

**GLENORCHY PLANNING AUTHORITY**  
**ATTACHMENTS**  
**MONDAY, 15 SEPTEMBER 2025**



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**PLANNING**

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ATTACHMENT 1  
AMENDMENT DOCUMENTS

## TASMANIAN PLANNING SCHEME - GLENORCHY AMENDMENT PLAM-25/02

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: 584 Main Road, Granton

The Planning Scheme maps are amended by:

1. Modify the planning scheme zoning map as shown in Figure 1 below



Figure 1 – rezone part of 584 Main Road, Granton to a General Residential Zone

The common seal of the Glenorchy City Council has been  
affixed on the \_\_\_\_\_ (date)

as authorised by the Planning Authority in the presence of:

\_\_\_\_\_

Council Delegate

# GLENORCHY CITY COUNCIL

## CERTIFICATION OF DRAFT AMENDMENT UNDER S40F OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The Planning Authority has prepared Amendment PLAM-25/02 to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements LPS criteria specified in Section 34 of the *Land Use Planning and Approvals Act 1993*; and
- in accordance with Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies that the draft amendment so meets those requirements.

<p><b>The common seal of the Glenorchy City Council has been affixed on the</b></p> <p>_____ (date)</p> <p><b>as authorised by the Planning Authority in the presence of:</b></p> <p>_____</p> <p><b>Council Delegate</b></p>
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ATTACHMENT 2  
INTERNAL REFERRAL REPORTS

# DEVELOPMENT APPLICATIONS

## INTERNAL DEPARTMENT REFERRAL


<b>DA No.:</b>	PLAM-25/02	<b>Date Referred:</b>	04/07/2025
<b>Planner:</b>	Angela Dionysopoulos	<b>To Be Returned By:</b>	11/07/2025
<b>Department Rep:</b>	Jasmine Young	<b>Date Returned:</b>	29/07/2025
<b>Property File No:</b>	5331482	<b>Type of application:</b>	Planning Scheme Amendment Application
<b>Details Application:</b>	<b>Applicant's Name:</b> Red Seal Urban & Regional Planning <b>Business Contact Name:</b> Trent Henderson <b>Contact Email:</b> redsealplanning@gmail.com <b>Address of Development:</b> 584 Main Road Granton <b>Proposal In Detail:</b> Partial Rezoning of 584 Main Road, Granton.		

### Comments




PLAM-25\_02 - Property comments.msg

RE: PLAM-25/02 - Property Management Referral



Jasmine Young

To  Angela Dionysopoulos

Reply

Reply All

Forward

...

Tue 29/07/2025 10:46 PM


Hi Angela,

I agree that the site's topography and position behind future residential lots further limit its suitability for public use. From a CPTED perspective, it would likely be underutilised and could present long-term maintenance and safety concerns if set aside as open space.

Importantly, Gould's Lagoon Sanctuary is nearby (just over 800m southeast) and provides a large, high value natural open space asset for the area. It's well used by both locals and interstate visitors for bird watching and walking, and is regularly supported by volunteer led conservation activities. The presence of Gould's Lagoon helps ensure local access to meaningful, ecologically rich public open space is already well met.

Will this response suffice? 😊

**JASMINE YOUNG**  
Recreation & Environment  
Coordinator



(03) 6216 6498 | [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)  
374 Main Road, Glenorchy | PO Box 103, Glenorchy TAS 7010

Glenorchy City Council acknowledges the Muwinina people as the traditional owners of this Land. We recognise all Tasmanian Aboriginal people as the original owners and continuing custodians of the land and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working for a City that welcomes and respects all Aboriginal and Torres Strait Islander people.

Document Set ID: 3506020  
Version: 2, Version Date: 21/08/2025

# DEVELOPMENT APPLICATIONS

## DEVELOPMENT ENGINEER REFERRAL


DA No.	PLAM-25/02	Date Referred	04/07/2025
Planner	Angela Dionysopoulos	To Be Returned By	11/07/2025
Development Engineer	Bree Narksut	Date Returned	30/07/2025
Property File No.	5331482	Type of application	Planning Scheme Amendment Application
Details of Application	Applicant	Red Seal Urban & Regional Planning	
	Business Contact Name	Trent Henderson	
	Contact Email	redsealplanning@gmail.com	
	Address of Development	584 Main Road Granton	
	Proposal in Detail	Partial Rezoning of 584 Main Road, Granton.	


## Comments





PLAM-25\_02 - DE  
comments.msg


RE: REVIEW BY COB WED 30 JUL: PLAM-25/02 - Any RFI needed?




**Bree Narksut**  
To  Angela Dionysopoulos

 Reply

 Reply All

 Forward

 You replied to this message on 31/07/2025 8:48 AM.

Wed 30/07/2025 4:32

Hi Angela,

Sorry about the delay. It's a combination of being extremely busy and extremely sick.


I review this application for rezoning a small portion of the land to a gen res zone; and I can confirm I have no issue with the proposed rezoning as long as State Growth is happy with this.

Seems like a straightforward one – assumed no full DE referral is needed? I am happy to put in few sentences in the referral sheet if you'd like.

Let me know please. Thanks! 😊

Regards,

**BREE NARKSUT**  
Development Engineer



(03) 6216 6800 | [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)  
bree.narksut@gcc.tas.gov.au | 374 Main Road, Glenorchy

*We acknowledge the palawa community (the Tasmanian Aboriginal Community) as the original owners and continuing custodians of this island, lutruwita (Tasmania) and pay our respect to elders past, present and emerging.*

# DEVELOPMENT APPLICATIONS

## ENVIRONMENTAL HEALTH REFERRAL

<b>DA No:.</b>	PLAM-25/02	<b>Date Referred:</b>	04/07/2025
<b>Planner:</b>	Angela Dionysopoulos	<b>To Be Returned By:</b>	11/07/2025
<b>EHO:</b>	Simon STREET	<b>Date Returned:</b>	
<b>Property File No:</b>	5331482	<b>Discretionary/Permitted</b>	Planning Scheme Amendment Application

<b>Details of Application:</b>	<b>Applicant's Name:</b>	Red Seal Urban & Regional Planning
	<b>Business Contact Name:</b>	
	<b>Contact Email:</b>	
	<b>Address of Development:</b>	584 Main Road Granton
	<b>Proposal In Detail:</b>	Partial Rezoning of 584 Main Road, Granton.

### Report: (to be included in Planner's Report):

### Comments:

The proposal is to rezone a portion of land that currently sits within the Particular Purpose – Future Road Corridor which requires rezoning to General Residential.

The site is currently predominantly zoned General Residential, with a small section closest to the highway zoned Particular Purpose – Future Road Corridor, due to it being a portion of a potential future road corridor. The revised road layout has subsequently been finalised and does not require the use of this parcel of land; hence it is proposed to be rezoned too General Residential. To determine the site's suitability for residential use, the Tasmanian Planning Scheme - Glenorchy is referred to. Due to the site's proximity to the Brooker Highway, the traffic noise levels on site are to be assessed against the Road and Railway Assets Code Specifically relevant is clause C3.6.1 -C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area Acceptable Solutions A1 (C) and Performance Criteria P1.

## Background

The applicant engaged Noise Vibration Consulting (NVC) to undertake a noise assessment from the nearby highway and the effect this may have on any potential rezoning and development of the land.

To comply with the Acceptable Solutions, lots for habitable use must then have an ambient noise level not exceeding 63 dBA L1018-hour. Regarding indoor amenity, AS2107 is referred to for indoor noise level design criteria. For houses or apartments near major roads, criteria are specified as:

- Living areas (day time) 35 – 45 dBA Leq
- Sleeping areas (night time) 35 – 40 dBA
- Leq Indoor noise levels of 35 – 40 dBA are then deemed appropriate for both day and night time periods

## Background - Noise Measurements and Site Location

NVC conducted unattended noise measurements on site between the 14th and the 22nd of January, 2023, to quantify noise levels at the site. Measurements used a Svan Type 1 sound level meter, logging in A-weighted decibels with a Fast response time. The data set comprised overall levels, one-third octave spectra and full statistical data at 10-minute intervals, with spectra and overall level data also recorded at 1s intervals.



**Figure 1.1**

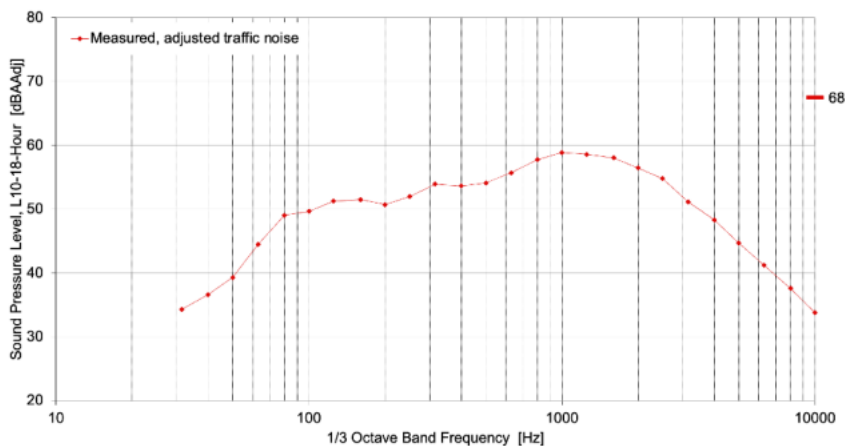
The measurements were made at location A (see Figure 1.1 above), which is on the boundary closest to the highway, and at the highest point of the boundary, and thus experiences the highest traffic noise levels on the site. The location had a clear view of the highway to the north but was partially screened to the south. The overall noise levels across the measurement period are summarised in Table 3.1 (below), with the measured L10 -18-hour spectrum.

TABLE 3.1: SUMMARY OF MEASURED NOISE LEVELS

Time Period	Sound Pressure Level, dBA		
	L10	L90	Leq
18-Hour Period (0600 - 0000 Hours)	65.0	44.7	58.6
Day Time (0600 - 2200 Hours)	65.2	46.3	59.0
Night Time (2200 - 0600 Hours)	59.9	29.6	53.4

It is noted that, during attendance on site, traffic noise was perceived to be the dominant noise source.

### Measured Traffic Noise Spectrum, L10 – 18 hour (Figure 3.1)



As per the Tas. Noise Measurement Procedures Manual, an adjustment of +2.5 dB must be applied due to the measurements being obtained in free space. This adjustment is to account for reflections from the facade once the residential dwelling is constructed and is applied prior to assessment against the criteria.

The relevant metric for assessing external noise levels is the L1018-hour, measured at 65.0 dBA. The adjusted L1018-hour is then 67.5 dBA<sub>Adj</sub>.

The measured, adjusted external noise level of 67.5 dBA<sub>Adj</sub>, L1018-hour, exceeds the required level by 4.5 dB, and thus a minimum 4.5 dB reduction is required for outdoor areas. The day and nighttime ambient levels are 59.0 and 53.4 dBA respectively, and thus indoor levels are required to be a minimum of 19 dB lower than the existing external level.

## **Noise Barriers Fencing Construction Requirements**

It is noted that the traffic noise from the Brooker Highway is broad band, with noise in the 1000Hz to 2000Hz range being dominant (see Figure 3.1). The following mitigation measures are required to demonstrate compliance with the criteria:

- A noise barrier fence is to be constructed along the entirety of the site's western boundary (bordering the Booker Highway), comprising the following:
- A minimum surface mass of 15kg/m<sup>2</sup>. Examples of appropriate construction include 20mm thick, ship-lapped timber, 12mm fixed cement sheet or commercial noise barrier products.
- A minimum height of 1.8m above natural ground level at the boundary.
- No gaps, including between the barrier and the ground. Additionally, the construction of any facade within 20m of the boundary with the highway (aside from any facades facing directly away from the highway) are to achieve a minimum sound isolation of Rw 36, to ensure the indoor amenity of residents is protected as per AS2107.

## **Soil Contamination Assessment**

The applicant engaged the services of Geo -Environmental Solutions (GES) to undertake a desktop and site walkover assessment of the proposed area for the possibility of potential contamination.

GES report titled "Preliminary Site Investigation 584 Main Road Granton Tasmania August 2023" was prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection [Assessment of Site Contamination] Measure (NEPM ASC 2013) guidelines and key regulations and policies.

GES have provided comment and recommendations to their findings and have stated "Given the absence of potentially contaminating activities it is unlikely that contaminated materials are present at the site. Therefore, GES considers that any planned works or future land use will not adversely impact on human health or the environment."

## **Conclusion**

The assessment made above by Noise Vibration Consulting (NVC's) demonstrate that the Road and Railway Assets Code C3.6.1 -C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area, Acceptable Solutions A1 (C) and Performance Criteria P1 can be met, and therefore any further development on the proposed land can demonstrate that this can be achieved with practical noise barrier infrastructure as this will reduce the noise from the highway. A noise barrier/fencing would be required at the development stage.

With the above statement from GES, Council's Environmental Health Officers have determined based on the study undertaken that this parcel of land will not have any adverse impacts and is suitable for the proposed rezoning as no sources of contamination or areas of potential concern were identified.

ATTACHMENT 3  
AMENDMENT APPLICATION DOCUMENTS





27 June 2025

PID: 5331482

CT: 37/5784

Mr Tony McMullen  
Chief Executive Officer  
Glenorchy City Council  
374 Main Road  
Glenorchy

**For the Attention: Strategic Planning Department**

Dear Mr McMullen,

**PARTIAL REZONING APPLICATION – 584 MAIN ROAD, GRANTON**

Please find attached a partial rezoning application seeking approval to change the area of land from Particular Purpose Zone - Future Road Corridor to General Residential Zone at 584 Main Road, Granton (PID: 5331482, CT: 37/5784).

*Red Seal Urban & Regional Planning* has been engaged by property owners *K. Madrajat & S. Madrajat* to act as the Applicant on their behalf and lodge the application pursuant to Section 37 of the *Land Use Planning and Approvals Act 1993 (LUPAA)*.

**The Project**

The scope of this application is for rezoning only. There is no subdivision or development forming part of this application. However, the design and layout of the future residential subdivision of the site and the connectivity to the subdivision of the adjoining sites is dependent on the outcome of this application.

## Documentation Submitted

The application includes the following documentation:

- (a) a signed TPC Owner's Consent Form by the property owners with *Red Seal Urban & Regional Planning* acting on the behalf of the property owners,
- (b) Certificate of Title 37 / 5784 (**Appendix A**),
- (c) an Owner's Consent Letter (**Appendix B**),
- (d) A Preliminary Site Investigation by Geo-Environmental Solutions (**Appendix E**),
- (e) Noise Impact Assessment by NVC (**Appendix F**),
- (f) Plus, past documents associated with the site (**Appendix C & D**), and
- (g) a detailed Planning Report by *Red Seal Urban & Regional Planning*, outlining a full description of the proposal and the strategic context of rezoning the site.

## Application Fee

It is understood that the project would be classified as a *Minor Planning Scheme Amendment* under the Glenorchy City Council's Schedule of Fees and Charges with a fee of \$7,000.00. Can an invoice be raised and addressed to the owners as soon as practical.

## Conclusion

Whilst considerable effort has been undertaken to ensure that sufficient relevant information has been submitted if any additional documentation is required, please make that known.

In reviewing the site and the surrounding area, having regard to the applicable standards of the Tasmanian Planning Scheme – Glenorchy, the Southern Tasmanian Regional Land Use Strategy 2010-2030, and reflecting the current Glenorchy Strategic Plan 2023–2032, the attached Planning Report demonstrates that the proposed rezoning is a natural progression that will facilitate the optimum use of the adjacent residential site.

We look forward to seeing the application on public notice, processed, and determined as soon as possible.

