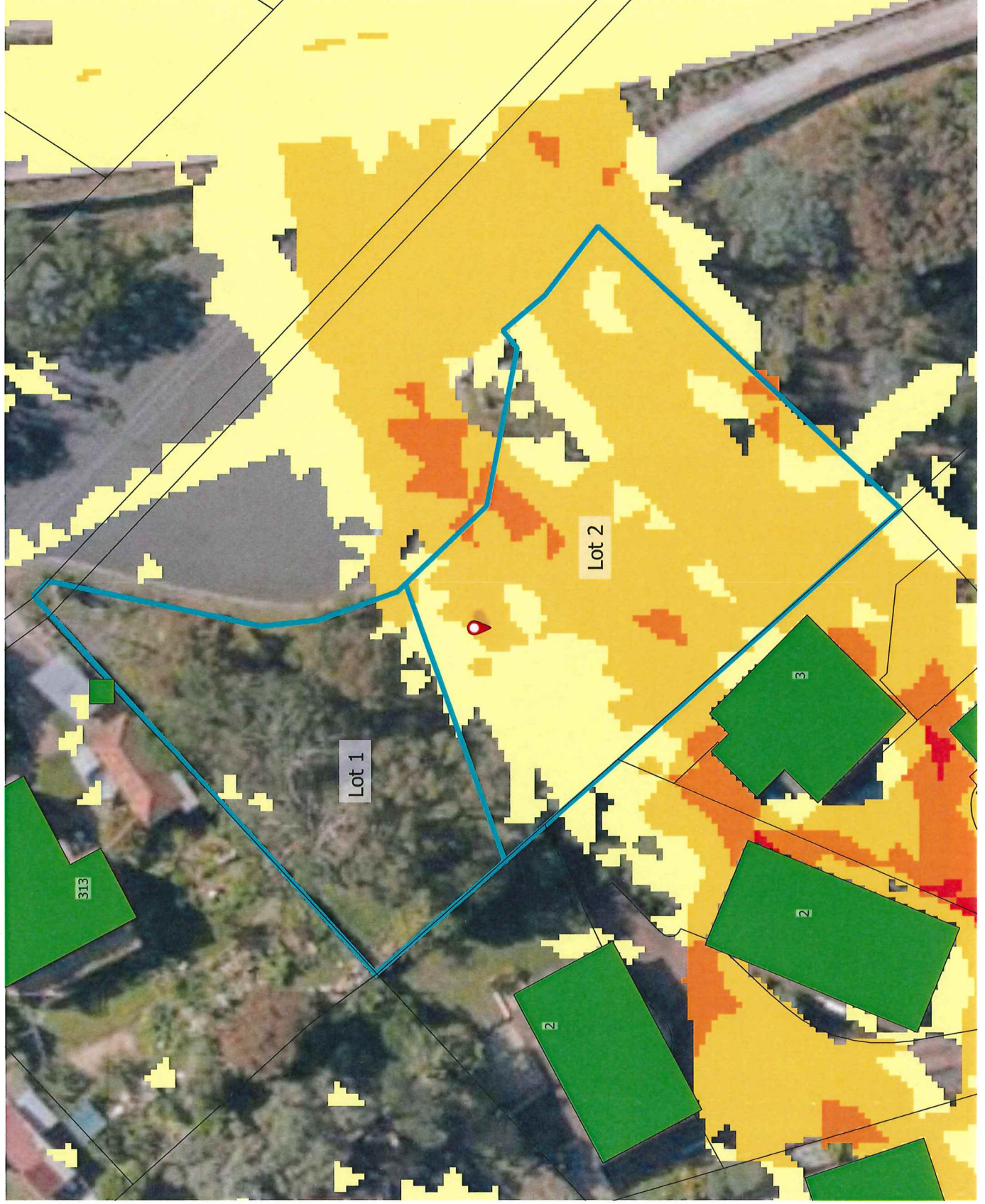
<= 0.50

0.50 - 1.00

1.00 - 1.50

1.50 - 2.00

> 2.00



0 10 20 m
meters



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PRE 1% AEP + CC @2100

Legend

Lot 1-2 Clarence Street

Existing Building Areas

