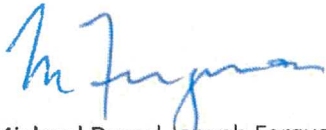


HOUSING LAND SUPPLY (RAVENSWOOD) ORDER 2023
MINISTERIAL REPORT PURSUANT TO SECTION 9 OF THE HOUSING LAND
SUPPLY ACT 2018

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 (Ravenswood) 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: 28/2/2023

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* (HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Ravenswood) 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 50 Wildor Crescent, Ravenswood and is described by title reference FR 180099/2. The land subject to the proposed Order is approximately 12.5 hectares in area, which could potentially yield up to 158 residential lots.

The proposed Order, if made will –

1. declare the land to be Housing Supply Land, and
2. rezone 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. Preparation of 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 need to make more land available under the *Homes Act 1935* to enable the provision of additional affordable housing in Tasmania, especially with over 4500 applications on Homes Tasmania (formerly the Department of Communities Tasmania) Housing Register as at November 2022.
3. The site is suitable for future development for 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, contributing toward achieving the targets for the supply of more affordable and social homes in the Greater Launceston 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 the HLS 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 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 Launceston, as required by section 5(2)(a) of the HLS Act. Currently there are over 754 applications on the

Homes Tasmania (formerly the Department Communities Tasmania) Housing Register for the Greater Launceston 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 Pitt & Sherry Pty Ltd for Homes Tasmania (formerly the Department of Communities Tasmania), that:
 - a) the land is suitable for residential use and development by virtue of its location in the Greater Launceston urban 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 Northern Tasmania Regional Land Use Strategy (NTRLUS), 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. I have also sought advice on these matters from the relevant government agencies and authorities and no concerns have been raised.
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 State Planning Office (SPO) exhibited the proposed Housing Land Supply (Ravenswood) Order for 28 days as required by section 12 (1)(C) of the HLS Act. The public consultation for the proposed Order commenced on 3 October 2022 and ended on 1 November 2022, and five (5) submissions were received.

Pursuant to section 9(3)(c) of the *Housing Land Supply Act 2018*, the submissions received under section 13(1) of the HLS Act are contained in Appendix B and summarised as follows –

1. TasWater advise that there is water and sewer infrastructure in the area that can service the site but noted that the elevation changes of the site will result in dwellings constructed in the lower portion of the site receiving excess pressure, which needs to be addressed as part of any detailed design. TasWater further advise that sewer servicing may require some localised upgrades as part of any future development application.
2. The Department of Natural Resources and Environment Tasmania (DNRET) advise it has no comment on the proposed Order.
3. Submissions from neighbouring residents generally support the need for affordable housing but raised concern with the suitability of the site for the proposed affordable housing project based on the following reasons:
 - a) The terrain of the proposed area for development will result in higher subdivision and building costs considered for affordable housing.
 - b) The proposal will create potential road safety issues on Vermont Road, Wildor Crescent and Henry Street, with the following being raised:
 - i. adding to the heavy traffic with access to industrial sites off Vermont Road;
 - ii. compounding the visual problems for vehicles turning at the Wildor Crescent and Henry Street intersection;
 - iii. increasing traffic that banks up at the Wildor Street and Henry Street junction thereby creating congestion during peak hours making access to the area difficult;
 - iv. major road works being required at the junctions of Wildor Crescent and Vermont Road and at the entry to Henry Street; and
 - v. a suggestion was made for part of the site to be utilised to give access to vehicles going to the eastern side.
 - c) An Eastern By-Pass in the area has been under consideration for decades and must be taken into account when thinking of future proposals.
 - d) Views from the city suburbs and surrounds would be severely impacted by the development, with a significant number of locals and tourists visiting the site to view parts of Launceston, the North Esk River and observing local wildlife.
 - e) Suggestion that the site could be retained as open space and developed as parkland for Launceston and surrounds.
 - f) Concerns with potential flooding that could occur if the site is developed.

MY OPINIONS IN RELATION TO THE SUBMISSIONS RECEIVED

Pursuant to section 9(3)(d) of the *Housing Land Supply Act 2018*, my opinions in relation to the matters set out in the submissions are –

1. I note the advice from TasWater that future development of the site will require some localised upgrades of water and sewer infrastructure. This will be managed through any future development applications for the site in accordance with the *Land Use Planning and Approvals Act 1993* and the *Water and Sewerage Industry Act 2008*.