Yours sincerely



Digitally signed by Trent J. Henderson  
DN: C=AU,  
E=redsealplanning@gmail.com, O=Red  
Seal Urban & Regional Planning,  
OU=RPIA, CN=Trent J. Henderson  
Location: "The Old Parsonage", 160 New  
Town Road, New Town Tasmania  
Reason: On the behalf of property owners  
K. Madrajat & S. Madrajat  
Contact Info: +61 411 631 258  
Date: 2025.06.27 13:48:10+10'00'

**TRENT J. HENDERSON** RPIA

BA(Hons), GCertUrbDes, MEnvPlg, MCulHerMus

**Principal Planner**

**RED SEAL Urban & Regional PLANNING**

*Assoc. Member Australian ICOMOS*



**RED SEAL**  
Urban & Regional Planning

8110

# **PLANNING REPORT**

**Rezoning Application to Glenorchy City Council**

**Particular Purpose Zone – Future Road Corridor to General Residential  
Zone**

**at:**

**584 Main Road, Granton**

**(PID: 5331482, CT: 37 / 5784)**



***For: K. Madrajat & S. Madrajat***

**TRENT J. HENDERSON**  
BA(Hons), GCertUrbDes, MEnvPlg, MCulHerMus, RPIA  
**Principal Planner**  
**RED SEAL Urban & Regional PLANNING**

**PIA** Planning  
Institute  
Australia  
Registered  
Planner



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Seal Urban & Regional Planning,  
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Town Road, New Town Tasmania  
Reason: I am the author of this  
document  
Contact Info: +61 411 631 258  
Date: 2025.06.27 13:56:51+10'00'

**RED SEAL Urban & Regional Planning | ABN 40 176 568 800**  
**M +61 411 631 258 | E redsealplanning@gmail.com**  
*"The Old Parsonage", 160 New Town Road, New Town, Tasmania*

---

This Planning Report has been prepared by:

Trent Henderson, a Registered Planner of the Planning Institute of Australia (RPIA) and an Associate Member of Australian ICOMOS. Mr Henderson holds a Bachelor of Arts (Honours) (University of Tasmania), Graduate Certificate of Urban Design (Deakin University), Master of Environmental Planning (University of Tasmania), and Master of Cultural Heritage & Museum Studies (Deakin University) and has nearly twenty years' experience working within the Tasmanian Planning System in community, local government, and private sector roles particularly within rural communities. Mr Henderson also holds qualification and experience in Business Sustainability Management (Institute for Sustainable Leadership, University of Cambridge), On-site implementation of conservation earthworks (Cert L2 QLD TAFE), Risk-based Land Use Planning (Emergency Management Australia), & Rural Operations.

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**Appendix A – Certificate of Title: 37 / 5784**

**Appendix B – Consent to Lodge**

**Appendix C – Email Exchange Department of State Growth,**

**Appendix D – TPC Section 35K(1)(a) LUPAA decision,**

**Appendix E – Preliminary Site Investigation, GEO-Environmental Solutions,**

**Appendix F – Noise Impact Assessment, NVC**

**Appendix G - Aboriginal Heritage Search Results**

## SUMMARY

<b>Clients:</b>	<i>S. Madrajat</i>
<b>Property Owner:</b>	<i>K. Madrajat &amp; S. Madrajat</i>
<b>Project:</b>	Rezone partial area of lot from Particular Purpose Zone - Future Road Corridor to General Residential Zone
<b>The Site:</b>	584 Main Road, Granton
<b>Property ID:</b>	5331482
<b>Certificate of Title:</b>	Volume 37 Folio 5784
<b>Site Area:</b>	2.959 hectares
<b>Rezone Area:</b>	3,174m <sup>2</sup>
<b>Planning Authority:</b>	Glenorchy City Council
<b>Planning Scheme:</b>	Tasmanian Planning Scheme – Glenorchy
<b>Zone:</b>	Particular Purpose Zone – Future Road Corridor (Part - 31)
<b>Overlay Areas:</b>	Flood-prone Hazard Areas Code (C.12) – only 42m <sup>2</sup> of land,
<b>Development Code:</b>	N/A
<b>Local Provisions:</b>	N/A
<b>Specific Area Plan:</b>	N/A
<b>Site Specific Qualifications:</b>	N/A
<b>Documents:</b>	Application Documents are: <ul style="list-style-type: none"> <li>- Certificate of Title: 37 / 5784</li> <li>- Owners Consent to Lodge (<i>K. Madrajat &amp; S. Madrajat</i>)</li> <li>- Email Exchange, <i>Department of State Growth</i>,</li> <li>- TPC Section 35K(1)(a) LUPAA decision dated 11 June 2021,</li> <li>- Preliminary Site Investigation, by <i>GEO-Environmental Solutions</i>,</li> <li>- Noise Impact Assessment, by <i>NVC</i></li> <li>- Aboriginal Heritage Search Results (search date 16 June 2025)</li> </ul>
<b>Proposal:</b>	The completion of the Bridgewater Bridge and the resulting alignment of the Brooker Highway, means there is no longer a requirement for the area of private land to be zoned for the purpose of a future road corridor.
<b>Issue:</b>	Current zoning of the south-western side of the land inhibits the layout and development of the lot for residential subdivision.
<b>Synopsis:</b>	The application is a minor alteration to the Scheme, seeking to change 3,174m <sup>2</sup> to no longer split the property but make a consistent zone across the Lot. The location is within the Urban Growth Boundary and is consistent with the requirements of Section 34 of the <i>Land Use Planning &amp; Approvals Act 1993</i> . Whilst in itself rezoning this space does not generate a huge number of residential dwellings, it facilitates the site to be used to its maximum potential by allowing for a more complete subdivision design.

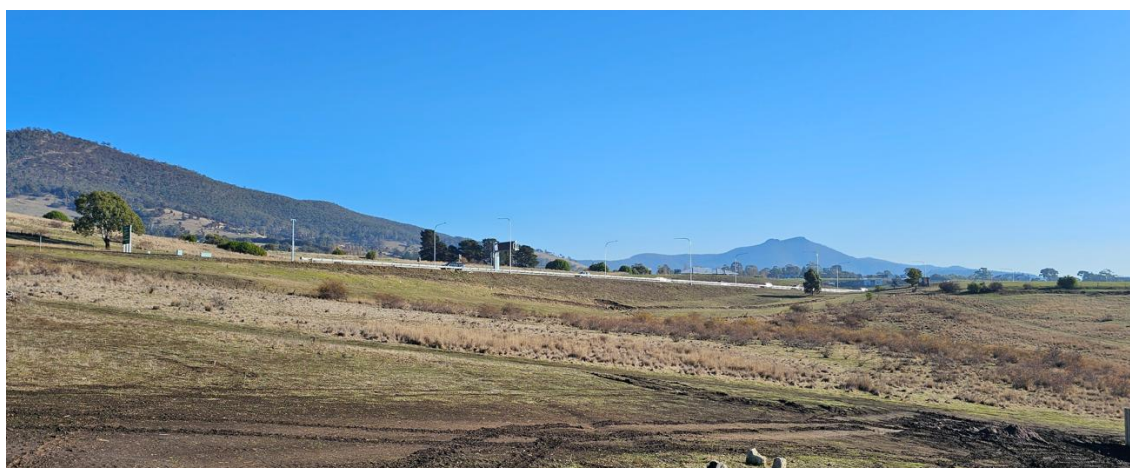


## **INTRODUCTION**

*Red Seal Urban & Regional Planning* has been engaged by property owner S. Madrajat to seek approval for a rezoning of land known as 584 Main Road, Granton (PID: 5331482, CT: 37/5784) pursuant to Section 37 of the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The land to be rezoned is seen within Figures 1a & 1b below.



**Figure 1a – Aerial image of the land subject to the rezoning proposal is outlined in red and forms part of the larger title CT: 37/5784 outlined in yellow. (Source LIST Map)**



**Figure 1b – The Brooker Highway is in the centre of the image with the subject land to be rezoned below the embankment. (Image T. Henderson, 15 June 2025)**

The scope of this application is only for the rezoning of this land: the subdivision design and layout are subject to a separate application to the Planning Authority dependent on the outcome of this rezoning application.

# 1. PROJECT OVERVIEW

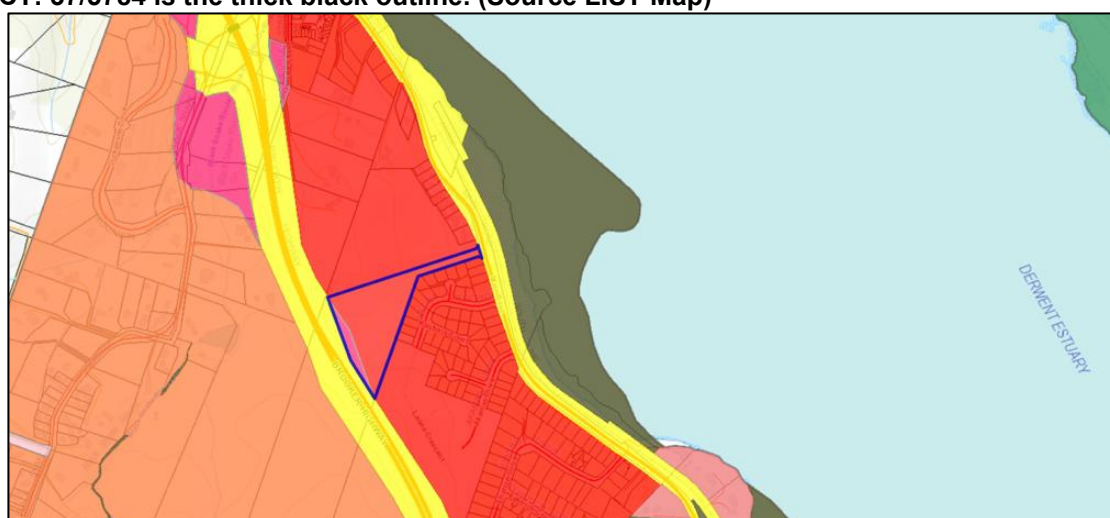
## 1.1 The Proposal

Along the southwestern boundary of the lot known as CT: 37/5784 the land is currently zoned Particular Purpose – Future Road Corridor (GLE-P1.0). It runs for the length of the frontage to the Brooker Highway and covers an area of 3174m<sup>2</sup> of the 2.96 hectares for the total lot.

The proposal seeks to change the zoning of the land currently zoned Particular Purpose – Future Road Corridor (GLE-P1.0) to General Residential (8) under the Tasmanian Planning Scheme – Glenorchy (Figure 1.1a), consistent with the balance zoning of the lot and the surrounding properties (Figure 1.1b). No subdivision design is proposed at this stage.



**Figure 1.1a – The 3,174m<sup>2</sup> to be rezoned General Residential from Particular Purpose – Future Road Corridor is the orange polygon in the centre of the image. The lot known as CT: 37/5784 is the thick black outline. (Source LIST Map)**



**Figure 1.1b - The lot CT: 37/5784 is outlined in the centre with the majority General Residential Zone (red) as with the adjoining properties except for main roads that are zoned Utilities (yellow). To the west of the Brooker Highway the land is zoned Future Urban (orange). (Source LIST Map)**



## 1.2 Statutory References

### 1.2.1 Planning Scheme

The planning scheme amendment would seek to rezone the site from the current Particular Purpose – Future Road Corridor (GLE-P1.0) to a General Residential Zone under the *Tasmanian Planning Scheme – Glenorchy* (the Scheme).

### 1.2.2 Planning Authority

The Planning Authority is the Glenorchy Council.

### 1.2.3 Project Background

*Carr Consulting & Design Pty Ltd* did request on behalf of the property owners, for the subject land to be rezoned to General Residential as part of the hearing process for the Tasmanian Planning Scheme – Glenorchy with the Tasmanian Planning Commission (TPC). Whilst the Planning Authority within the Section 35F Report and correspondence from the Department of State Growth (Appendix C) supported the proposal, the TPC decision required an assessment on the potential for the subject land to be considered contaminated (Appendix D).

A Preliminary Site Investigation has been undertaken by Geo- Environmental Solutions (Appendix E) addressing the concern raised by the TPC.

### 1.2.4 Statutory Documents

The assessment of the Scheme Amendment must also be against the following legislation and policy:

- *Land Use Planning and Approvals Act 1993*,
- State Policy on the Protection of Agricultural Land 2009
- State Policy on Water Quality Management 1997
- State Coastal Policy 1996
- National Environmental Protection Measures (NEPMs)
- Southern Tasmania Regional Land Use Strategy 2010-2035: Amended 19 May 2025 (STRLUS)
- Glenorchy Strategic Plan 2023-2032,
- As well as any Council Strategic documents.

Other legislation and policies may also be applicable, but on a site or case specific context. Therefore, the analysis within this report is based on the publicly available maps and documentation at the date of the analysis.

## 1.3 Certificate of Title

The site has not been converted to date to a Torrens Title. The Associated documentation is attached under Appendix A.

## 1.4 Ownership of Land

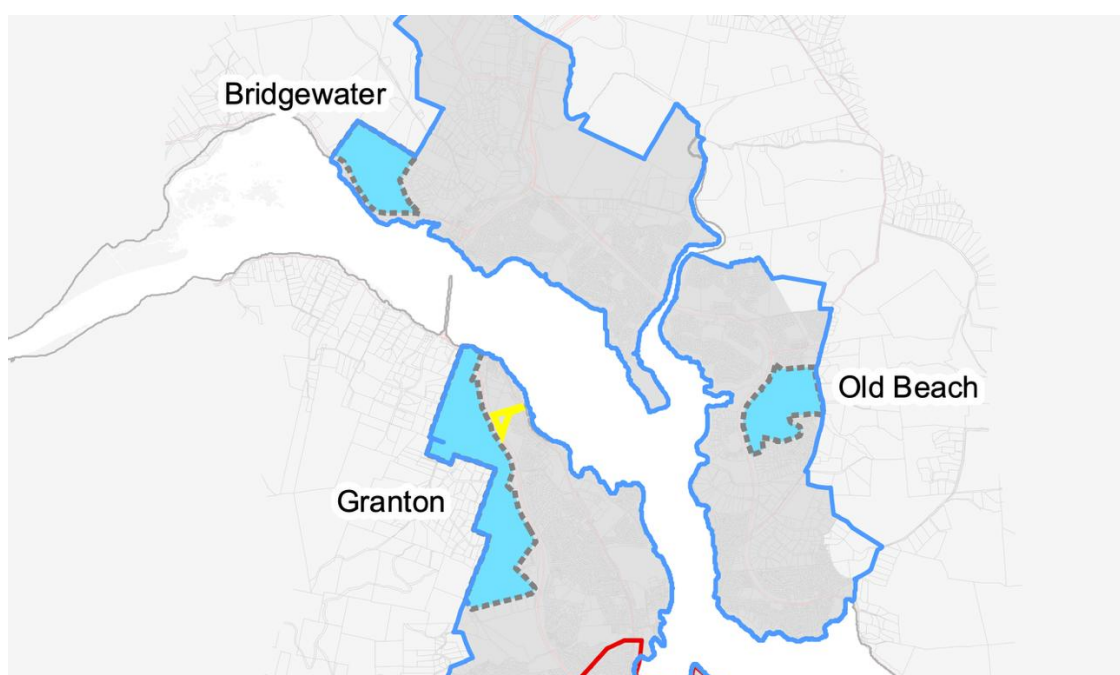
Ownership of land known as 584 Main Road, Granton is with Mr Sleiman Madrajat & Mrs Kawkab Madrajat who have provided consent to lodge this application (Appendix B).

## 2 SITE ANALYSIS

The site is within the existing urban footprint of Greater Hobart, located on former agricultural or what might be considered undeveloped land on the periphery of the urban area of Glenorchy Municipality.

### 2.1 The Locality

The location is in the mapped Urban Zone within the STRLUS (as seen within Map 10: STRLUS, below Figure 2.1a).



**Figure 2.1a – The Lot known as 584 Main Road, Granton (CT: 37/5784) indicated by the yellow polygon in the centre of the image, is already considered part of the Urban Zoning and located within the Urban Growth Boundary as shown on “Map 10 - Residential Strategy for Greater Hobart - Residential Development Areas” of the STRLUS: amended 19 May 2025<sup>1</sup>. (Image cropped)**

The site is located at the northern end of the Glenorchy municipality with the historic Main Road to the east and the foreshore of the Derwent River beyond the road separated by the disused railway line. The western side is flanked by the Brooker Highway starting at the approaches to the new Bridgewater Bridge currently under construction.

The site is in a predominately residential area; although 500m to the north along Main Road is the “The York” hotel, whilst in the opposite direction 500m along Main Road is the Lagoon General Store. Other than this the commercial areas are the major activity centre of Bridgewater (2.5km in a direct line to the north) and the neighbourhood centre of Claremont 4km to the south along Main Road (Figure 2.1b).

<sup>1</sup> Southern Tasmania Regional Land Use Strategy 2010–2035 (Amended 19 May 2025), sourced 30 May 2025, <https://www.stateplanning.tas.gov.au/?a=585039> , Attachment 1.



**Figure 2.1b – The location is at the northern end of the urban area of Glenorchy, presenting a natural expansion of residential use. (Source LIST Map)**

Location of the site is approximately 1km north of the Whitestone Drive industrial precinct, and 4km south of the Brighton Industrial Hub. Additionally, the location is within the school zone for Austins Ferry Primary School and 2km along the main road to St. Virgil's College Austins Ferry campus.

Land to the west of the site is separated from the location by the presence of the Brooker Highway with no connecting access between the two sites. Currently, this land is zoned Future Urban under the Scheme.

Recreational space or public open space land around “*Goulds Lagoon Sanctuary*” is just over 800m to the south-east of the site, along with the foreshore of the Derwent River.

## 2.2 Surrounding Analysis

The land is located along the western edge of the internal lot CT: 37/5784, which has a triangular shape to the lot proper, separated from the Main Road by the residential development of Laona Crescent. The area of land to be rezoned covers 3,174m<sup>2</sup> and is linear in shape having an approximate length of 234m and a width of 21m at the widest points.