Boundary Lines

Proposed Boundary

Pre 1% AEP + CC @2100

Hazard

H1

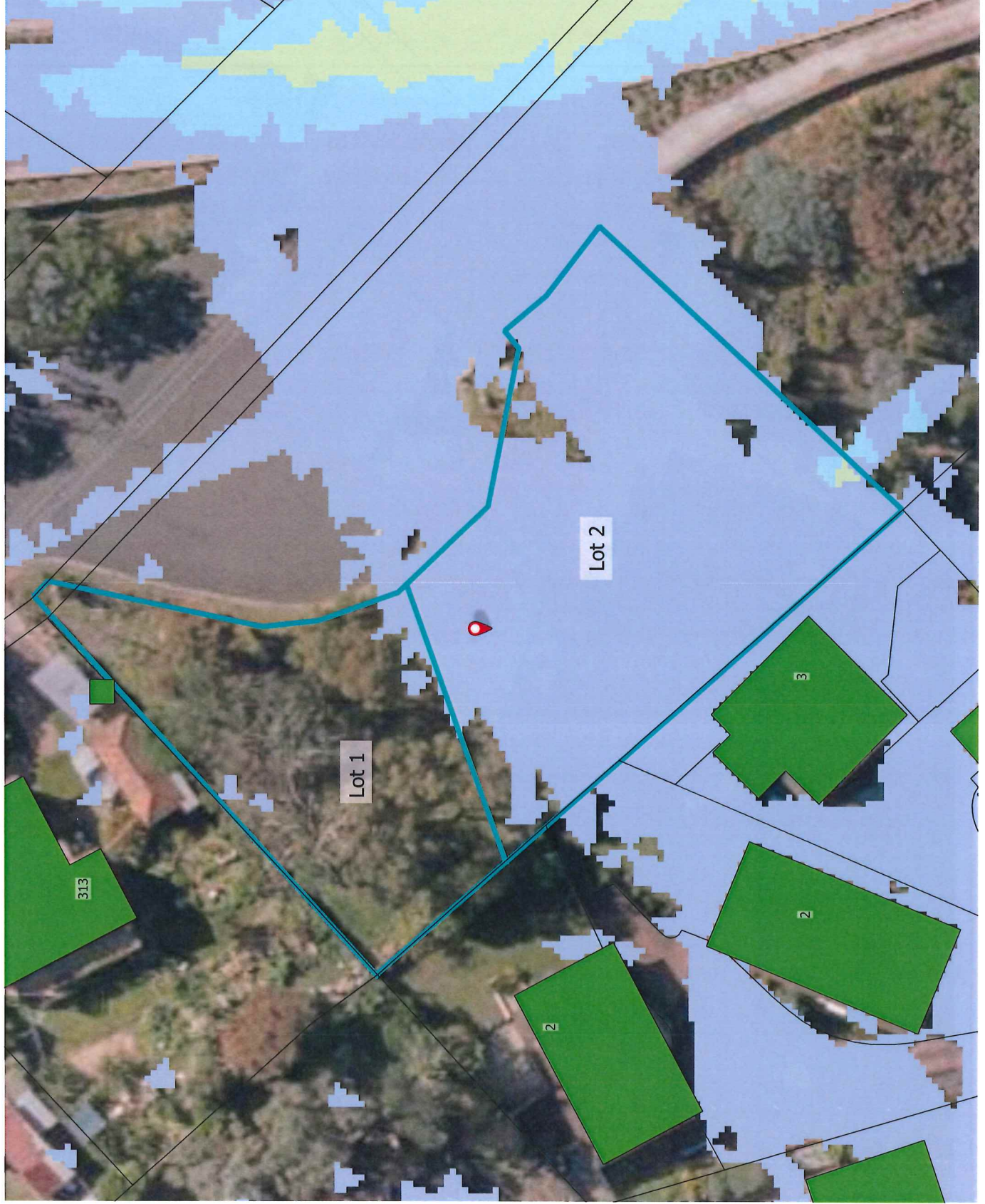
H2

H3

H4

H5

H6



0 10 20 m
meters



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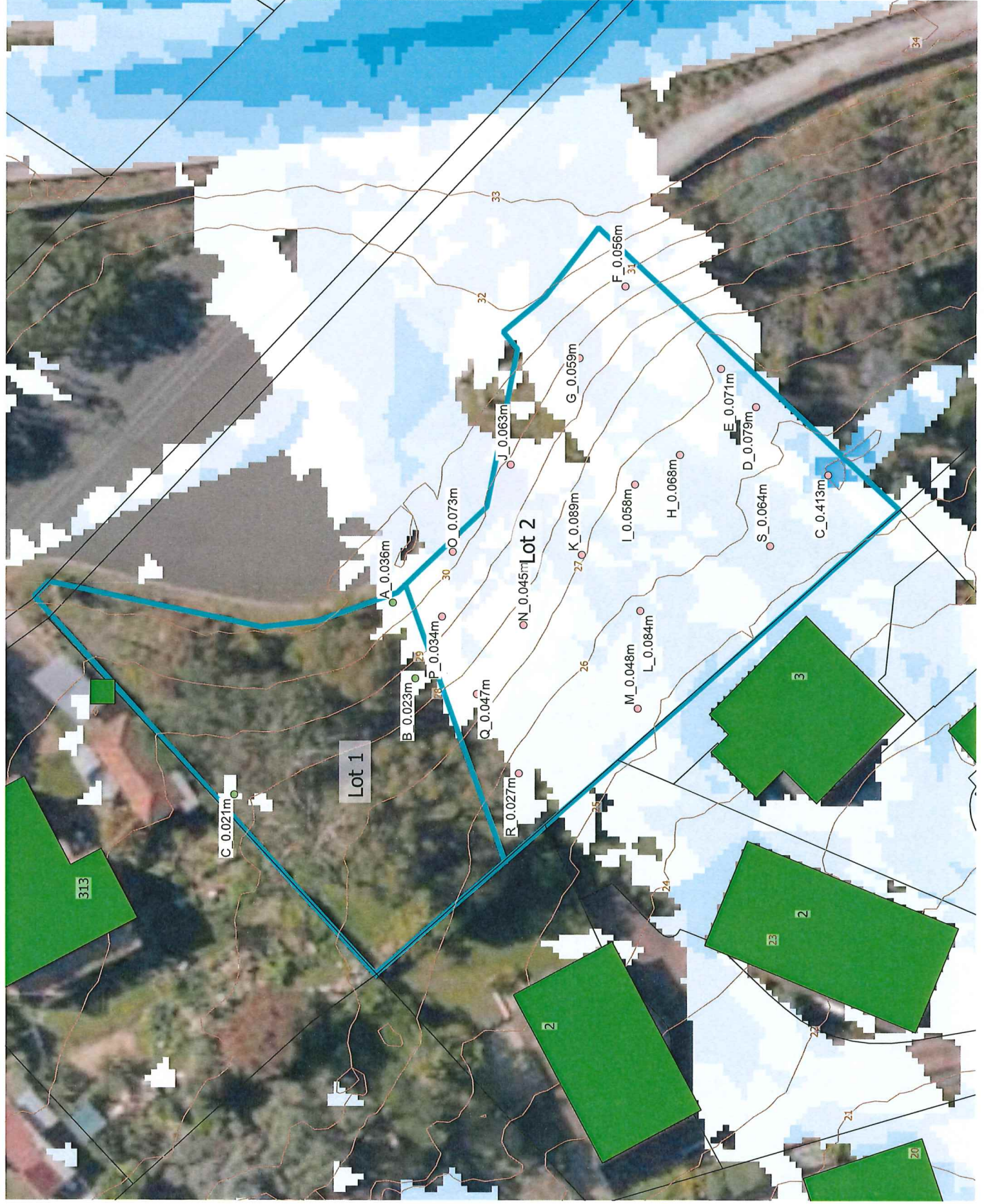
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POST 1% AEP + CC @2100

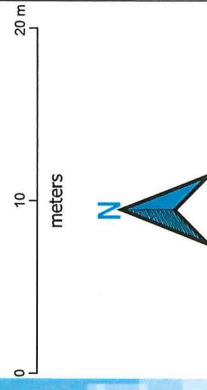


Legend

- Lot 1 points
- Lot 2 points
- Existing Building Areas
- 1.00m Contours
- Boundary Lines
- Proposed Boundary
- Post 1% AEP + CC @2100

Depth (m)