2. I note the submission from the NRE and that no concerns were raised.
3. I note the submissions from neighbouring residents and the general support for more affordable housing. I note the concerns with the suitability of the site for residential use and development and consider the following:
 - a) I am satisfied that the site is suitable for residential development and note that the land is identified as an Urban Growth Area for Greater Launceston in the Northern Tasmania Regional Land Use Strategy, more specifically as Future Investigation Area for urban development within the urban footprint of Launceston. I am satisfied that any issues in terms of subdivision design and housing construction can be appropriately managed through future development applications and building approval processes.
 - b) I am satisfied that all concerns related to traffic issues can be adequately addressed as part of the future development application for subdivision of the site following rezoning. There appear to be a number of options available to address the issues raised with careful consideration and suitable road upgrades.
 - c) I have taken into account the future eastern bypass for Launceston that has been under consideration. I am satisfied that the site will not be required for a future bypass. The recently completed Launceston Eastern Bypass Feasibility Study (dated 16 March 2022), undertaken on behalf of the Department of State Growth, concluded that the bypass was not feasible for a number of reasons, including weak economic benefits due to it not delivering significant improvements to traffic congestion, economic development and liveability.
 - d) I have considered the planning submission prepared by Pitt & Sherry Pty Ltd for Homes Tasmania which included a detailed Landscape Impact Assessment. The assessment provides detailed consideration against the management objectives for the North Esk Scenic Protection Area in the Launceston Local Provisions Schedule and potential impacts on the landscape and scenic values of the area. While I note that the site would not be subject to the Scenic Protection Code if rezoned to the General Residential Zone by this proposed Order, I acknowledge the considerable work undertaken to demonstrate that future development of the site can be undertaken consistent with the existing character of the area and without adversely impacting on the scenic values of the broader North Esk Scenic Protection Area.

I note that the site represents a very small portion of the broader North Esk Scenic Protection Area, which covers an area of about 1700ha running from Victoria Bridge and follows the North Esk River southwards for approximately 25km. The site can be described as a residential hill above the North Esk River and floodplain and is in the background of the scenic protection area. I am therefore satisfied that the site can be rezoned and developed for housing consistent with the management objectives for the North Esk Scenic Protection Area for the reasons outlined in the Landscape Impact Assessment. Due to the size, topography and location of the site, I am satisfied that views to and from the North Esk can be maintained.

I note in the report that future development will include design measures that will incorporate tree-lined streets among residential lots, water sensitive urban design in public open spaces and retain and maintain areas of existing

native vegetation for future development to be consistent with the existing character of the precinct. Vegetation on the site is characterised by weed infestations and some emerging wattle trees and native vegetation. I also note that clearing of the land for residential subdivision works will be staged in accordance with natural values assessment recommendations to avoid development that will adversely impact on nursery and feeding grounds of any native fauna. I consider it appropriate that the development of the land will contain detailed work on the design of future subdivisions, residential lots, roads along with new tree planting to minimise impacts on the landscape character of the area. The report outlines measures which demonstrate that landscape and scenic values will be a key consideration in the assessment of the development application by Council for the subdivision of the land.

- e) I am satisfied that that site should be used for housing rather than designated for parkland. Demand for social and affordable housing in the Housing Register indicates that 4598 applicants are waiting for a home across the State as at November 2022. Homes Tasmania advice that demand for social housing remains high, and the number of applicants keeps increasing. This evidence suggests that there is a clear need to make more land available in accordance with *Homes Act 1935* to provide more social and affordable housing in the Greater Launceston area. The site is not currently designated for open space and has also been identified as an Urban Growth Area for Greater Launceston in the Northern Tasmania Regional Land Use Strategy, more specifically as Future Investigation Area for urban development within the urban footprint of Launceston.
- f) The site is not identified as being prone to flooding hazards under the Launceston Local Provisions Schedule. I am satisfied that the site can be developed appropriately without causing any flood risks for future residents.

Modification of planning requirements – section 7 of the Housing Land Supply Act 2018

There are no modifications in the proposed Order as a result of the submissions received.