The middle area of the land to be rezoned is at the 25m contour level whilst the ends are at the 30m (north) and 35m (south) contour levels according to the State LIST Mapping, forming a natural bowl with a north-eastern aspect (Figure 2.2a).



**Figure 2.2a – LiDAR hillshade image of the lot CT: 37/5784, blue outlined, has an eastern aspect with no formal watercourse. (Source LIST Map)**

There are no buildings or structures present or used on the site.

## 2.3 Historic Analysis

The location of the site is within the traditional lands of the Muwinina people.

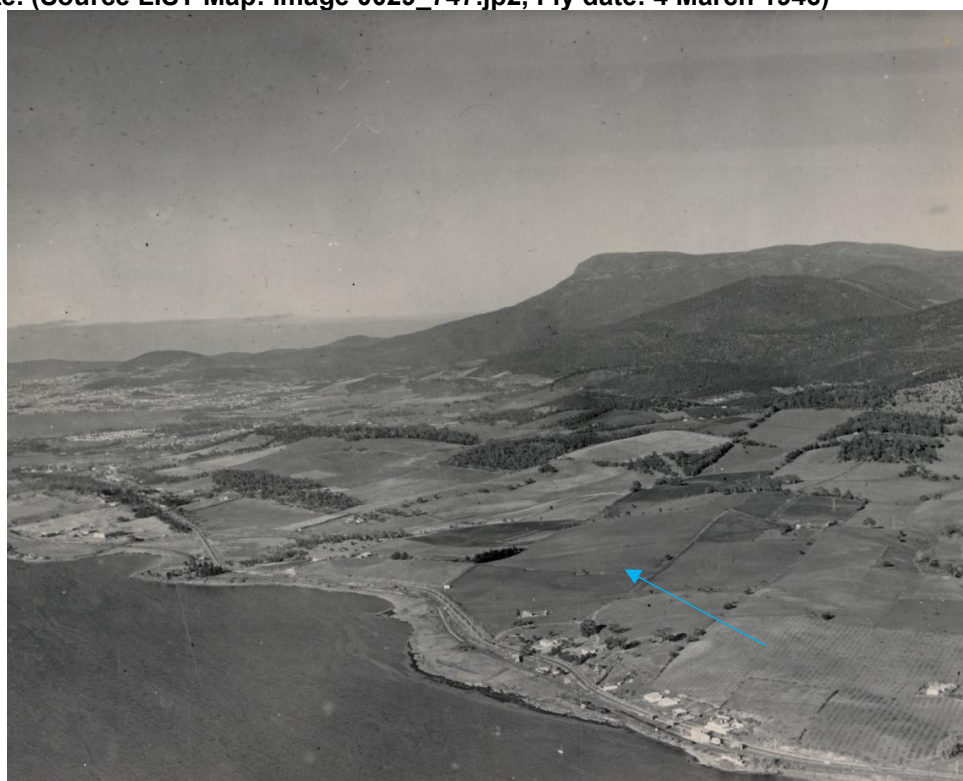
The area was for a time reputedly known as South Bridgewater but formally gazetted as Granton in the 1970s. Originally known as Black Snake during the initial years of the Van Diemen's Land colony, this is still the name of the rivulet to the north marking the northern boundary of the Glenorchy municipality. The area was opened to farming between 1813 and 1817 and was part of a 40-acre land grant to W. Leach.

It appears the site has been used for farming since the initial land grant. Aerial imagery indicates it has been used for livestock grazing as there does not appear to be signs of horticulture, such as rows of trees which appear on surrounding properties, and the topography does not lend itself to intensive cropping (Figures 2.1).





**Figure 2.1a – Aerial image of Granton taken March 1946; the arrow indicates the vicinity of the site. (Source LIST Map: Image 0029\_747.jp2, Fly date: 4 March 1946)**



**Figure 2.1b - Granton 1960s, the York Hotel and the Railway Station opposite is seen in the bottom right of the image. The blue arrow indicates the vicinity of the subject land to be rezoned as part of this proposal. ([AOT] AA375/1/452)**

## 2.4 Natural Values

The site is mapped within the TasVeg layer of the State LIST Mapping as being the vegetation type *Urban Area (FUR)*. It is currently covered in multiple weeds and non-native vegetation.

Avion species have been identified in the area; however, there is no native vegetation on the site.

As previously noted, there is a natural topographic bowl; however, there is no recognised mapped watercourse within the space to be rezoned.

## 2.5 Site Overlays

Approximately 47m<sup>2</sup> of Flood-prone Hazard Areas Code is mapped in the northern edge of the land to be rezoned.

No other overlays are mapped on site.

Pursuant to the wording of Clause C3.2.1(c) the land is within the road attenuation area as defined within the Road and Railway Code 3 of the Scheme.

As the land is currently zoned Particular Purpose – Future Road Corridor (GLE-P1.0), anecdotal concerns have been raised that the land may potentially contain contaminated soil; therefore, may be subject to the wording of the Clause C14.2.2 of the Potentially Contaminated Land Code C14 of the Scheme.

## 2.6 Site Access

The area to be rezoned is landlocked but is part of the lot known as CT: 37/5784, with frontage of just over 240m to the Brooker Highway. However, the site is accessed via a strip of land that provides splayed frontage of 30m to the north of the property known as 560 Main Road, Granton.

Due to the subdivision capacity of the adjoining lots, there is potential access to the local road network via multiple routes such as Akamas Drive, Loana Crescent or other locations off Main Road subject to various factors including sightlines, topography and land tenure.

## 2.7 Servicing

The lot CT: 37/5784, is serviced by both water and sewer mains crossing the title and connected to the surrounding residential developed lots.

Powerlines run across the road frontage to Main Road, whilst it is observed that the new residential subdivisions are serviced by underground power.

The land to be rezoned is capable of being serviced as part of the broader subdivision development.

### 3 ASSESSMENT OF AMENDMENT

The western strip of the site is currently subject to the requirements of the Particular Purpose Zone – Future Road Corridor, the scope of this application seeks to amend this area to be General Residential Zone to conform with the majority of the site.

#### 3.1 Existing Planning Controls

##### 3.1.1 Current Zoning Requirements

The purpose of the Particular Purpose Zone – Future Road Corridor is as follows:

*GLE-P1.1.1 - To identify land that may be required for a road corridor in the future.*

*GLE-P1.1.2 - To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.*

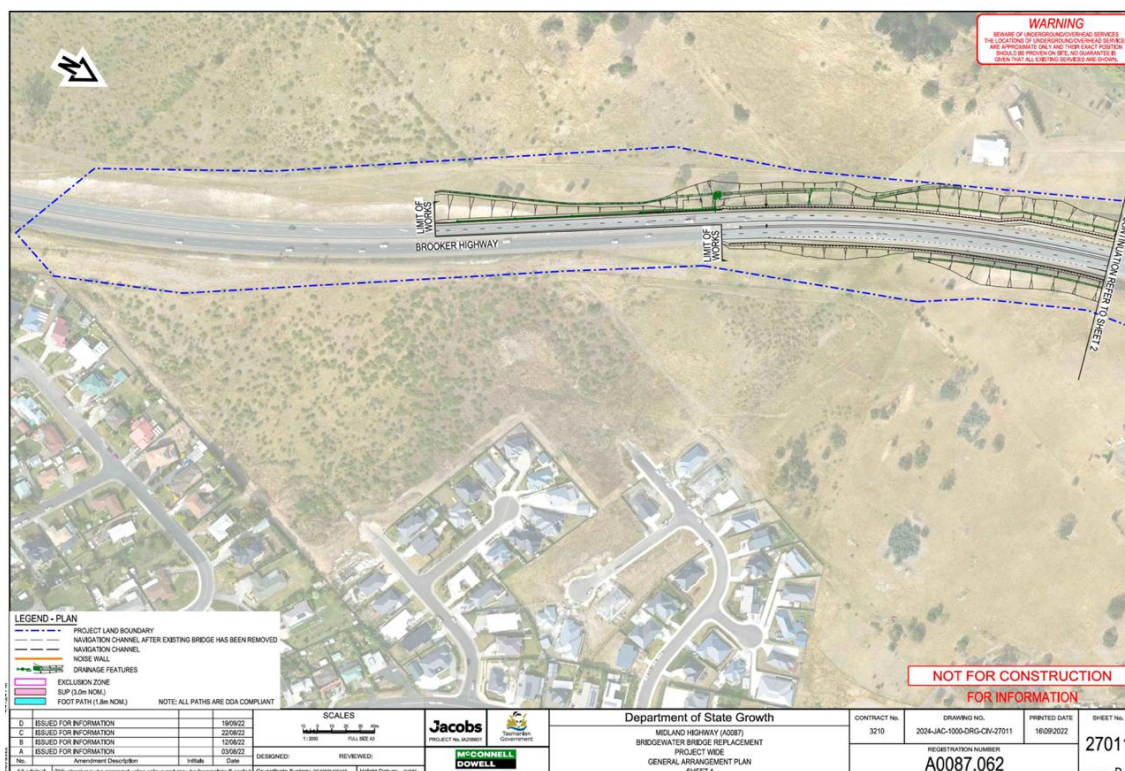
*GLE-P1.1.3 - To ensure that a future road corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.*

Pursuant to the Zone's GLE-P1.4 Use Table, permissible activities within the zone are significantly limited with Residential Use being a Prohibited Use Class within the zone. However, with the works currently being undertaken (Figure 3.1a) and in accordance with the publicly available plans from the Department of State Growth website (Figure 3.1b), the privately owned land is not required for the use of a road. As such, the zoning for future road corridor serves no purpose (Appendix C), particularly if there has been no commencement to acquire the land for the largest road development in the vicinity.



**Figure 3.1a – Latest aerial imagery indicating the extent of the works not involving land associated with the New Bridgewater Bridge. (North is at the bottom of the image. Sourced Google Earth: image dated 22 February 2025, cited 6 June 2025).**





**Figure 3.1b – Page 1 of Dept. State Growth plans with the area proposed for rezoning located below the notation “Limit of Works” on the south-bound lane of the Brooker Highway. (Source Dept. State Growth<sup>2</sup>)**

### 3.1.2 Existing Standards

Pursuant to Clause *GLE-P1.6 Development Standards for Building & Works* the objective is that “*buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure*”. Essentially, a building requires Ministerial approval and must not preclude a road from being established.

Subdivision can occur pursuant to Clause *GLE-P1.7 Development Standards for Subdivision*, provided the purpose is for “*creating a lot for the development of a road by, or under the direction of, the road authority*” and has Ministerial Approval.

Whilst these provisions are suitable for land intended to be used for a road, if the zoning were to remain within the larger subdivision it hinders the lot layout as this land cannot form part of a lot intended for residential use. The land would need to stay as its own parcel of land, subdivided off the residential subdivision.

### 3.1.3 Alternative Uses

Provided ministerial approval is obtained, the subject land can be subdivided into its own lot[s] without the intended purpose of the land being for a road; however, there is a limitation on the use of the new lot under the Zone’s use table. Pursuant to the Zone’s GLE-P1.4 Use Table the land can be subdivided in association with the following Use Class:

<sup>2</sup> “New Bridgewater Bridge Project”, *Tasmanian Government*, source <https://bridgewaterbridge.tas.gov.au/library/plans>



- *Natural & Cultural Values Management (No Permit Required),*
- *Passive Recreation (Permitted),*
- *Resource Development (Permitted but with limitation),*
- *Utilities, if minor or road infrastructure (Permitted),*
- *Resource Development (Discretionary, if not Permitted), and*
- *Utilities (Discretionary, if not Permitted).*

All other uses including residential use are Prohibited within the current zoning Particular Purpose Zone – Future Road Corridor.

As the remaining area of the lot is zoned General Residential along with the surrounding properties, plus the fact that the strip of land is positioned at the base of a road embankment potentially behind residential properties, these uses are not appropriate for the size, shape, and location of the land.

With the site not required for road use and no agricultural value present, Resource Development and Utilities use is not appropriate. There is no native vegetation identified within the site, and no cultural values associated with the space. Therefore, the only remaining use permissible for the land is Passive Recreation, which includes public parks, gardens and playgrounds, and foreshore and riparian reserves.

Whilst the size of the land is suitable for a pocket park the location is tucked away at the base of a road embankment and the linear shape does not lend itself to such recreational use. If it were deemed appropriate for a local park, then there would be more appropriate positions within the subdivision that facilitated public passive surveillance and access than this location.

#### 3.1.4 Alternative Zoning

The dominate zone for lot CT: 37/5784 is currently General Residential, which applies to all the surrounding lots that are not part of a road network. Low-density Residential Zone, Village Zone and Inner-Residential Zone are alternatives but would be introducing a new zone type to the area. Such spot zoning would not be applicable or consisted with the STRLUS.

As seen previously in Figure 1.1b, the land to the west of the Brooker Highway is zoned Future Urban. Again, given that the lot CT: 37/5784 is within the Urban Growth Boundary under STRLUS, zoning 3,174m<sup>2</sup> on the potential to proceed to residential is inconsistent with the remaining intent of the lot. Additionally, given that there are no agricultural or environmental values associated with the site, and it is not appropriate for the land to be used for recreational needs, then agricultural zones or recreational open space zones are not suitable for the site either.

#### 3.1.5 Road & Railway Assets Code C3

The widest part of the land is 21m located linearly along the boundary to the Brooker Highway, with the entire area to be rezoned within 50m of the boundary to a Category 1 Road. Whilst this application does not jointly include the proposal to subdivide the site, the purpose of the rezoning is to facilitate subdivision; therefore, the project has been considered in the context that Clause C3.2.1(b) is applicable to the project.

A Noise Assessment has been undertaken by Noise Vibration Consulting (NVC) and attached under Appendix F - Noise Impact Assessment. Control requirements are

recommended as part of any future residential subdivision; however, it is observed that this would apply to the subdivision regardless of the rezoning of this site as residential land is within 50m of the boundary. The assessment has factored in whether the rezoning of this land to General Residential would become technically prohibitive for the recommended control requirements.

### 3.1.6 Flood-Prone Areas Hazard Code C12

As previously noted, approximately 47m<sup>2</sup> of Flood-prone Hazard Areas Code is mapped in the northern edge of the land to be rezoned. Cross referencing between mapping and a site inspection, the flood hazard mapped at this location is not associated with any recognised watercourse. Based on the topography of the site, it appears that this is the start of the low point that may become inundated during storm events. Therefore, whilst the Code applies pursuant to Clause C12.2.1, the matter will be managed within an appropriately designed stormwater management system for the entirety of the development.

### 3.1.7 Potentially Contaminated Land Code C14

During the hearing process for the Tasmanian Planning Scheme – Glenorchy: Local Provisions Schedule, it was reported that this site could not be rezoned due to the possibility that the land was subject to the Potentially Contaminated Land Code C14 of the Scheme (Appendix D). Whilst no specific use had been identified, pursuant to Clause C14.2.1(d) the Code was deemed to apply to the site.

A Preliminary Site Investigation has been undertaken *GEO-Environmental Solutions* (GES) as seen within Appendix E.

Based on an analysis and historic records of the site, GES has concluded that the site is unlikely to contain contaminated materials as there has not been a presence of contaminated activities; therefore, it does not limit the potential for the development of sensitive use on the land in the future.

### 3.1.8 Other Codes

Other Codes may be applicable to future development of the site, such as the Parking & Sustainable Transport Code C12, but are not applicable to this project. Additionally, the extent of these codes depends on the specific wording of applicable standards within the context of the proposal.

## 4 LEGISLATIVE REQUIREMENTS

### 4.1 Specific Legislative Requirements for a Rezoning

Section 34 of the **LUPAA** is relevant as it stipulates the assessment criteria that must be met by the application. The criteria are as follows:

**Sec.34(2)** - *The Local Provision Schedule (LPS) criteria to be met by a relevant planning instrument are that the instrument –*

- (a) - contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) - is in accordance with section 32; and*
- (c) - furthers the objectives set out in Schedule 1; and*
- (d) - is consistent with each State policy; and*
- (da) - satisfies the relevant criteria in relation to the TPPs; and*
- (e) - as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) - has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) - as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) - has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

The following are preliminary assessments against the above-mentioned legislative requirements.

#### 4.1.1 Assessment against Section 34(2)(a) – State Planning Provisions

Section 34(2)(a) requires that the amendment results in a planning instrument which contains all the provisions that the SPPs specify must be contained in an LPS (Local Provisions Schedule of the Tasmanian Planning Scheme - Glenorchy). This proposal does not seek to override any existing provisions or wording within the scheme. That is, the proposal is not attempting to establish a new standards or requirement, other than the meaning within current provisions of the General Residential Zone.

#### 4.1.2 Assessment against Section 34(2)(b) – State Wording

The amendment is to be in accordance with Section 32, which prescribes the content requirements - wording, layout etc. – for the Local Provision Schedules.

#### 4.1.3 Assessment against Section 34(2)(c) – Objectives of the RMPS

Section 34(2)(c) requires the amendment to further the objectives of the Resource Management and Planning System (RMPS) set out in Schedule 1 of LUPAA.