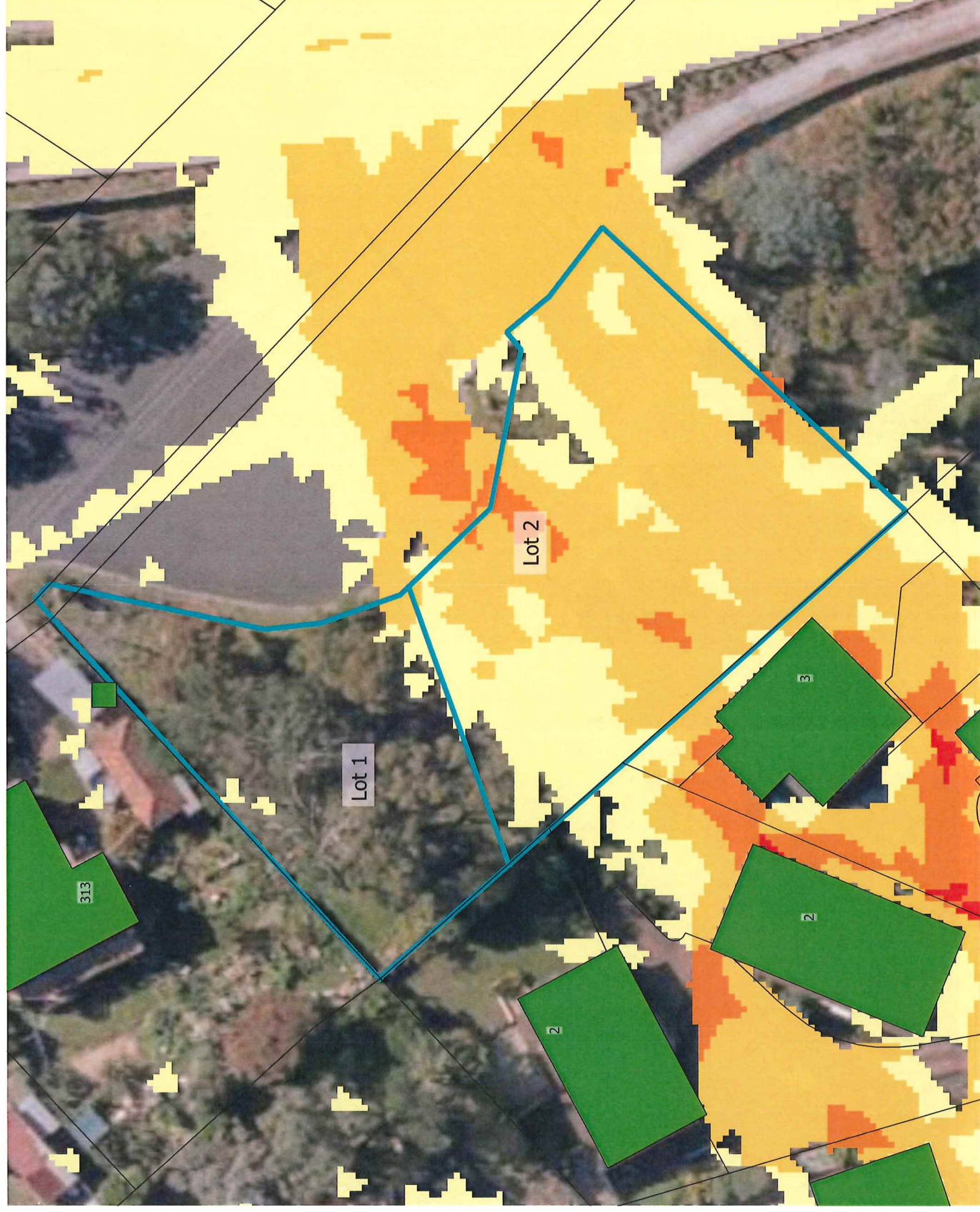
- <= 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



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POST 1% AEP + CC @2100

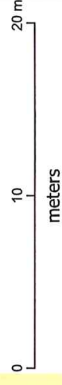


Legend

- Existing Building Areas
- Boundary Lines
- Proposed Boundary
- Post 1% AEP + CC @2100

Velocity (m/s)