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 (Ravenswood) Order 2023
- Appendix B: A copy of each submission
- Appendix C: Landowner consent
- Appendix D: Planning Submission

TASMANIA

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

STATUTORY RULES 2023, No.

CONTENTS

1. Short title
 2. Commencement
 3. Interpretation
 4. Declaration of housing supply land
 5. Declaration of intended zone
- Schedule 1 – Area of Land
- Schedule 2 – Plan

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

c. 4

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.

SCHEDULE 1 – AREA OF LAND

Clause 4

The area of land that –

- (a) is situated at 50 Wildor Crescent, Ravenswood in Tasmania; and
- (b) forms part of the land as described in the certificate of title Volume 180099, Folio 2 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) comprises such area of land that is enclosed in the boundary made by the following imaginary lines:
 - (i) a line between grid reference 513597.1E 5414582.7N and grid reference 513788.3E 5414661.2N;
 - (ii) a line between grid reference 513788.3E 5414661.2N and grid reference 513834.8E 5414680.3N;
 - (iii) a line between grid reference 513834.8E 5414680.3N and grid reference 513523.0E 5415135.4N;
 - (iv) a line between grid reference 513523.0E 5415135.4N and grid reference 513492.7E 5415108.5N;

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

sch. 1

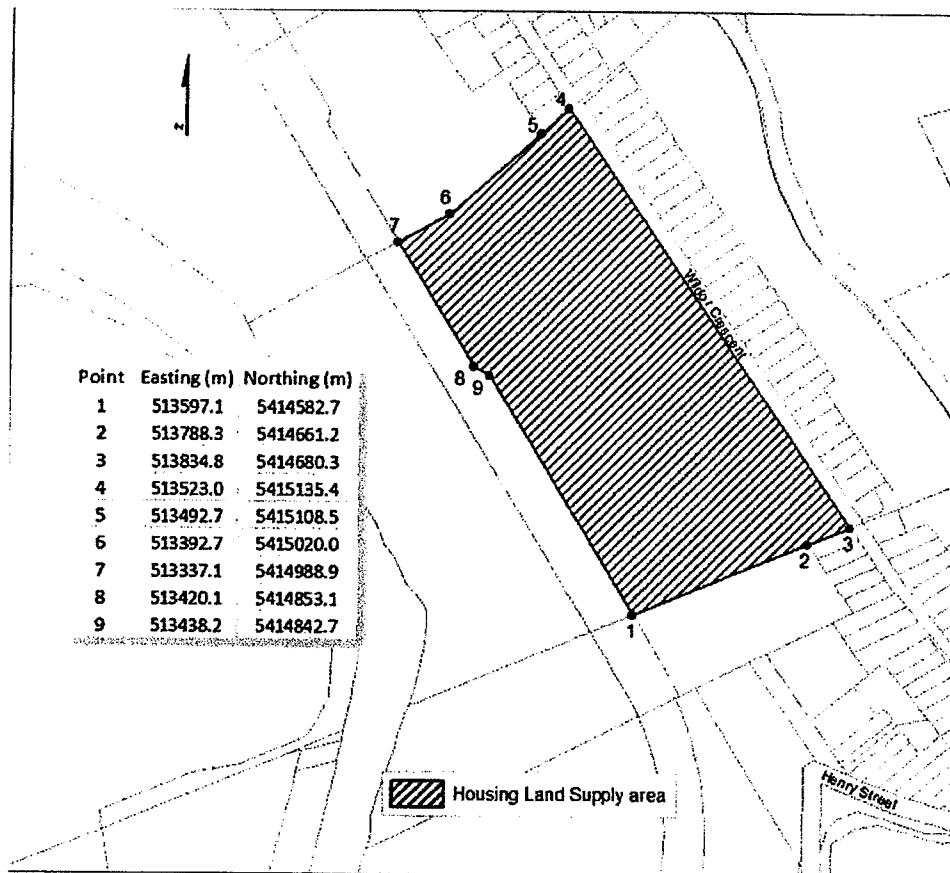
- (v) a line between grid reference
513492.7E 5415108.5N and grid
reference 513392.7E
5415020.0N;
 - (vi) a line between grid reference
513392.7E 5415020.0N and grid
reference 513337.1E
5414988.9N;
 - (vii) a line between grid reference
513337.1E 5414988.9N and grid
reference 513420.1E
5414853.1N;
 - (viii) a line between grid reference
513420.1E 5414853.1N and grid
reference 513438.2E
5414842.7N;
 - (ix) a line between grid reference
513438.2E 5414842.7N and grid
reference 513597.1E
5414582.7N; 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 (Ravenswood) Order 2023
Statutory Rules 2023, No.

sch. 2

SCHEDULE 2 – PLAN

Schedule 1



Housing Land Supply (Ravenswood) 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 Wildor Crescent, Ravenswood 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.