Table 4a lists the objectives of the RMPS and provides an anticipated response, highlighting any potential issue.

**Table 4 List of RMPS Objectives & Site-Specific Comments**

Objective	Comments
<i>Objective 1(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity,</i>	<p>Although the rezoning of the land will not generate significant numbers of lots for residential development, the conversion of this site to General Residential maximises the use of surrounding land that has been identified within the STRLUS to have no:</p> <ul style="list-style-type: none"> <li>- Agricultural value,</li> <li>- Not suitable for quarry, or</li> <li>- No impact on environmental values.</li> </ul> <p>This is evident with the land being within the Urban Zone within Map 10 of the STRLUS. Subsequently, assisting to achieve a development density minimum of 15 dwelling s per hectare.</p>
<i>Objective 1(b) to provide for the fair, orderly and sustainable use and development of air, land and water;</i>	<p>The site is greenfield and within the Urban Growth area of the STRLUS.</p> <p>As per STRLUS SRD 1.1A, 1.5</p>
<i>Objective 1(c) to encourage public involvement in resource management and planning;</i>	<p>Issue is more a question of the robustness of the public involvement of Council's applicable planning strategy and community engagement. The site has been identified for a considerable period for the future expansion of residential dwellings, as evident within the <i>Glenorchy City Council Land Use Planning Strategy 2010</i>.</p> <p>Public involvement will occur during the public exhibition process for the draft amendment and subsequent subdivision.</p>
<i>Objective 1(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);</i>	<p>Rezoning will facilitate the maximum development capacity of the site. Whilst the rezoning mathematically facilitates seven lots, it also opens to a greater potential number of dwellings. Subsequently, potentially providing increased customers to local businesses in the immediate area and supports the recognised activity centres of Bridgewater and Claremont.</p>
<i>Objective 1(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	<p>The area of land to be rezoned does not require extensive infrastructure to connect; this will be part of a broader subdivision and infrastructure associated with that development.</p>
<i>Objective 2 (a) to require sound strategic planning and co-ordinated action by State and local government;</i>	<p>The site is within the Greater Hobart Settlement Strategy.</p> <p>On a Regional Scale, the area is identified within the densification area of the urban growth boundary defined in Map 10 of the STRLUS, labelled as being within the Urban Zoning.</p>
<i>Objective 2 (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;</i>	<p>The proposal would change the underlying zoning of the land without any change to the prevailing zone and code provisions: that is, not introduce any new clauses or site qualification.</p>

	The site would be zoned General Residential under the Tasmanian Planning Scheme – Glenorchy and be subject to the standards within the General Residential Zone and the applicable Codes.
<i>Objective 2 (c) to ensure that 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;</i>	<p>No native vegetation community is present on the site, and no formal watercourse is located here either; therefore, there is no riparian zone impacted.</p> <p>Rezoning to this space of land to General Residential will have no impact on environmental values, nor will it impact any agricultural values.</p>
<i>Objective 2 (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;</i>	The site has already been considered part of the Urban area, the rezoning of the land to General Residential maximises the entire development capabilities of the location. Subsequently, minimising demand on other sites that are more environmentally and socially sensitive.
<i>Objective 2 (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;</i>	Whilst a design layout is not yet prepared, the proposal facilitates the consolidation of the site and maximises the subdivision potential of the land and the surrounding titles
<i>Objective 2 (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;</i>	The proposal would not be counter to this objective.
<i>Objective 2 (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</i>	<p>The site is within the outer curtilage of three sites listed under the <i>Historic Cultural Heritage Act 1995</i>, being:</p> <ul style="list-style-type: none"> <li>- <i>Former Black Snake Inn (THR Id.No.1612)</i></li> <li>- <i>Duke of York Hotel (THR Id.No.1611), &amp;</i></li> <li>- <i>Old St Peter's Cemetery (THR Id.No.9942)</i></li> </ul> <p>In addition to the land not being adjacent or abutting these three State Registered Sites an archive review of the land has provided no historic cultural heritage connection to these sites or any informal heritage values.</p> <p>Aboriginal Cultural Heritage is also addressed under this provision. A desktop assessment raises no issues for this location, though this should not be seen as a definitive statement (Appendix G).</p>
<i>Objective 2 (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;</i>	<p>The land as part of the larger site has access to public infrastructure.</p> <p>Although under private ownership, the land was historically set aside for road infrastructure. It has since been determined as not required for the new Bridgewater Bridge, as such the use of the land for residential development presents a more orderly use of the land.</p>

<p><i>Objective 2 (i) to provide a planning framework which fully considers land capability.</i></p>	<p>The site is within the urban growth boundary of Greater Hobart; whilst it is acknowledged that the current zoning does not prohibit the subdivision of the remaining lot currently zoned General Residential, it does however, establish a space of land behind residential lots that is no longer required for road development or is suitable for public open space. Rezoning this strip of land facilitates the site in the greatest capacity for residential development.</p>
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#### 4.1.4 Assessment against Section 34(2)(d) – State Strategic Policy

There are currently three state policies in place governing Tasmania's strategic policy direction. These are listed below, with their relevance to the project.

- *State Policy on the Protection of Agricultural Land 2009*

The site is not prime agricultural land, nor is it being used for agricultural land. Rezoning the land to General Residential will have no impact on agricultural values.

- *State Policy on Water Quality Management 1997*

The State Policy on Water Quality Management 1997 is applicable as any future development will require stormwater runoff to be managed before entering a watercourse or neighbouring property at the legal discharge point.

There is no public stormwater system in this area and no reticulated water; therefore, it is assumed runoff from roof areas will be collected and managed in accordance with the provisions of the *Urban Drainage Act 2013*.

- *State Coastal Policy 1996*

The site is within 1km of the coast; therefore, this Policy will be applicable. However, it is observed that this is effectively infill development that has no adverse environmental impact and is consistent with the objectives and aims of the policy.

- *Natural Environmental Protection Measures*

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality
- Air toxicity
- Assessment of site contamination
- Diesel vehicle emissions
- Movement of controlled waste
- National pollutant inventory
- Used packaging materials.

A Preliminary Site Investigation has been undertaken by *GEO-Environmental Solutions* (GES) that observes there appears to be no evidence of activity on the site that would



have resulted in dealing with one of the seven listed NEPMs for assessment relevant to the proposal.

#### 4.1.5 Assessment against Section 34(2)(da) – Tasmanian Planning Policy

Section 34(2)(da) requires the amendment to satisfy the relevant criteria of a Tasmanian Planning Policy (TPP). There are no TPPs currently in effect.

#### 4.1.6 Policy Assessment against Section 34(2)(e) – Regional Land Use Strategy

Section 34(2)(e) requires the amendment, as far as practicable, to be consistent with the regional land use strategy known as the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS). The STRLUS guides land use, development, and infrastructure decisions, by setting out the strategy and policy basis to facilitate and manage change, growth, and development.

The proposal will contribute to the infill residential growth target consistent with the regional policies SRD1 and SRD2 settlement and residential development, as it rezones not essential land for infill residential development within the urban growth boundary. The rezoning will support the objectives for consolidation of existing settlements with 50% infill development. Specific reference within the STRLUS relates to:

##### ***Physical Infrastructure***

*PI 1 - Maximise the efficiency of existing physical infrastructure*

*PI 1.1 - Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.*

The STRLUS includes several land use planning policies intended to guide decision making by State and local government including the planning scheme amendment process. As previously cited, amendment seeks to rezone land within the Urban Growth Boundary to a zone that facilitates urban density development opportunities.

##### ***Land Use and Transport Integration***

*LUTI 1 - Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibly and modal choice in an efficient, safe and sustainable manner.*

The proposal is consistent with this strategy as it will facilitate residential development.

##### **Settlement and Residential Development**

*SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.*

*SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.*

***SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.***

*SRD 2.2 Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.*

*SRD 2.3 Provide greenfield land for residential purposes across the following Greenfield Development Precincts:*

- *Bridgewater North*
- *Brighton South*
- *Droughty Point Corridor*
- *Gagebrook/Old Beach*
- *Granton (Upper Hilton Road up to and including Black Snake Village)*
- *Midway Point North*
- *Risdon Vale to Geilston Bay*
- *Sorell Township East*
- *Spring Farm/Huntingfield South*

***SRD 2.4 Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc***

*SRD 2.5 Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:*

- 1. Strategy (greenfield targets within urban growth boundary);*
- 2. Conceptual Sequencing Plan;*
- 3. Precinct Structure Plans (for each Greenfield Development Precinct);*
- 4. Subdivision Permit; and*
- 5. Use and Development Permit*

*SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density)(i) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.*

***SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:***

***Glenorchy LGA 40% (5300 dwellings)***

*Hobart LGA 25% (3312 dwellings)*

*Clarence LGA 15% (1987 dwelling)*

*Brighton LGA 15% (1987 dwellings)*

*Kingborough LGA 5% (662 dwellings)*

***SRD 2.8 Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on the whole of settlement basis for Greater Hobart.***

*SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.*

The STRLUS has essentially deemed that this location is suitable and consistent with these sub-policies.



#### 4.1.7 Assessment against Section 34(2)(f) – Land Strategic Policy

Section 34(2)(f) requires the amendment to have regard to the local government strategic plan prepared under Section 66 of the *Local Government Act 1993*. In accordance with *Glenorchy Council's* website there does not appear to be any strategic requirement for this area of land to remain zoned for future road from a local government perspective.

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following objectives:

- *We encourage responsible growth for our city<sup>3</sup>:*
  - *Plan for the orderly future growth of our city, with particular focus on structure planning for the Northern Suburbs Transit Corridor and at Granton.*

The amendment proposal facilitates urban density development opportunities as it will increase the number of lots for subdivision.

#### 4.1.8 Assessment against Section 34(2)(g)&(h)

Rezoning the small parcel of land to be consistent with the General Residential Zoned land adjacent to the site is consistent with the intent and does not obstruct the requirements set out within Section 34(2)(g)&(h) of LUPAA.

The site is not located in the vicinity of the gas secondary distributor pipeline

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<sup>3</sup> GCC, *Glenorchy Strategic Plan 2023-2032*, sourced <https://www.gcc.tas.gov.au/council/vision-and-goals/strategic-plan/> p.14.

## 4.2 Assessment of Subdivision Potential

### 4.2.1 Current Zoning Subdivision Potential

Pursuant to GLE-P1.4 Use Table of the Scheme, residential use is a prohibited use class; therefore, the subdivision of the 2.9ha site is hampered with the presence of 3,174m<sup>2</sup> strip of land at the back of the site. Whilst this may appear an inconsequential amount, lot layout needs to be set off from the Particular Purpose Zone as cl. GLE-P1.7.1 Subdivision of the Scheme restricts lot creation to land that does not prejudice future use of land for road infrastructure.

There is the capacity for the subdivision's lot design to meet the minimum requirement for the General Residential Zone, with rear yards extended into the Particular Purpose Zone. Such a layout would result in larger rear yards, that prohibited residential development or use; that is, no dwelling, ancillary dwelling, temporary dwelling, or garages and garden shed to be established. Whilst such a subdivision layout may appear reasonable, it leaves multiple lots under different ownership unable to make the best use of the land that is not required for road infrastructure anyway.

As previously referenced, establishing a lot of only Particular Purpose Zone, results in a strip of land in public ownership at the rear of residential dwellings that will be difficult to manage and undesirable to be used as public open space. Such a lot also has flow on impacts, potentially hampering the layout and arrangement of residential lots.

Whilst current zoning does not technically prohibit the subdivision of land, it does not promote the optimum layout and use of the space.

### 4.2.2 Proposed Zoning Subdivision Potential

Rezoning the 3,174m<sup>2</sup> area of land facilitates the ability for the entire 2.9ha site to be allocated for residential use. Mathematically 3,174m<sup>2</sup> of General Residential land equates to a dwelling density of nine (9) dwellings<sup>4</sup> or seven (7) lots<sup>5</sup>; although, this does not account for other Scheme requirements such as supporting infrastructure, dwelling design and layout.

At a minimum density of 15 dwellings/hectare the site could accommodate approximately 43 dwellings in total<sup>6</sup>. The retention of the Particular Purpose Zone represents a shortfall of potentially 7 to 9 dwellings or 20% of the dwellings from the total number on the site.

As previously cited, the land is within the Urban Zone, as defined by Map 10 of the STRLUS. This designation is not arbitrary; it reflects a strategic intent to concentrate residential growth in areas that are already serviced or capable of being efficiently serviced by infrastructure, and that are well-connected to existing urban centres. The STRLUS promotes infill development and densification within the Urban Growth Boundary to reduce urban sprawl, protect agricultural and environmental assets, and make better use of existing infrastructure. The subject site aligns with these objectives: it is located adjacent to established residential areas, has access to water and sewer

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<sup>4</sup> Clause 8.4.1 A1 acceptable solution site area per dwelling 325m<sup>2</sup> equals 9.7 dwellings for 3,174m<sup>2</sup> of land.

<sup>5</sup> Clause 8.6.1 A1 acceptable solution lot design not less than 450m<sup>2</sup>; although, there is a matrix of considerations too.

<sup>6</sup> *Southern Tasmania Regional Land Use Strategy 2010–2035* (Amended 19 May 2025), sourced 30 May 2025, <https://www.stateplanning.tas.gov.au/?a=585039> p.91.

infrastructure, and is within proximity to schools, public transport routes, and activity centres such as Claremont and Bridgewater. Furthermore, the site does not contain any significant environmental constraints or heritage values that would conflict with urban development. Therefore, the STRLUS has effectively pre-vetted this location as appropriate for residential intensification, and the proposed rezoning is a logical step toward realising that strategic vision.

As there is no longer a requirement for this land to be Particular Purpose Zone – Future Road Corridor due to the recent completion of the new Bridgewater Bridge, there does not appear to be a requirement to prevent this space from being utilised for the purpose of residential development, consistent with the adjoining land.

### **4.3 Infrastructure Matters**

As previously established, the scope of this application is simply the rezoning of the strip of land along the southwestern boundary of the site. Subdivision design and associated infrastructure layout will occur at the development application stage for the broader subdivision.

The site is connected to TasWater for both water and sewerage infrastructure that runs through the site. The subdivision design will need to demonstrate connection for all lots as part of that application to the Planning Authority. However, the cost and implication of the layout is varied dependent on the proposed rezoning.

The site has frontage to Main Road via an access strip; therefore, in theory, a subdivision has the ability to establish access through this point. However, consideration is given to the two lots adjoining this site to the north and south that share a common boundary. These two lots have the potential to provide residential link roads improving the connectivity and walkability through the residential area.

## 5 **DISCUSSION**

### 5.1 **Suitability of the Strip for Passive Recreation**

While the current zoning permits passive recreation as a discretionary use, the physical and locational characteristics of the 3,174m<sup>2</sup> strip render it unsuitable for this purpose. The land is narrow (approximately 21m at its widest point), linear in shape, and positioned at the base of the Brooker Highway embankment. These constraints significantly limit its functionality and amenity as a recreational space.

From a *Crime Prevention Through Environmental Design* (CPTED) perspective, the site lacks key attributes that support safe and effective public use:

*Limited natural surveillance:* The strip is located behind future residential lots and below the highway embankment, making it visually isolated and difficult to monitor from surrounding properties or public roads.

*Restricted access and visibility:* There is no direct public access to the strip, and its topography and separation from the main road network reduce passive visibility and connectivity.

*Poor integration with the public realm:* The shape and location of the land do not support meaningful recreational infrastructure such as playgrounds, walking paths, or gathering spaces.

Given these limitations, the land would likely become underutilised or neglected if reserved for public open space, potentially creating maintenance and safety concerns.

### 5.2 **Community Benefit of the Rezoning**

Rezoning the strip to General Residential delivers several tangible community benefits:

*Increased housing supply:* The rezoning enables the full development potential of the site, unlocking capacity for an estimated 7–9 additional dwellings. This supports regional housing targets and contributes to affordability and choice within the Glenorchy municipality.

*Improved subdivision efficiency:* A consistent zoning across the lot allows for a more logical and efficient subdivision layout. This avoids fragmented land parcels, reduces infrastructure duplication, and supports better lot orientation and solar access.

*Enhanced neighbourhood connectivity:* The rezoning facilitates integrated subdivision design that can connect with adjoining lots and road networks, improving walkability and access to nearby schools, services, and open space.

As demonstrated, the proposed amendment not only aligns with strategic planning objectives but also delivers practical benefits for future residents and the broader community.

## **6 CONCLUSION**

Pursuant to Section 37 of the *Land Use Planning & Approvals Act 1993*, this application seeks to amend the land located on the southwestern boundary of the lot known as CT: 37/5784, currently zoned Particular Purpose – Future Road Corridor (GLE-P1.0), to be consistent with the majority of the Lot which is General Residential.