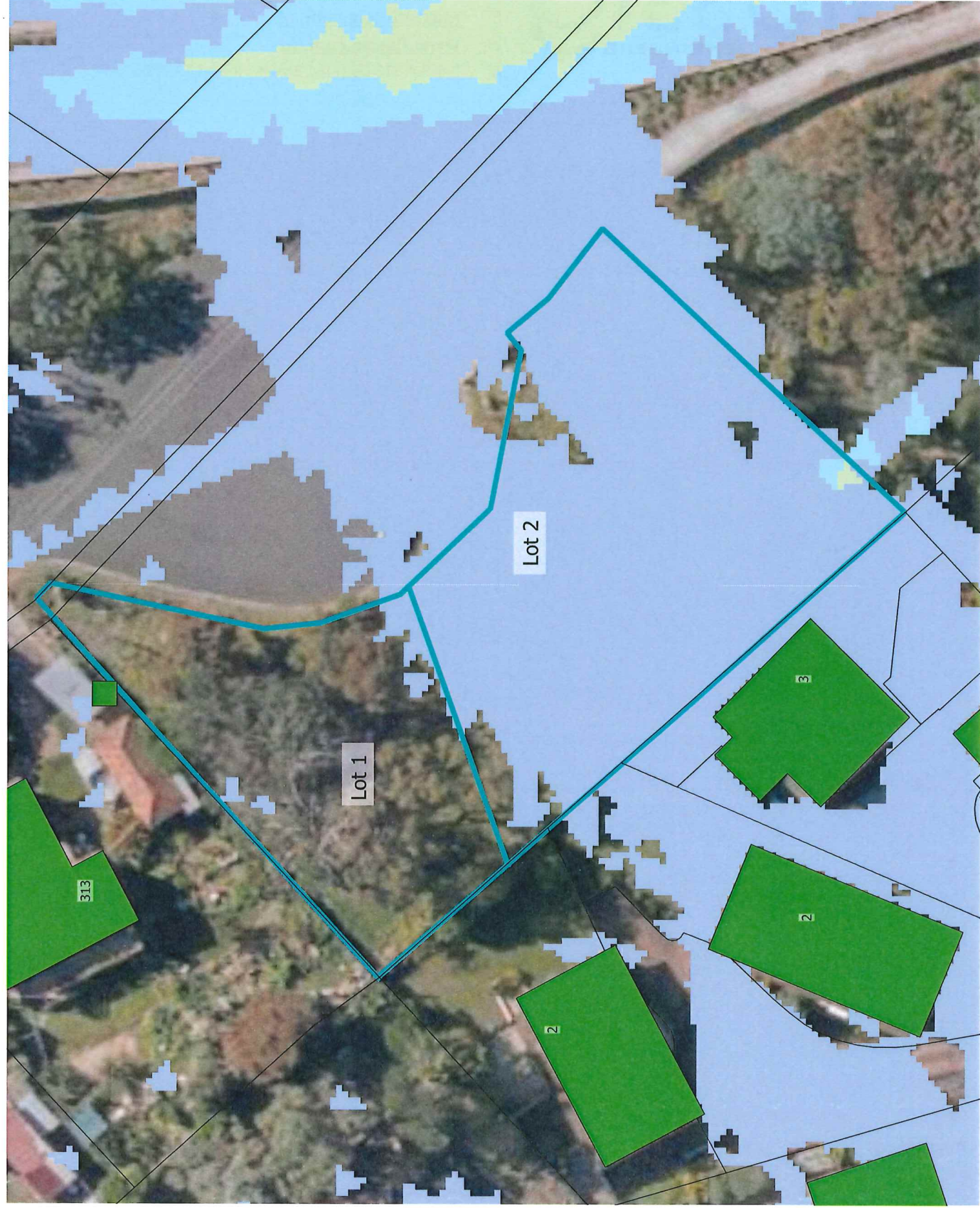
- ≤ 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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Legend

- Existing Building Areas
- Boundary Lines
- Proposed Boundary
- Post 1% AEP + CC @2100
- Hazard
 - H1
 - H2
 - H3
 - H4
 - H5
 - H6



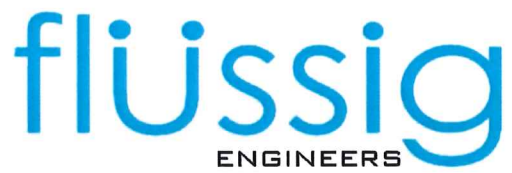
0 10 20 m
meters



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