Housing Land Supply (Ravenswood) Order 2022 - Submissions

Submission No:	Name	Position	Organisation
1	Peter and Ella Bouldin		
2	Sally Shepherd obo Michael Pervan		Department of Natural Resources and Environment
3	Al Cole	Senior Assessment Officer	TasWater
4	David Carswell		David Carswell, Owen Howard & Les Martin
5	Lynn Garlick		

Cullen, Julie

From: Ella Bouldin <ellabouldin@gmail.com>
Sent: Saturday, 8 October 2022 11:10 AM
To: State Planning Office Shared Mailbox
Subject: stateplanning@dpac.tas.gov.au

Sent from Mail for Windows
Re . ravenswood proposal for housing.

9/10/22

We live at 13wildor cres.

We have some concerns .

1. We have lived here for 45 years . we have seen the cres/road become an Eastern Highway. For industrial , community link, and access to northern areas. A major issue is the Wildor/Henry junction.. It is becoming increasingly risky , negotiating out going from wildor. With heavy vehicles , and everyone coming from the east . vision is impaired and the cutting of the corner a practice. Coming into Wildor.
Why cant the small land be utilized to give access to those going left to eastern side. The traffic in busy times is banked up at least 25 house lengths. Making coming out of residents drives a nightmare.
2. Hot Rodders think wildor is a race track.
3. With regard to buildings height , will it be impacted on the view or are these dwellings be double hight.

Thankyou for the opportunity to express our views...

Peter and Ella Bouldin

Department of Natural Resources & Environment Tasmania

OFFICE OF THE SECRETARY

Hobart GPO Box 44, Hobart, Tasmania, 7001

Launceston PO Box 46, Kings Meadows, Tasmania, 7249

Devonport PO Box 303, Devonport, Tasmania, 7310

Ph 1300 368 550

Web www.nre.tas.gov.au

Our ref: D22-499938



Mr Brian Risby
Director
State Planning Office
Department of Premier and Cabinet
via email: yoursay.planning@dpac.tas.gov.au

Housing Land Supply Act 2018

Proposed Housing Land Supply (Ravenswood) Order 2022 – 50 Wildor Crescent, Ravenswood

I am writing in relation to the letter of 30 September 2022 from the Minister for Planning, the Hon Michael Ferguson MP, seeking comment on the Proposed Housing Land Supply (Ravenswood) Order 2022 – 50 Wildor Crescent, Ravenswood under the *Housing Land Supply Act 2018*.

I can advise that the Department of Natural Resources and Environment Tasmania has reviewed the Order and has no comment to make.

If you have any further questions on this matter please contact Wendy Kingston, Policy and Project Officer, Strategic Projects and Policy Branch, Business Services Division on mobile: 0499 781 475 or via email at wendy.kingston@nre.tas.gov.au.

A handwritten signature in black ink, appearing to read "MP", with a long horizontal flourish extending to the right.

Michael Pervan
SECRETARY

26 October 2022

Cullen, Julie

From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Friday, 28 October 2022 10:20 AM
To: State Planning Office Shared Mailbox
Subject: Saved to CM: TasWater Advice RE: Proposed Housing Land Supply Orders 2022 TWSI 2022/789 and 790

Hi,

TasWater provides the following advice in respect of the Land Supply Orders received 30 September 2022.

For both proposed Orders, there are no major water or sewer servicing issues.

Housing Land Supply Order Kings Meadows: no issues with water servicing, TasWater may require some localised sewer upgrades as part of any development application.