This amendment is a minor alteration to the Scheme to facilitate greater flexibility for the site layout and design, not only of the site but also adjacent lots, resulting in the release of large area of land within the Urban Growth Boundary for the purpose of residential development.

The site is no longer required for a road corridor and as cited within this report does not present an issue in regard to potential soil contamination or any additional noise-related concerns that would not be addressed by other provisions within the Scheme. Therefore, the proposal has been assessed against the relevant requirements of the *Land Use Planning & Approvals Act 1993* and applicable public and strategic policies.

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## **Appendix A – Certificate of Title**

CT: Volume 37 Folio 5784

- Historic Deed,
- Registry of Deed

The site is still under the Historic Deed as the conveyance has not yet converted to a torrens title.

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## **Appendix B – Owners Consent to Lodge**

Owners: Mr Sleiman Madrajat & Mrs Kawkab Madrajat

Applicant: *Red Seal Urban & Regional Planning*

## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

Red Seal Urban & Regional Planning  
(Trent Henderson)

Email address

redsealplanning@gmail.com

Contact number:

+61 411 631 258

### 2. Site address:

Address:

584 Main Road, Granton Tasmania

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

PID: 5331482,  
CT: 37/5784



### 3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

SLEIMAN MADRAJAT

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

PID : 5331482  
CT : 37/5784

Position  
(if applicable):

OWNER

Signature:

SLEIMAN MADRAJAT

Date:

20.06.2025

Registered owner  
(please print):

KAWKAB MADRAJAT

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

PID : 5331482  
CT : 37/5784

Position  
(if applicable):

~~OWNER~~ OWNER

Signature:

K. MADRAJAT

Date:

20.06.2025

Registered owner  
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position  
(if applicable):

Signature:

Date:

To Whom it may concern:-

We are writing to confirm that as the property owners of 584 Main Road, GRANTON TAS 7030  
Mr Sleiman Madrajat & Mrs Kawkab Madrajat authorise RED SEAL URBAN & REGIONAL  
PLANNING to lodge on our behalf the scheme amendment.

SLEIMAN MADRAJAT

MR SLEIMAN MADRAJAT

(13/5/2025)

K. MADRAJAT

MRS KAWKAB MADRAJAT

(13/5/2025)

---

## Appendix C - Email Exchange Department of State Growth

Email Dated: 8 September 2020

Exchange Between:

- Ms M. Potter, State Roads, *Department of State Growth*, and
- Mr L. Carr, *Carr Consulting & Design Pty Ltd*

## Appendix C - Email Exchange Department of State Growth

**From:** Potter, Mia <[mia.potter@stategrowth.tas.gov.au](mailto:mia.potter@stategrowth.tas.gov.au)>  
**Sent:** Tuesday, September 8, 2020 11:10 AM  
**To:** [icar7220@bigpond.net.au](mailto:icar7220@bigpond.net.au)  
**Subject:** RE: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

Good Morning Leon,

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

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

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

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

Kind Regards,

**Mia Potter** | Environment and Planning Approvals Officer

Environment & Development Approvals

State Roads | Department of State Growth

Level 2, 4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001

Phone: (03) 6166 3382

[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



---

**From:** [icar7220@bigpond.net.au](mailto:icar7220@bigpond.net.au) [mailto:[icar7220@bigpond.net.au](mailto:icar7220@bigpond.net.au)]  
**Sent:** Tuesday, September 1, 2020 2:24 PM  
**To:** Potter, Mia <[mia.potter@stategrowth.tas.gov.au](mailto:mia.potter@stategrowth.tas.gov.au)>  
**Subject:** FW: Planning Zone Enquiry - 584 Main Road, Granton -Special Purpose Zone 2 - Future Road Corridor - Bridgewater Bridge

Hi Mia,

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

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

Please give me a call if we need to discuss.

Thanks

Leon

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## **Appendix D - TPC Section 35K(1)(a) LUPAA decision**

<b>Local Provision Schedule:</b>	<b>Glenorchy</b>
<b>Date of decision:</b>	<b>11 June 2021</b>

**Appendix D - TPC Decision Under section 35K(1)(a) of *Land Use Planning and Approvals Act 1993***

**Local Provision Schedule:** Glenorchy  
**Date of decision:** 11 June 2021

**Pages:** 3 to 4

**General Residential Zone – 584 Main Road, Granton**

9. **Representations:** Carr Consulting & Design Pty Ltd for Kawkab and Sleiman Madrajat (17) and Department of State Growth (28)
10. The representors requested that the Particular Purpose Zone – Future Road Corridor be removed from a portion of the land at Main Road, Granton, and the title be zoned General Residential in its entirety. The representation included email correspondence from the Department of State Growth providing support for the rezoning to the General Residential Zone.
11. The reasons include that the land is not required for road purposes and the remainder of the title is zoned General Residential.
12. In the section 35F report, the planning authority recommended that the Particular Purpose Zone – Future Road Corridor be removed from the land and the land be zoned General Residential as requested by the representors. The reasons include:
  - the Department of State Growth have advised the land owner that a Particular Purpose Zone – Future Road Corridor is not required over the subject property for any planned future road widening in relation to the new Bridgewater Bridge or any other upcoming projects; and
  - to avoid split zoning of the property and allow its full development.
13. At the hearing, it was determined that the area of land is in private ownership, is a narrow strip along the edge of the road reserve of approximately 500m<sup>2</sup> in area. The planning authority submitted that they are supportive of the change; however, it would be beneficial if the Department of State Growth were to provide any information it has about contamination of the subject area.



14. Following the hearing, the Commission directed the Department of State Growth to provide a contaminated site assessment for the land at 548 Main Road, Granton. In a response dated 30 March 2021, the Department submitted that State Growth would be supportive of the land being included in the General Residential Zone as the land is under private ownership, it cannot comment on land contamination.

#### **Commission consideration**

15. The Commission acknowledges the representor's submission; however, considers that insufficient evidence has been provided:
  - to justify the removal of the Particular Purpose Zone and the application of the General Residential Zone; and
  - regarding contamination of the site at 584 Main Road, Granton.

#### **Commission decision**

16. The Commission considers that no modifications are required.

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## **Appendix E - Preliminary Site Investigation**

**Authors: GEO-Environmental Solutions**

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## **Appendix F - Noise Impact Assessment**

**Authors: NVC**

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## **Appendix G - Aboriginal Heritage Search Results**



# RED SEAL

## Urban & Regional Planning

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### Limitations

Red Seal Urban & Regional Planning provides town planning advice based on the information provided by the Client, which is assumed correct in relation to the provisions of the Tasmanian Resource Management Planning System.

### Red Seal Urban & Regional Planning

ABN: 40 176 568 800

Hobart, Tasmania | **M** +61 411 631 258 | **E** redsealplanning@gmail.com



Planning  
Institute  
Australia

---

## Appendix A – Certificate of Title

CT: Volume 37 Folio 5784

- Historic Deed,
- Registry of Deed

The site is still under the Historic Deed as the conveyance has not yet converted to a torrens title.



# Memorial

of an Assent dated the

9<sup>th</sup>

day of

September

One thousand nine hundred and sixty five.

37/5784

WITNESS:

L. H. Grant Harold F. Turner J. DeWitt

NATURE AND OBJECT:

The following is a copy of the said Assent: THE PERPETUAL TRUSTEES EXECUTORS AND AGENCY COMPANY OF TASMANIA LIMITED being the personal representatives of Alfred Frederick Witherington Stump late of Granton in Tasmania Farmer deceased do this day of One thousand nine hundred and sixty five hereby as such personal representatives in pursuance of the provision of Section 36 of the Administration and Probate Act 1935 assent to the vesting in REGINALD HENRY STUMP of Swanston Street Hobart in Tasmania Contractor of all that property described in the Schedule herein for all the estate or interest of the said Alfred Frederick Witherington Stump at the time of his death

DESCRIPTION:

As set forth in the Schedule hereto.

## SCHEDULE HEREINBEFORE REFERRED TO

FIRSTLY ALL THAT piece of land containing 33 acres 3 roods and 2 perches or thereabouts situate in the said Parish of Glenorchy in Tasmania and bounded on the south east by 36 chains and 83 links south westerly along the land located to Margaret Wishart and by a continued south westerly line of 7 chains and 65 links along the piece of land thirdly described commencing at the Main Road from Hobart to Launceston on the south by 8 chains and 52 links or thereabouts north westerly along land located to George Porter On the north west by 15 chains and 17 links or thereabouts north easterly along land of Charles Mansfield to a roadway there and by 42 links and 16 chains and 79 links in different bearings along that roadway to a bend in that roadway thence towards the northwest and south west by an irregular line along that roadway to the southern angle of a piece of land devised by William Mansfield deceased to his son thence by 2 chains and 66 links north westerly along that land to the said Main Road and thence on the north east by 9 chains and 11 links or thereabouts south easterly along that road to the point of commencement AND ALSO SECONDLY ALL THAT piece of land containing 7 acres 2 roods and three perches or thereabouts situate in the said Parish of Glenorchy and bounded on the north west by a south westerly line of 18 chains and 68 links or thereabouts along land granted to Frederick Coape Smith commencing at a point on that boundary which is distant 342 links or thereabouts from its junction with the said Main Road and on the south east on the east and on the north east by the said roadway which divided this land from the land lastly hereinbefore described and from the said piece of land devised by the said William Mansfield to his said son AND ALSO THIRDLY ALL THAT piece of land containing by admeasurement 15 acres 1 rood and 24 perches situate in the said Parish of Glenorchy and bounded on the north east by a south easterly line of 13 chains and 55 links or thereabouts along the said location to Margaret Wishart commencing at the south eastern boundary of a location to William Leach on the South east by 6 chains and 75 links or thereabouts south westerly along a location to Sylvester Lush again on the south east by a roadway there extending south westerly to the said location to George Porter On the north west by 9 chains and 10 links north easterly along that location on the south west by 3 chains and 15 links or thereabouts north westerly also a long that location to the southern angle of the said location to William Leach and again on the north west by 7 chains and 65 links or thereabouts north easterly along that location to the point of commencement AND ALSO FOURTHLY ALL THAT piece of parcel of land containing by admeasurement 33 acres 2 roods and 8 perches or thereabouts situate in the said Parish of Glenorchy and bounded on the south east by 39 chains and 5 links or thereabouts south westerly along the said location to Sylvester Lush and a Grant westerly along a location to Samuel Meaney on the north west by 29 chains and 10 links or thereabouts north easterly along that location and along the said location to George Porter to the last mentioned roadway and again on the north west by that roadway (which divides this land from the land lastly hereinbefore described) to the point of commencement or howsoever otherwise the said several allotments or pieces of land are or may be bounded or described as the same are delineated on the plan endorsed on Indenture Registered No. 7/2809 and therein surrounded by red boundary lines and the said several roads being therein coloured brown TOGETHER with all house outhouses yards gardens fences ways waters watercourses rights members and appurtenances to the said allotments or pieces of land belonging to appertaining and the reversion remainders rents and profits thereof and all the estate right title use trust property possession claim and demand whatsoever both legal and equitable of them and the said Alexander

The Common Seal of the Perpetual Trustees  
Executors and Agency Co. of Tasmania  
Limited was affixed hereto by order of the  
Directors and in the presence of  
J. DeWitt  
DIRECTOR  
MANAGER



*Handwritten signature*  
*copy*

George Webster James Wilson Agnew and Edward Pringle Lord and every of them respectively therein or thereto  
FIRSTLY EXCEPTING THEREOUT Twenty five and three tenths perches sold the Leon Douglas Gallahar by an Indenture  
dated 3rd day of May 1957 and Regd. No. 30/2687 SECONDLY EXCEPTING thereout Twenty eight perches sold to Eric  
West by an Indenture dated 2 roods 18/10 day of 1957 Regd. No. 30/7287 THIRDLY excepting thereout  
Twenty five and five tenths perches/sold to The Transport Commission by Indenture dated the 8th day of May 1961  
Regd. No. 33/5719 FOURTHLY excepting thereout Seven and six-tenths perches/sold to the Crown by Surrender  
dated day of 1961 Regd. No. 34/6815 and FIFTHLY excepting thereout approximately  
Eight acres and five perches by Surrender dated the 18th day of August 1962 and registered no. 35/67

*Handwritten signature*  
*copy*

CORRECT for the purposes of "The Registration of  
Deeds Act, 1935".

BUTLER McINTYRE & BUTLER.

Per:

*Handwritten signature*

The Common Seal of the Paramount Trustees  
Executive 1/1/1967 Tasmania  
Limited 1/1/1967 the order of the  
Directors 1/1/1967

*Handwritten signature*  
*Handwritten signature*  
*Handwritten signature*  
DIRECTORS  
MANAGER

37/5784.

94296

Received and Registered from C W Brown.

Assent for £                      £                      Stamp Duty                     

on the 27<sup>th</sup> day of September 1965 at 3/-.

Adrian  
Registrar of Deeds  
No 37/5784





SIGNED SEALED AND DELIVERED )  
by the said KENNETH MURDOCH )

DRAKE in the presence of: by his Attorney ROBERT JOHN BADENACH under Power of Attorney No. 51/3944 and the said Robert John Badenach hereby certifies that he has not received any notice of revocation of the said Power of Attorney in the presence of:

SIGNED SEALED AND DELIVERED )  
by the said ROBERT JOHN )

BADENACH in the presence of: )

ARX

54/3132

*Kenneth Murdoch*  
*Drake*  
*by his Attorney*  
*R. J. Badenach*

*R. J. Badenach*

Form RD 1

TASMANIA

Registration of Deeds Act 1935

APPLICATION FOR REGISTRATION OF AN INSTRUMENT (1)  
(To be lodged IN DUPLICATE)

To the Registrar of Deeds.

I/We apply to register the instrument particulars of which are given below. (2)

No. 54/3133

Received - 2 OCT 1979 a.m.

at 10.20 p.m.

*R. J. Badenach*  
Registrar of Deeds

Stamp Duty paid on instrument \$ 431.25

Nature of Instrument (3) Conveyance

607-172 5713 002000

Date of Instrument 26.9.79

FULL NAMES of the Parties (4)

CAPACITY of each party (5)

Surname	Other Names	
SANSOM MADRAJAT MADRAJAT	JANETTE PAMELA SLEIMAN KAWKAB	VENDOR PURCHASOR PURCHASOR

(If space is insufficient, list further names on back)

DESCRIPTION of Land affected. (The following particulars of description shall be supplied so far as the instrument discloses them): (6)

The Whole (7) of the land last conveyed by No. (8) 48/1520  
XXXX

City Glenorchy Town  
Street No.  
Municipality  
Parish Land District  
Lot No. Plan No. Area 2.961 hectares  
(City or Town Land) Street Frontage metres Rear measurement metres  
Side measurements (in metres)

PURCHASE PRICE or consideration for Real Estate (Fill this in only in the case of a Sale).  
TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS

FULL NAME of Applicant (Surname first, in capitals—other names in lower case).  
THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED

AND I/We, the abovenamed applicant, certify that the above particulars are correct and that there has been no failure to comply with Division II of Part XVI of the Local Government Act 1962 with respect to the transaction to which this application relates.

Date 26.9.79

Signature of the above  
Applicant or his solicitor (9)

NOTES (1) to (9)—See over







---

## **Appendix E - Preliminary Site Investigation**

**Authors: GEO-Environmental Solutions**



# GES

GEO-ENVIRONMENTAL  
SOLUTIONS



## **PRELIMINARY SITE INVESTIGATION**

**584 Main Road, Granton, Tasmania**

**August 2023**

**For Red Seal Urban & Regional Planning**

DOCUMENT CONTROL

Title	Version	Author	Date	Reviewed By	Date
Preliminary Site Investigation: 584 Main Road, Granton, Tasmania.	Version 1	Sarah Joyce	15 <sup>th</sup> August 2023	JP Cumming	15 <sup>th</sup> August 2023

## EXECUTIVE SUMMARY

This report presents the findings of a Preliminary Site Investigation (PSI) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 584 Main Road, Granton, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Red Seal Urban & Regional Planning to conduct the desktop assessment. This PSI has been prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection Measure [Assessment of Site Contamination] (NEPM ASC; 2013).

The objective of this PSI was to Conduct a desktop review to identify any potentially contaminating activities, past or present. Report the findings in this PSI report, detailing any potential specific onsite human health or environmental risks.

The following information was gathered during the desktop investigation:

- The Site is zoned *General Residential* under the *Tasmanian Planning Scheme* in the municipality of Glenorchy City Council. The Glenorchy City Council confirmed it does not hold any records relating to potentially contaminating activities at the site or on adjacent properties.
- The site is sloping down towards the southeast and is situated from 15 to 25m above sea level. The site is underlain by Triassic and Quaternary sediments. The Hillshade lidar basemap confirmed surface drainage may have been altered once the construction of the Brooker Highway was completed and the site has never had any major earthworks undertaken.
- The LIST Mapping confirmed that the site does not have acid sulfate soils or sensitive vegetation.
- Historical Aerial photographs confirmed the following, the site was farmland used for grazing purposes for over 60 years, the farmhouse was remove in about 1975 and the Brooker Highway was constructed by 1985.
- No sources of contamination or areas of potential concern have been identified. No contaminants of potential concern are likely to be present at the site.