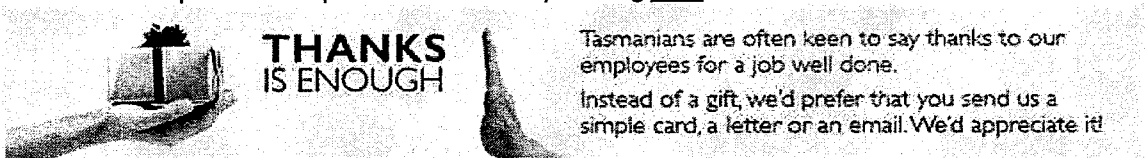
Housing Land Supply Order Ravenswood: For water servicing: Due to the elevation changes in this property, dwellings constructed in the lower portion may receive excess water pressure, which will need to be addressed as part of any detailed design. For sewer servicing, TasWater may require localised sewer upgrades as part of any development application.

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](#).



Disclaimer

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David Carswell
"Wildor"
14 Wildor Crescent
Mowbray 7248

Michael Ferguson
Minister for Planning
Tasmanian State Government
GPO Box 123
Hobart Tas 7001

1 NOV 2022

Re Proposed Housing Land Supply (Ravenswood)
Order 2022 50 Wildor Crescent

Dear Michael

I write on behalf of the undersigned in response to the above listed proposal to register disapproval of the proposed development and site.

Everyone agrees that affordable housing is paramount for general living and wellbeing, but the proposed site is not the site for such a vast significant project as advertised and list reasons and alternatives for consideration below:

Subdivision and Building costs

Due to the terrain of the proposed area for development, building costs would be well above normal building costs and therefore well above what should be considered for affordable housing.

The area chosen is made up of solid fraction rock (Bluestone) which would require huge excavation and blasting costs for drains, water supplies, communication services road infrastructure etc. in addition to the amount of lead in the ground left over from the war years when the site was used as a rifle range.

Constant blasting would have a huge impact on existing homes. Water issues along Wildor Crescent have been a constant problem and needs to be considered.

The easiest and most cost-effective way of building is on flat land and not hilly as the site is.

Road Safety Issues

Vermont Road and Wildor Crescent have become a major thoroughfare on the Eastern side of the North Esk River and remains the Eastern bypass of Launceston. Extreme heavy traffic with access to industrial sites off Vermont Road and beyond occurs every day. There is a hill continuation on both the left and right side of Wildor Crescent and Henry Street intersection often causing visual problems when to turn safely.

Launceston Disposal Area Remount Road, off Vermont Road, is likely to remain in the same position for the next thirty years creating further traffic flow problems.

Another problem for the proposed site is the extra traffic that occurs when floods force all traffic on the Eastern side of the North Esk River to use Wildor Crescent and Vermont Road to access the city adding more safety problems for residents in the area.

The area across the road from 50 Wildor Crescent was subdivided at huge costs (rock blasting etc) when Vermont Road was the main access to the city and surrounds and was only surveyed in width for residential traffic and consequently now has a 50km speed limit southern end of Wildor Crescent due to the road there narrowing and safety precautions.

A huge safety re flow of traffic and residents will be created from extra people accessing Wildor Crescent if any further housing development is done.

Major road works would be required at the junctions of Wildor Crescent and Vermont Road as well as entry to Henry Street.

An Eastern By-Pass in the area has been on the agenda of consideration for decades and must be taken into account when thinking of future proposals.

The site area is classified as scenic protection and must be treated as such.

Views from the city suburbs and surrounds would be severely impacted by such a development.

There is a significant number of locals, tourists etc visiting this site to view the sights of Launceston, North Esk River, Glebe area and historic buildings taking photos, doing paintings, witness firework displays and observing wildlife in the area (birds such as Eagles and Hawks, possums and wallabies) would all be severely affected if the development was to go ahead.

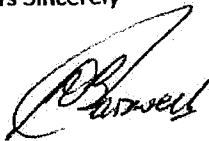
Alternative for Proposal

A parkland for all of Launceston and surrounds to utilise would be of great benefit to every family, a great fun area to enjoy overlooking the River, Glebe area and Historical sites, the city of Launceston with some of the best views in Launceston. All this could be achieved at a more minimal cost and put to a better use for community to what is proposed. It would be catastrophic to deprive all the citizens of Launceston City and surrounds the views that this site provides.

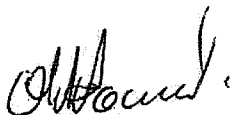
Conclusion

Affordable housing as said previously is a necessity, but the site chosen at 50 Wildor Crescent is totally unsuitable for such a proposed project. I look forward to your response.

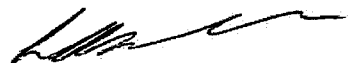
Yours Sincerely



David Carswell



Owen Howard 18 Wildor Crescent



Les Martin 20 Wildor Crescent

Copies to:

Guy BARNETT for Housing Minister
RICHARD GILMOUR Director of Community
Members Launceston City Council INFRASTRUCTURE

Cullen, Julie

From: Lynn Garlick <info@lynngarlick.com.au>
Sent: Monday, 31 October 2022 8:08 PM
To: State Planning Office Your Say
Subject: Proposed Housing Land Supply (Ravenswood) order 2022 - 50 Wildor Crescent, Ravenswood

Hello,

I'd like to comment against the proposal to rezone 50 Wildor Crescent at Ravenswood from rural to residential development. I only bought my house last year at 83 Wildor Crescent Ravenswood and I specifically bought it because the area was zoned rural. I look across to open space and a river. I am from Sydney and it was so unique to be able to be in such a beautiful space. It seems short sighted to go the way of Sydney when everyone is moving out of Sydney to get exactly what is on offer in keeping this area zoned rural.

I am also concerned about the flooding that could happen if homes are built on the area.

Obviously I am also concerned about such a development destroying my view and property price.

But I really do see it as short sighted to use scarce open space and build on it. This is not good for the environment, and it is an outdated approach to providing housing.

Kind regards
Lynn Garlick

This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient, please delete it and notify the sender.

Minister for Parks
Minister for the Prevention of Family Violence
Minister for Police, Fire and Emergency Management



Level 5, Parliament Square
4 Salamanca Place, HOBART TAS 7001 Australia
GPO BOX 123, HOBART TAS 7001
Ph: (03) 61657770
Email: minister.petrusma@dpac.tas.gov.au

Mr Michael Pervan
Director of Housing
Department of Communities Tasmania
GPO Box 65
HOBART TAS 7001

Dear Mr Pervan

I refer to your letter dated 22 July 2021, requesting my consent for a housing supply order to be placed on Crown land located at 50 Wildor Crescent, Ravenswood (subject land), as identified outlined in yellow in the attached consent letter.

I have signed the attached letter, providing my consent to the Housing Supply Order being placed on the subject land, pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* (Act).

I am advised that Tim Baker, Secretary, Department of Primary Industries, Parks, Water and Environment, has also provided his approval to the Housing Supply Order pursuant to s.5(3)(b) of the Act.

The Parks and Wildlife Service (PWS) has advised that the plan of subdivision, which supports the Housing Supply Order, has been completed, and that the sale of the remnant portion of Crown land at 50 Wildor Crescent, Ravenswood, that which is not required by the Director of Housing, is close to finalisation.

If you have any further queries in relation to this matter, please contact Kylie Lemin, Senior Property Officer at the PWS on 6165 4680 or kylie.lemine@parks.tas.gov.au.

Yours sincerely

Hon Jacquie Petrusma MP
Minister for Parks

28 September 2021

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*.