GES recommends the following:

- Given the absence of potentially contaminating activities it is unlikely that contaminated materials are present at the site. Therefore, GES considers that any planned works or future land use will not adversely impact on human health or the environment.

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## ABREVIATIONS

AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ALS	Analytical Laboratory Services
ANZECC	Australia and New Zealand Environment and Conservation Council
BGS	Below Ground Surface
BH	Borehole
BTEXN	Benzene Toluene Ethylbenzene Xylene Naphthalene
COA	Certificate of Analysis
COC	Chain of Custody
COPC	Contaminant of Potential Concern
CRC CARE	Corporative Research Centre for Contamination Assessment and Remediation of the Environment
CSM	Conceptual Site Model
DQO	Data Quality Objectives
EOH	End Of Hole
EIL	Ecological Investigation Levels
ESL	Ecological Screening Levels
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
GDA94	Geocentric Datum of Australia 1994
GES	Geo-Environmental Solutions Pty. Ltd.
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	Limits of Reporting
MDL	Mean Detection Limit
NATA	National Association of Testing Authorities
NEPM ASC 2013	National Environmental Protection (Assessment of Site Contamination) Measure
NHMRC	National Health and Medical Research Council
NL	Non Limiting
NRMMC	Natural Resource Management Ministerial Council
PAH	Polynuclear Aromatic Hydrocarbons
PCP	Physio-Chemical Parameters
PHC	Petroleum Hydrocarbons
PID	Photo-Ionisation Detector
PPA	Preferential (PVI) Pathways Assessment
PVI	Petroleum Vapour Intrusion
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
USCS	Unified Soil Classification System



# 1 INTRODUCTION

## 1.1 General

This report presents the findings of a Preliminary Site Investigation (PSI) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 584 Main Road, Granton, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Red Seal Urban & Regional Planning to conduct the desktop assessment. The Site location is presented in Figure 1 and the investigation area is presented in Figure 2.

This PSI has been prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection [Assessment of Site Contamination] Measure (NEPM ASC 2013) guidelines and key regulations and policies identified in the References section of this document. Personnel engaged in preparing this PSI are listed in Appendix 1 along with their relevant qualifications and years of experience.



Figure 1 Site Location (Image C/O the LIST)



Figure 2 Site Aerial Photograph of the Investigation Area (Image C/O the LIST)

## 1.2 Site Details

Site details are presented in Table 1.

**Table 1 Site Details**

<b>SITE LOCATION:</b> 584 Main Road, Granton, Tasmania, Australia.
<b>INVESTIGATION AREA</b> The Site (see Title Reference), is the entire title of Main Road, Granton.
<b>TITLE REFERENCES</b> PID 5331482, CT 37/5784
<b>SITE OWNER</b> Kawkab Madrajat and Sleiman Madrajat.
<b>SITE SURFACING</b> The site has been cleared and is managed grass land over natural soils.
<b>SITE ELEVATION &amp; GRADIENT</b> The highest point on the site is 15-25m above sea level.
<b>VEGETATION</b> The site has been cleared of native vegetation and is classified as <i>agricultural, urban and exotic vegetation</i> .
<b>PREVIOUS LANDUSE</b> Farmland – Agriculture.
<b>SITE SURROUNDING LAND ZONING</b> The Site is zoned <i>General Residential</i> under the <i>Tasmanian Planning Scheme</i> in the municipality of Glenorchy City Council. The land use surrounding the Site is zoned either <i>Future Urban</i> , <i>General Residential</i> , <i>Utilities</i> or <i>Environmental Management</i> .
<b>SITE LAND USE</b> Currently vacant land.
<b>PROPOSED LAND USE</b> Site rezoning and redevelopment; proposed subdivision to residential land.

## 1.3 Investigation Objectives

The objective of this PSI was to:

- Conduct a desktop review known as a PSI to identify any potentially contaminating activities, past or present.
- Report the findings in this PSI report, detailing any potential specific onsite human health or environmental risks.

## 1.4 Scope of Works

The scope of work for this PSI was to:

- Conduct a desktop investigation including a search of The LIST and other online data bases.
- Conduct a risk assessment, known as a Conceptual Site Model; and
- Report findings in this PSI report, detailing specific onsite human health or environmental risk which may source from COPC.

## 1.5 Planning Assessment Trigger

The need for this assessment has been triggered by the following:

- A proposed change of land use zoning agriculture to residential.

## 2 DESKTOP STUDY

### 2.1 Council Site Zoning

The Site is zoned *General Residential* under the *Tasmanian Planning Scheme* in the municipality of Glenorchy City Council, as shown in Figure 3. The land use surrounding the Site is zoned either *Future Urban*, *General Residential*, *Utilities* or *Environmental Management*.

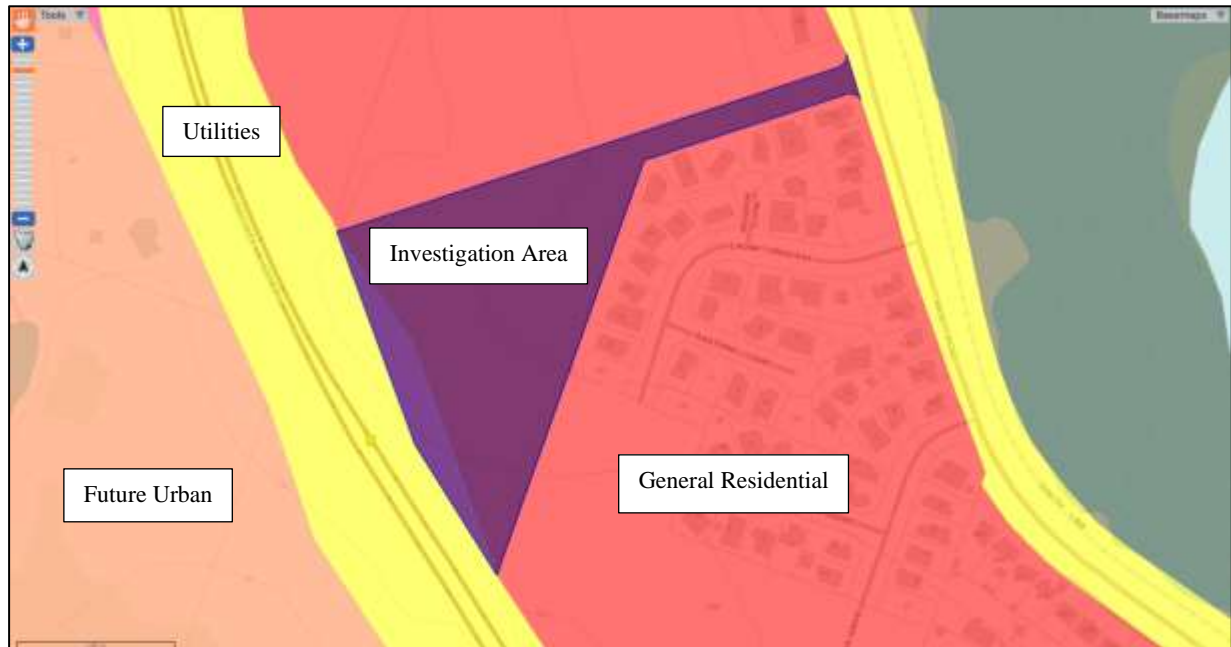


Figure 3 Tasmanian Planning Scheme - Zones (2021)

### 2.2 Council Environmental Records

The Glenorchy City Council (GCC) was contacted on the 8<sup>th</sup> August 2023. It was confirmed that this property, 584 Main Road, Granton and the surrounding properties including 580, 584, & 590 all of Main Road, do not currently have any alerts relating to past or present contaminating activities.

### 2.3 MRT Geology Mapping

The 1:25,000 scale geology map of the Tasmania shows that the investigation area is underlain by Triassic and Quaternary sediments, see Figure 4. Surrounding the site, the geology of the area includes Jurassic dolerite, Quaternary sediments and Lower to Upper Triassic sediments. The following geological units are displayed in the figure.

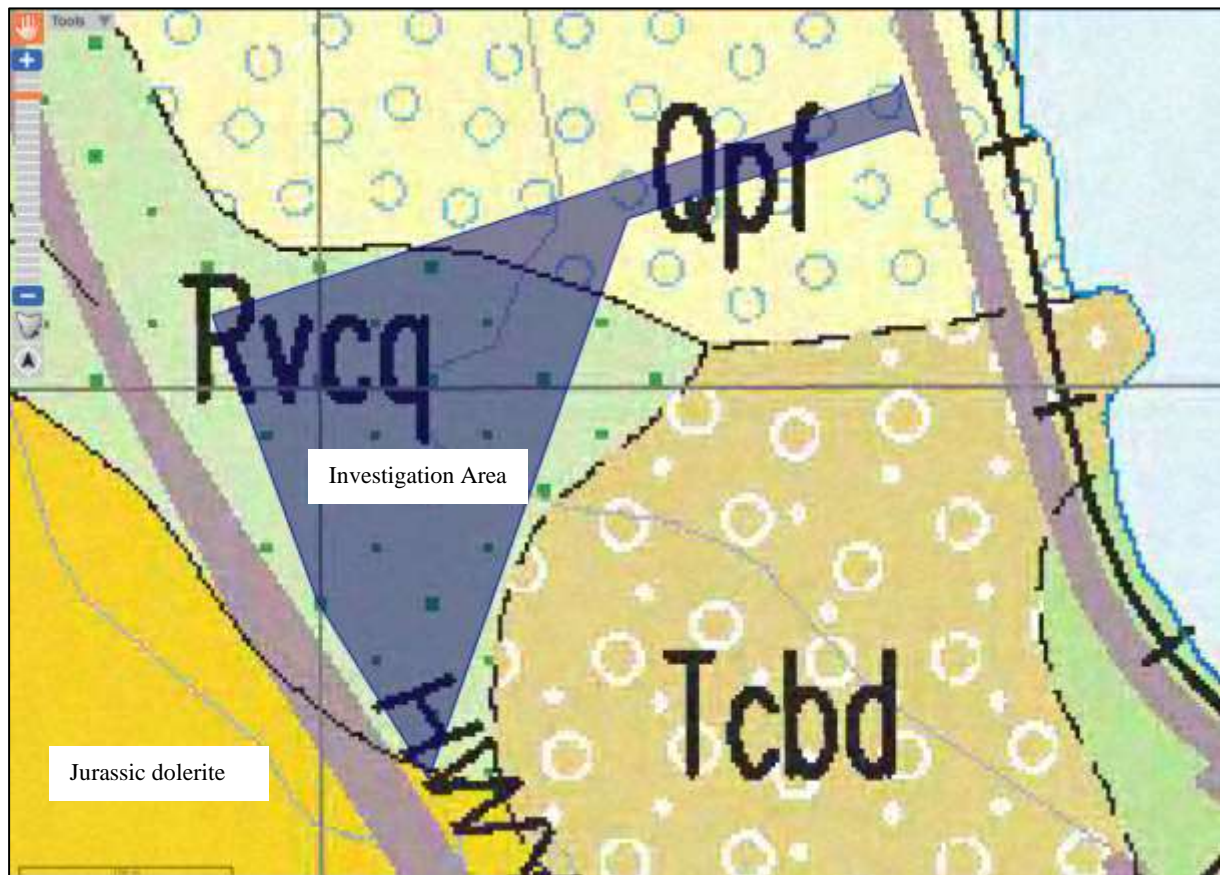
**Rvcg** – Tasmanian Basin, Upper Parmeener Supergroup, Lower to upper Triassic: thickly - to thinly-bedded volcanic lithic sandstone, siltstone, mudstone and coal seams, fossil plants on some horizons (Newtown Coal Measures).

**Qpf** – Quaternary Pleistocene sediments. Undifferentiated probable Last Glacial alluvial fan deposits of predominantly coarse subangular gravel, and probable Last Interglacial alluvial terrace deposits of well-rounded gravel and sand.

**Tcbd** – Quaternary Cenozoic cover sequences - Poorly sorted boulder to pebble grade deposits with boulders up to 3 m length, clasts generally dominantly of dolerite with traces to rarely dominant amounts of Upper Parmeener mudstone and other rocks and less commonly Lower Parmeener rocks, clayey.

**Jd** - Dolerite and related rocks.





**Figure 4 Mineral Resources Tasmania 1:25,000 Scale Mapping (The List, 2023).**

## 2.4 Historical Aerial Photography Interpretation

The Google Earth images from 2019, 2020, 2013, 2012 and the 2008, 2006, 1992, 1985, 1975, 1973, 1969 and 1957 historical aerial photographs from the Department of Natural Resources and Environment Tasmania's (NRE) Aerial Photo View web browser (NRE, 2023b) were viewed as part of this PSI.

The photographs are presented in Appendix 3. Table 2 presents a summary of alterations to the Site between photographic events. In summary, the site was farmland used for grazing purposes for over 60 years, the farm house was removed in about 1975 and the Brooker Highway was constructed by 1985.

**Table 2 Historical Aerial Photograph Review**

Photo	Observations
2019	<ul style="list-style-type: none"> <li>Site vacant. Adjacent subdivision properties to the east under construction.</li> </ul>
2020	<ul style="list-style-type: none"> <li>Site vacant. Adjacent subdivision properties to the east under construction. Exposed soil is likely to be basalt. Very dark in colour.</li> </ul>
2013	<ul style="list-style-type: none"> <li>Site vacant. Adjacent subdivision access roads to the east under construction. Large amounts of fill on visible on Laona Crescent. Likely to be in drainage swale.</li> </ul>
2012	<ul style="list-style-type: none"> <li>Site vacant. Adjacent subdivision access roads to the east under construction. Large amounts of fill on visible on Laona Crescent. Likely to be in drainage swale.</li> </ul>
2008	<ul style="list-style-type: none"> <li>Site vacant.</li> </ul>
2006	<ul style="list-style-type: none"> <li>Site vacant, receiving drainage from culvert below highway.</li> </ul>
1992	<ul style="list-style-type: none"> <li>Site Vacant, Soil dark in colour on the southern section, basalt or fire?</li> </ul>
1985	<ul style="list-style-type: none"> <li>Site Vacant. Brooker Highway constructed.</li> </ul>
1975	<ul style="list-style-type: none"> <li>Site vacant. Brooker Highway not constructed yet. Farmhouse on driveway gone.</li> </ul>
1973	<ul style="list-style-type: none"> <li>Site paddocks appear to be used for agriculture with associated farmhouse present.</li> </ul>
1969	<ul style="list-style-type: none"> <li>Site paddocks appear to be used for agriculture with associated farmhouse present.</li> </ul>
1957	<ul style="list-style-type: none"> <li>Site paddocks appear to be used for agriculture with associated farmhouse present.</li> </ul>

## 2.5 Dangerous Goods Records (WorkSafe Tasmania – Department of Justice)

A WorkSafe Tasmania (WST) search was not conducted as it was not deemed necessary as the historical aerial photographs review showed that the site has never housed any potentially contaminating activities.

## 2.6 Environment Protection Authority records

Emailed the EPA on the 8<sup>th</sup> August 2023 and no records were available at the time of writing.

The Environmental Protection Authority (EPA) Regulated Premises layer on The LIST was consulted; one active underground petroleum storage system (UPSS) was identified (green pin) as illustrated in Figure 5. This site, located at 506 Main Road, Granton (Lagoon General Store) is 550m down gradient from the site. The site is 20-25m above sea level (ASL) and the Lagoon General Store is at 10m ASL.