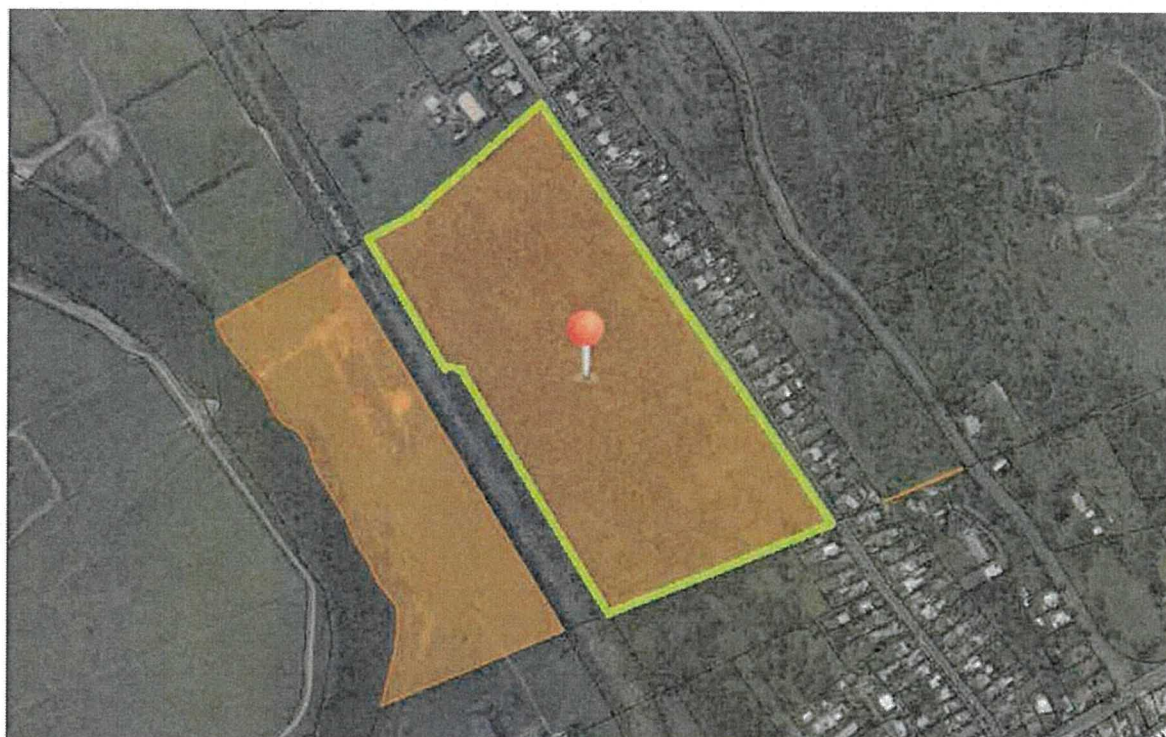
PID	Title Reference	Street Address	Suburb
3189523	159118/1	50 Wildor Crescent	Ravenswood

Sincerely,



Hon Jacquie Petrusma MP
Minister for Parks

28 September 2021



Identify Results Disclaimer x

One feature found in one layer

▼ Cadastral Parcels - Owner Information (one feature)

 **Warning - Property boundaries are indicative only. See explanation [here](#).**

Feature	
Property Address	50 WILDOR CR RAVENSWOOD TAS 7250
Property ID	<u>3189523</u> View Details
Title Reference	<u>159118/1</u> View Details
Authority	DPIPWE (Crown Land Services)
Owner Name(s)	THE CROWN
Postal Address	GPO BOX 44 HOBART TAS 7001

POI: GDA94 MGA55 : 513573E, 5414837N Identify Options

Department of Primary Industries, Parks, Water & Environment



Hobart GPO Box 44, Hobart, Tasmania, 7001
Ph 1300 368 550
Web www.dpipwe.tas.gov.au

Inquiries: Kylie Lemin
Phone: (03) 6165 4680
Email: kylie.lemine@parks.tas.gov.au
Your ref: D21-123209

Mr Michael Pervan
Director of Housing
Department of Communities Tasmania
GPO Box 65
HOBART TAS 7001

Via email: cteccc@communities.tas.gov.au

Dear Mr Pervan

Landowner consent pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018*

I refer to your letter dated 22 July 2021 requesting approval for a housing supply order to be placed on Crown land located at 50 Wildor Crescent, Ravenswood; identified as Lot B on the attached Location Map.

I am pleased to provide my approval pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018* (Act).

I understand that separate correspondence has been sent to the Hon Minister Petrusma MP seeking her approval for the Housing Supply Order pursuant to s.5(3)(a) of the Act.

The Parks and Wildlife Service (PWS) has advised that the plan of subdivision is close to being completed and, in conjunction with the Office of the Crown Solicitor, will assist with the preparation and registration of the title documents to finalise the transfer.

If you have any further queries regarding the Crown land at 50 Wildor Crescent, Ravenwood, please contact Kylie Lemin, PWS Senior Property Officer, on 6165 4680, or kylie.lemine@parks.tas.gov.au

Yours sincerely

Tim Baker
SECRETARY
6 August 2021