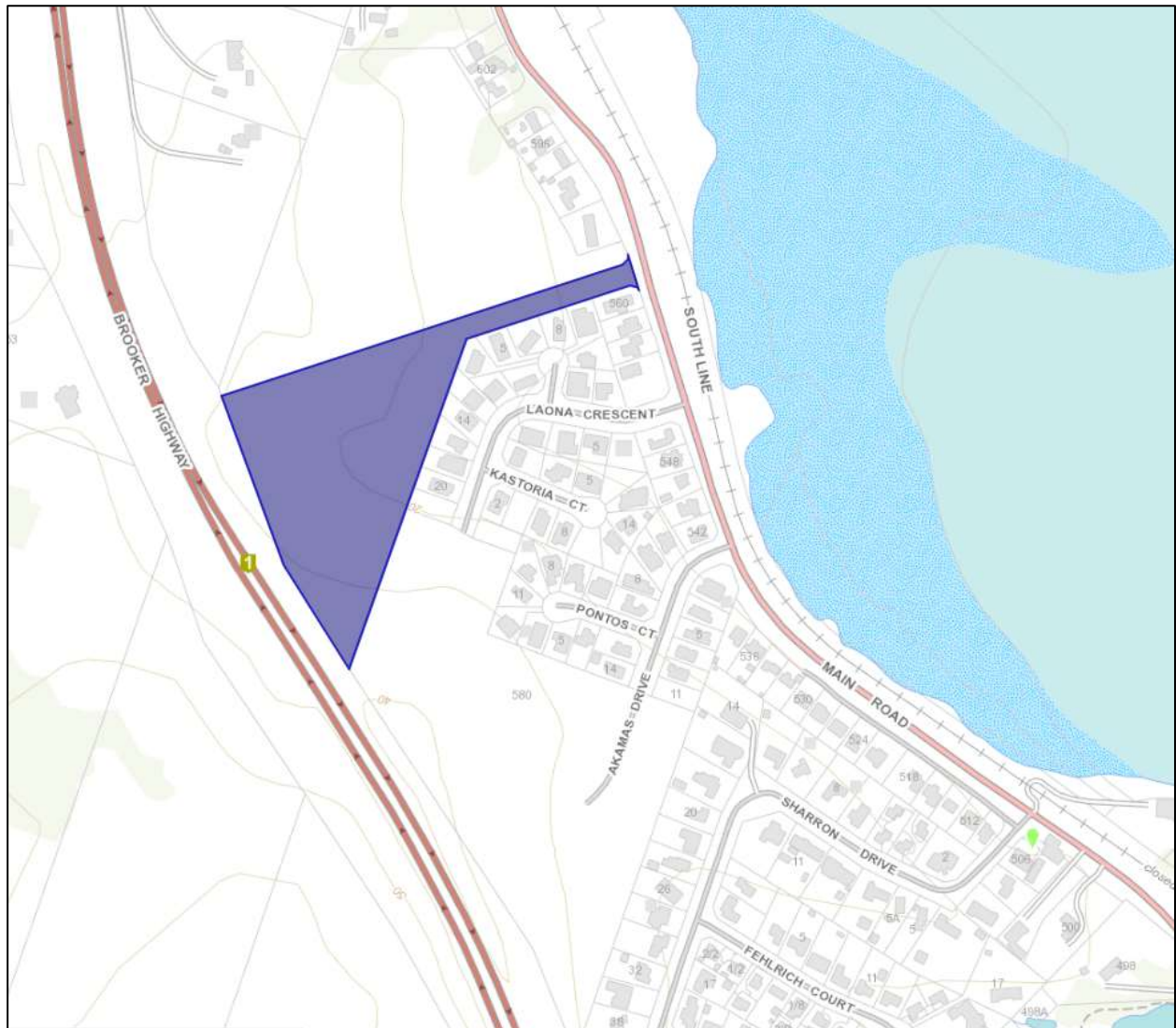
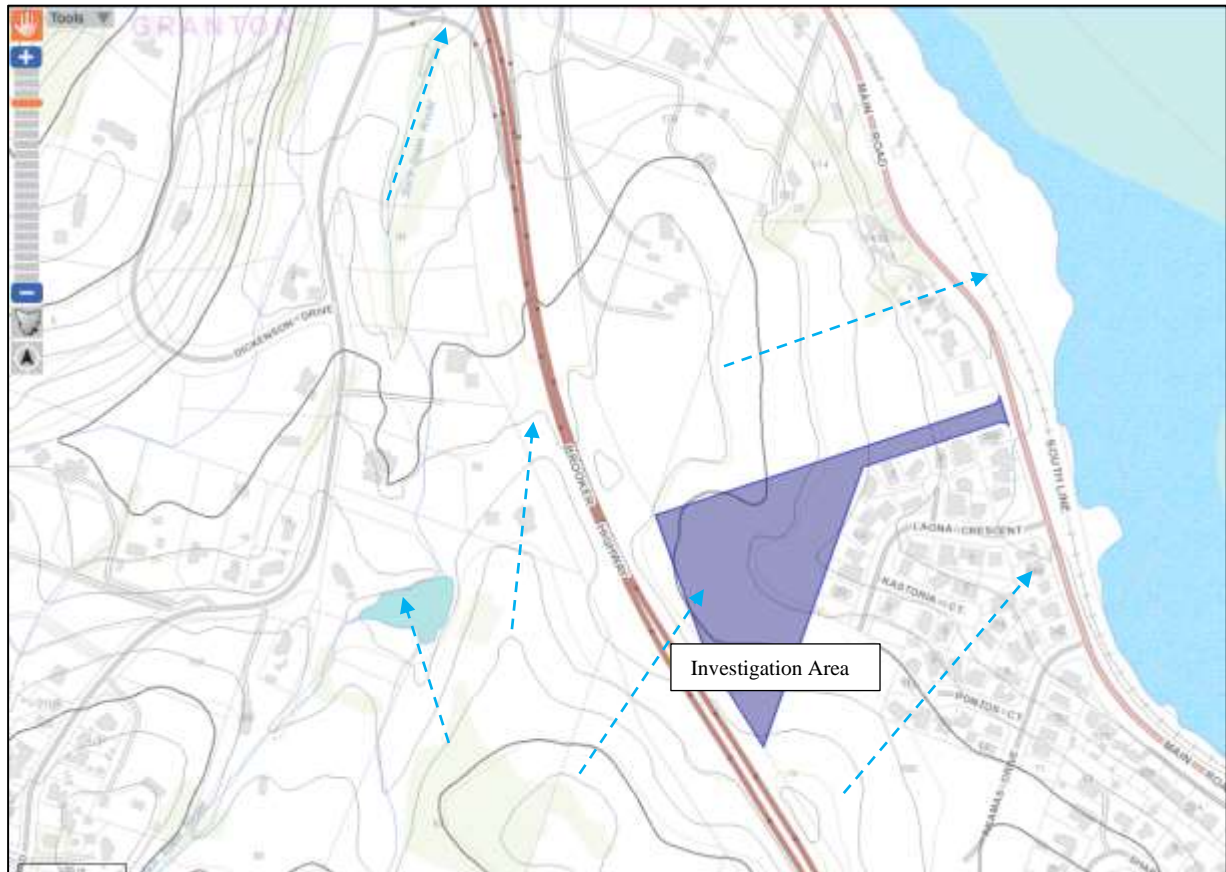


Figure 5 EPA regulated premises and registered UPSS (The LIST)

## 2.7 Site Topography, Drainage & Hydrogeology

The site is situated between 15 to 25m above sea level, groundwater and surface water inferred flow directions are illustrated in Figure 6. The site slopes towards to the east and groundwater is likely to drain downwards towards the site, from the south-west and then towards the subdivision on Loana Crescent and to Main Road. Then it is inferred to drain the River Derwent approximately 250m east of the site. A culvert can be seen in the aerial photographs that drains into the centre of the site. The site has been cleared and used for grazing land for over 70 years.



**Figure 6 Contour Elevations and Inferred Surface and Groundwater Flow Direction (Topographic Map sourced from The LIST)**

## 2.8 Groundwater

### 2.8.1 Potential Up-Gradient Contamination Sources

Groundwater is likely to drain downwards towards the site, from the south-west and is and drains towards and subdivision on Loana Crescent and to Main Road. Then drains into the River Derwent approximately 250m east of the site. Surface water is likely to follow a similar path to the groundwater. A culvert can be seen in the aerial photographs that drains into the centre of the site.

There is unlikely to be upgradient contamination sources as there is farmland and rural residential lots above the site.

### 2.8.2 Downgradient Receptors

The closest human receptors are the residents of the subdivision on Loana Crescent and to Main Road, adjacent to the site. The River Derwent is the closest ecological receptor which is approximately 250m east of the site.

### 2.8.3 Water Bore Users

The Department of Natural Resources and Environment Tasmania, *The Groundwater Information Access Portal* was consulted and there were two registered water bores up gradient from the site. These bores were both listed as abandoned and have not been included in this report.



## 2.9 Geomorphology

The Lidar Hillshade Basemap highlighting the sites geomorphology is shown in Figure 7. The Lidar image shows that the site is a typical of the area with a drainage swale running through the centre of the site. Surface drainage may have been altered once the construction of the Brooker Highway was completed. It can be noted that the site has never had any major earthworks undertaken.



Figure 7 Hillshade Colour Basemap (sourced from The LIST)

## 2.10 Vegetation

The vegetation of the site is mapped as *agricultural, urban and exotic vegetation* as shown in Figure 8, (TASVEG 3.0 Groups; The List). It has been discounted that there are any specific vegetation management considerations for the site.



Figure 8 TASVEG 3.0 Groups - mapping (The LIST)



## 2.11 Acid Sulfate soils

According to the Land Information Service Tasmania (The LIST) database, the nearest High Probability, Potentially Acid Sulfate Soils (ASS) of coastal ASS (0-20m AHD) are 750m to the north and 750m to the south as illustrated in Figure 9. The site has been discounted from holding potential acid sulfate soils.

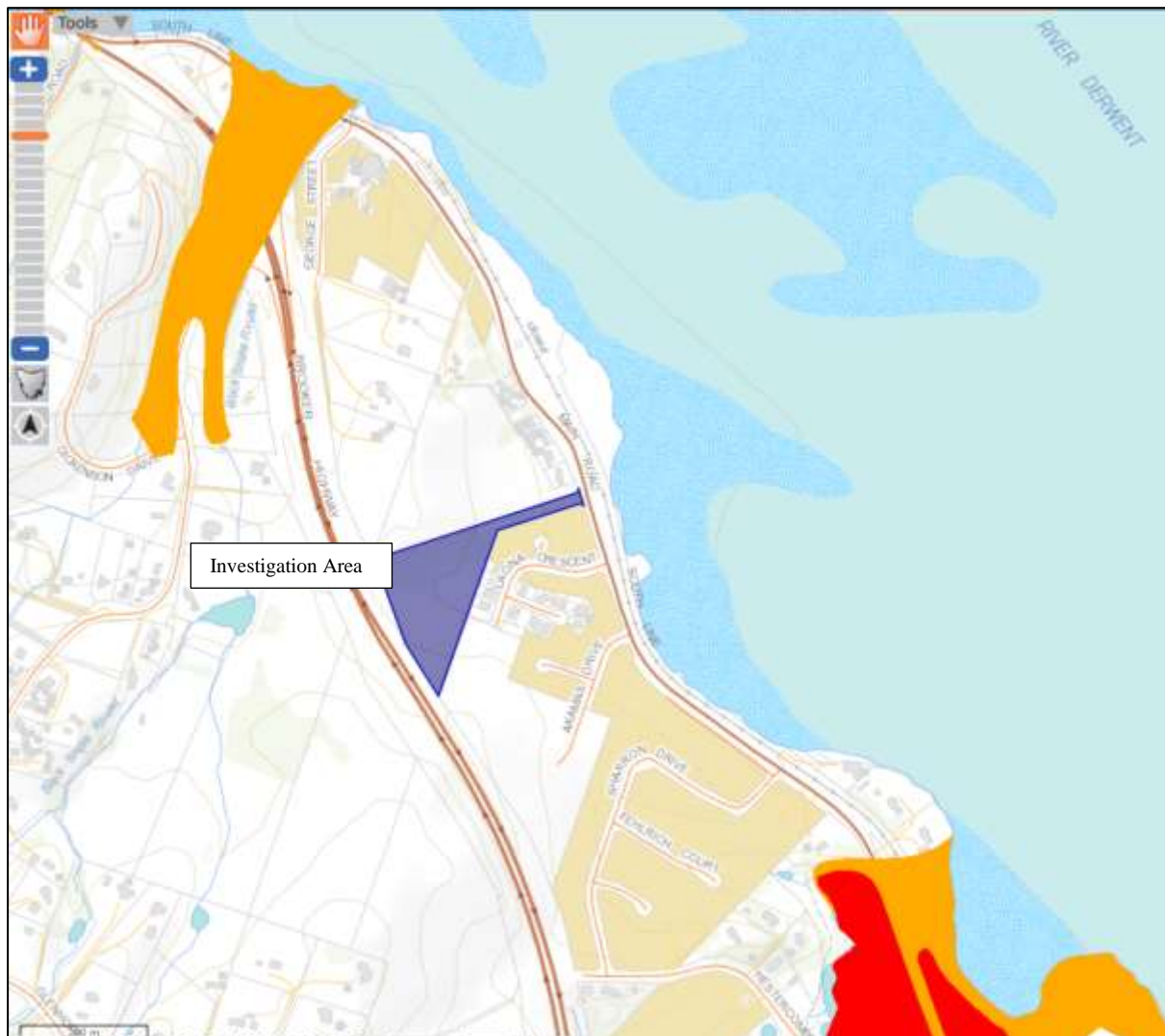


Figure 9 Coastal Acid Sulfate Soils mapping (The LIST)

## 2.12 Site Walkover

A site walkover was completed by GES staff on the 30<sup>th</sup> of June 2023. The site was clean in appearance and there was an absence of rubbish such as car bodies, building waste, household, or garden waste. There was no evidence of staining or odour consistent with hydrocarbon contamination were observed during the site visit. Site photographs have been sourced from Google Earth are presented in Appendix 2.

## 2.13 Potential Contamination Issues

### 2.13.1 Areas of Potential Concern

No sources of contamination or areas of potential concern have been identified.

### 2.13.2 Contaminants of Potential Concern

No contaminants of potential concern have been considered.

### **3 CONCEPTUAL SITE MODEL**

#### **3.1 Potential Primary Sources of Contamination**

No potential contaminating activities have been identified upgradient of the site.

#### **3.2 Potential Secondary Sources of Contamination**

Secondary source is contamination which may sources from a primary source (soil, groundwater, surface water and vapour). Secondary sources are typically spatially separated from the primary source, and may have a direct pathway linkage impacting or affecting receptors of interest.

In this case no potential secondary sources of contamination have been identified.

#### **3.3 Potential Human Receptors**

Potential human receptors considered during this investigation include,

- Future commercial and trench workers during the site subdivision and redevelopment as well as future trenchworks for ongoing maintenance of residential properties and recreational grounds.
- Future residential users of the site.

#### **3.4 Potential Ecological Receptors**

The closest ecological receptor River Derwent, which 200m away from the site. Groundwater is likely to drain down-slope in a south easterly direction across the site towards this ecological receptor.

#### **3.5 CSM Notes**

The CSM presented in Figure 10 illustrates potential pathways for the risks that have been dismissed, owing to the unlikely scenarios of;

- Hydrocarbon contaminated groundwater reaching spatially separated ecological receptors.
- Hydrocarbon contaminated groundwater being accessed for drinking water (human consumption).
- Hydrocarbon contaminated groundwater migrating to a location where only sand textured soil is overlying groundwater.

None of these scenarios are considered plausible, and hence no plausible pathways are illustrated in Figure 10.

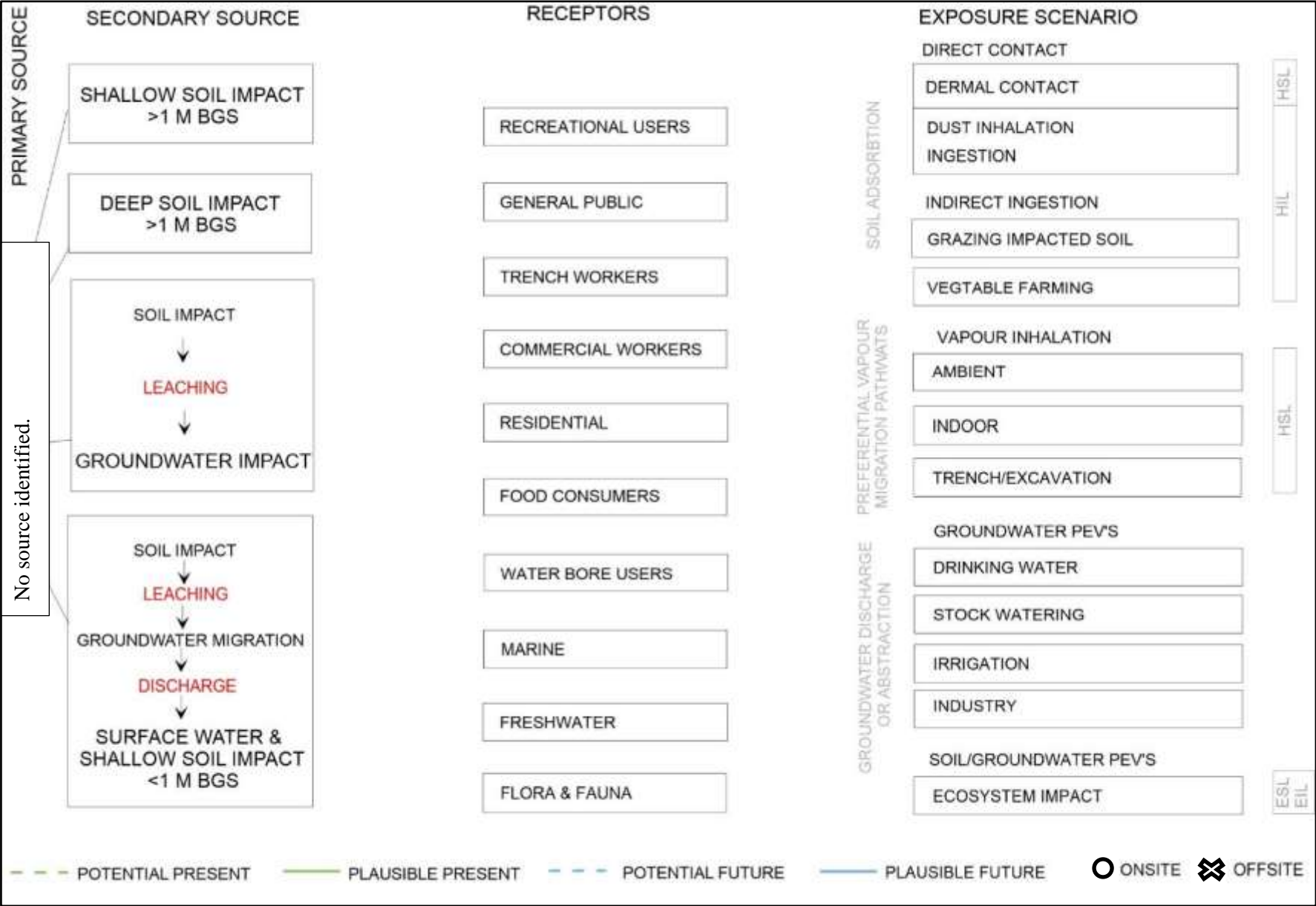


Figure 10 Conceptual Site Model Identifying Contamination Source, potential Receptors and Transport Mechanisms/Exposure Routes

## 4 CONCLUSIONS & RECOMMENDATIONS

### 4.1 Desktop Assessment

The following information was gathered during the desktop investigation:

- The Site is zoned *General Residential* under the *Tasmanian Planning Scheme* in the municipality of Glenorchy City Council. The Glenorchy City Council confirmed it does not hold any records relating to potentially contaminating activities at the site or on adjacent properties.
- The site is sloping down towards the southeast and is situated from 15 to 25m above sea level. The site is underlain by Triassic and Quaternary sediments. The Hillshade lidar basemap confirmed surface drainage may have been altered once the construction of the Brooker Highway was completed and the site has never had any major earthworks undertaken.
- The LIST Mapping confirmed that the site does not have acid sulfate soils or sensitive vegetation.
- Historical Aerial photographs confirmed the following, the site was farmland used for grazing purposes for over 60 years, the farmhouse was removed in about 1975 and the Brooker Highway was constructed by 1985.
- No sources of contamination or areas of potential concern have been identified. No contaminants of potential concern are likely to be present at the site.

### 4.2 Recommendations

GES recommends the following:

- Given the absence of potentially contaminating activities it is unlikely that contaminated materials are present at the site. Therefore, GES considers that any planned works or future land use will not adversely impact on human health or the environment.

Yours faithfully,



Sarah Joyce BSc (Hons)

*Senior Environmental Scientist*

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## **LIMITATIONS STATEMENT**

This *Preliminary Site Assessment* Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and Red Seal Urban & Regional Planning Pty Ltd ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible soil and groundwater contaminant over the whole area of the site. Samples collected from the investigation area are assumed to be representative of the areas from where they were collected and indicative of the contamination status of the site at that point in time. The conclusions described within this report are based on these samples, the results of their analysis and an assessment of their contamination status.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

## Appendix 1 GES Staff

Geo-Environmental Solutions (GES) is a specialist geotechnical and environmental consultancy providing advice on all aspects of soils, geology, hydrology, and soil and groundwater contamination across a diverse range of industries.

Geo Environmental Solutions Pty Ltd:

- ACN – 115 004 834
- ABN – 24 115 004 834

### GES STAFF - ENGAGED IN SITE INVESTIGATION WORKS

*Dr John Paul Cumming B.Agr.Sc (Hons) Phd CPSS GAICD*

- Principle Author and Principle Environmental Consultant
- PhD in Environmental Soil Chemistry from the University of Tasmania in 2007
- 22 years' experience in environmental contamination assessment and site remediation.

*Ms Sarah Joyce BSc (Hons)*

- Senior Environmental Scientist
- Honours in Geography and Environmental Science at the University of Tasmania in 2003
- 20 years professional work experience and 12 years contaminated site assessment.

### GES STAFF – CONTAMINATED SITES EXPERIENCE

*Mr Mark Downie B.Agr.Sc*

- Soil Scientist – 18 years' professional work experience
- 8 years' experience in contamination assessment and reporting of soils and groundwater.

*Mr Grant McDonald (Adv. cert. hort.)*

- Soil Technician
- 10 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

*Mr Aaron Plummer (Cert. IV)*

- Soil Technician
- 6 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

*Dr Sam Rees B.Agr.Sc (Phd)*

- Soil & Environmental Scientist
- 6 years' experience in hydrocarbon and heavy metal contamination assessment and reporting of soils and groundwater.



Appendix 2 Site Photographs



View of the Site from the Main Road looking west (c/o Street View Google Earth).



View of the Site from the Main Road looking west (c/o Street View Google Earth).



Drainage Swale of the site from the Brooker Highway; view to the northeast (c/o Street View Google Earth).



Appendix 3 Historical Aerial Photographs and Images



4 December 2019 – Source Google Earth



1 August 2020 – Source Google Earth



15 September 2013 – Source Google Earth  
Fill on the neighbouring property.



24 August 2012 – Source Google Earth  
Fill on the neighbouring property





18 February 2008 – Source NRE



9 Dec 2006 – source NRE



16 Feb 1992 – Source NRE



4 November 1985 Close up – Source NRE



4 November 1985 – Source NRE



31 January 1975 – Source NRE. Historic farmhouse gone.

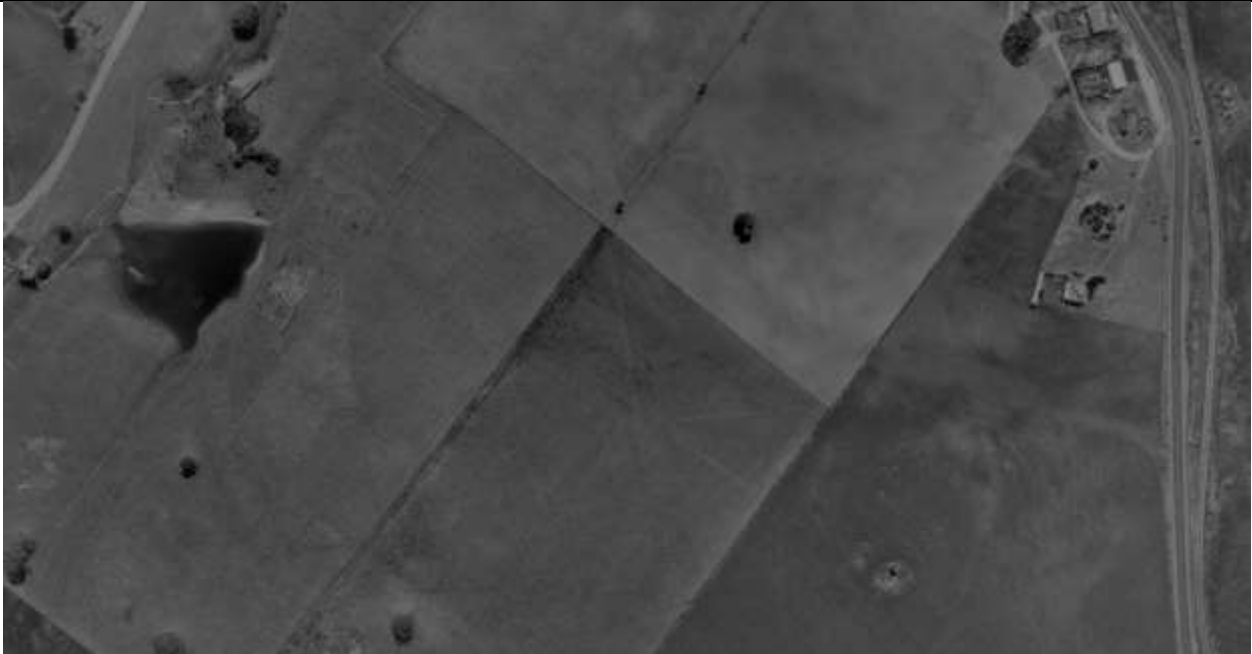


24 March 1973 – Source NRE



4 November 1969 Close up – Source NRE





4 November 1969 – Source NRE



12 February 1957 – Source NRE

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## **Appendix F - Noise Impact Assessment**

**Authors: NVC**

## GRANTON LOT REZONING — NOISE ASSESSMENT

A vacant lot at Main Road, Granton (title reference 37/5784) is proposed to be rezoned as General Residential. The developer has requested a noise assessment to accompany the proposal to assess the site's suitability for residential development. This letter contains the results of such an assessment, conducted by NVC in January/February 2023.

### 1. BACKGROUND

The site is located on Main Road, Granton (title reference 37/5784), and is shown outlined in orange in Figure 1.1.



**FIGURE 1.1: SITE AND SURROUNDING AREA**

The site is currently predominantly zoned General Residential (red overlay in Figure 1.1), with a small section closest to the highway zoned Particular Purpose (pink overlay), due to it being a portion of a potential future road corridor. The revised road layout has subsequently been finalised and does not require the use of this parcel of land, hence it is proposed to be rezoned to General Residential.

## 2. CRITERIA

To determine the site's suitability for residential use, the Tasmanian Planning Scheme - Glenorchy (the Scheme) is referred to. Due to the site's proximity to the Tasman Highway, the traffic noise levels on site are to be assessed against the Road and Railway Assets Code Specifically relevant is clause C3.6.1 - Habitable buildings for sensitive uses within a road or railway attenuation area; this is reproduced below.

### C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

<b>Objective:</b> To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
<b>Acceptable Solutions</b> <b>A1</b> Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i> .	<b>Performance Criteria</b> <b>P1</b> Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road; (h) the nature of the road; (i) the nature of the development; (j) the need for the development; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.

**Table C3.2 Acceptable noise levels within a road or railway attenuation area**

<b>Roads</b> The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	<b>Railways</b> A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.
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To comply with the Acceptable Solutions, lots for habitable use must then have an ambient noise level not exceeding 63 dBA L10<sub>18-hour</sub>.

Regarding indoor amenity, AS2107<sup>1</sup> is referred to for indoor noise level design criteria. For houses or apartments near major roads, criteria are specified as:

Living areas (day time)	35 – 45 dBA Leq
Sleeping areas (night time)	35 – 40 dBA Leq

Indoor noise levels of 35 – 40 dBA are then deemed appropriate for both day and night time periods.

<sup>1</sup> AS/NZS 2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors*, Standards Australia, 2016.

### 3. NOISE MEASUREMENTS

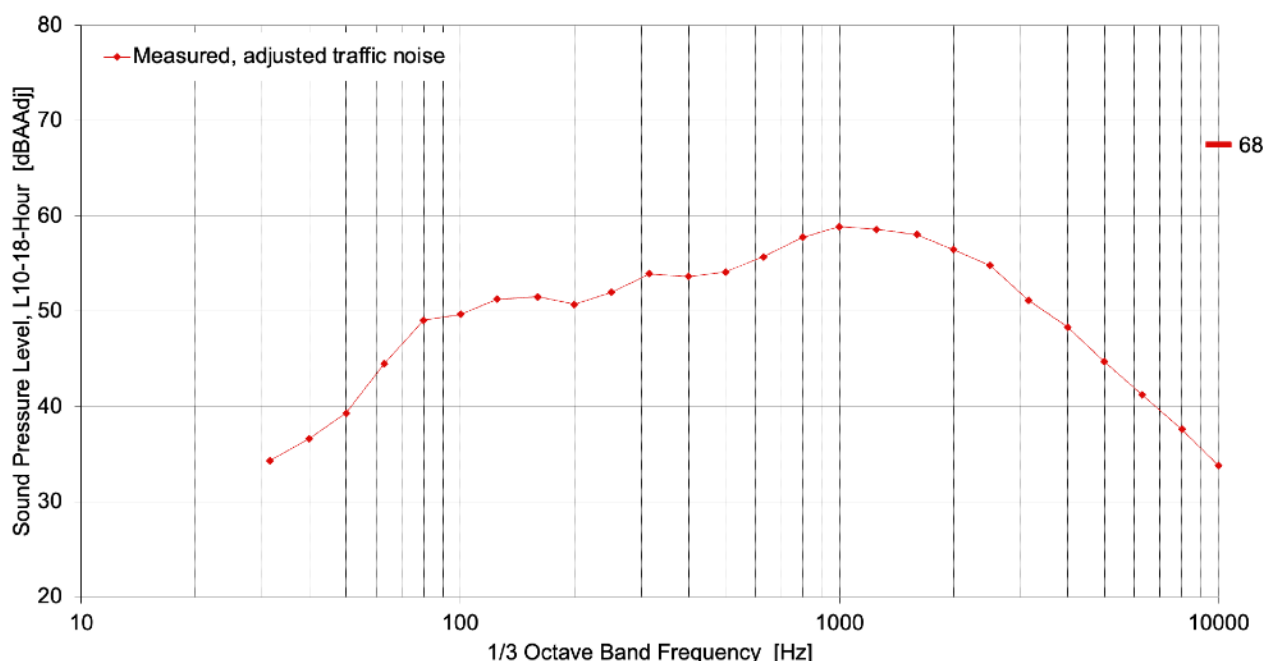
Unattended noise measurements were made on site between the 14<sup>th</sup> and the 22<sup>nd</sup> of January, 2023, to quantify noise levels at the site. Measurements used a Svan Type 1 sound level meter, logging in A-weighted decibels with a *Fast* response time. The data set comprised overall levels, one-third octave spectra and full statistical data at 10-minute intervals, with spectra and overall level data also recorded at 1s intervals. The measurements were made at location A (see Figure 1.1), which is on the boundary closest to the highway, and at the highest point of the boundary, and thus experiences the highest traffic noise levels on the site. The location had a clear view of the highway to the north but was partially screened to the south.

The overall noise levels across the measurement period are summarised in Table 3.1, with the measured L10<sub>18-hour</sub> spectrum shown in Figure 3.1.

**TABLE 3.1: SUMMARY OF MEASURED NOISE LEVELS**

Time Period	Sound Pressure Level, dBA		
	L10	L90	Leq
<b>18-Hour Period (0600 - 0000 Hours)</b>	65.0	44.7	58.6
<b>Day Time (0600 - 2200 Hours)</b>	65.2	46.3	59.0
<b>Night Time (2200 - 0600 Hours)</b>	59.9	29.6	53.4

It is noted that, during attendance on site, traffic noise was perceived to be the dominant noise source.



**FIGURE 3.1: MEASURED TRAFFIC NOISE SPECTRUM, L10<sub>18-HOUR</sub>**

As per the Tas. Noise Measurement Procedures Manual, an adjustment of +2.5 dB must be applied due to the measurements being obtained in free space. This adjustment is to account for reflections from the facade once the residential dwelling is constructed and is applied prior to assessment against the criteria.

The relevant metric for assessing external noise levels is the L10<sub>18-hour</sub>, measured at 65.0 dBA. The adjusted L10<sub>18-hour</sub> is then 67.5 dBA<sub>Adj</sub>.

#### 4. DISCUSSION

The measured, adjusted external noise level of 67.5 dBA<sub>Adj</sub>, L10<sub>18-hour</sub>, exceeds the required level by 4.5 dB, and thus a minimum 4.5 dB reduction is required for outdoor areas.

The day and night time ambient levels are 59.0 and 53.4 dBA respectively, and thus indoor levels are required to be a minimum of 19 dB lower than the existing external level.

#### 5. CONSTRUCTION REQUIREMENTS

It is noted that the traffic noise from the Brooker Highway is broad-band, with noise in the 1000Hz to 2000Hz range being dominant (see Figure 3.1). The following mitigation measures are required to demonstrate compliance with the criteria:

- A noise barrier fence is to be constructed along the entirety of the site's western boundary (bordering the Booker Highway), comprising the following:
  - A minimum surface mass of 15kg/m<sup>2</sup>. Examples of appropriate construction include 20mm thick, ship-lapped timber, 12mm fixed cement sheet or commercial noise barrier products.
  - A minimum height of 1.8m above natural ground level at the boundary.
  - No gaps, including between the barrier and the ground.

Additionally, the construction of any facade within 20m of the boundary with the highway (aside from any facades facing directly away from the highway) are to achieve a minimum sound isolation of Rw 36, to ensure the indoor amenity of residents is protected as per AS2107. This may be achieved by various combinations of the building construction and layout, with the following constructions appropriate.

- 6mm Float / 12mm gap / 6mm Float is appropriate. Note that any operable windows will require full perimeter seals.
- Typical wall construction with Colorbond, timber or cement sheet external linings, 90 mm cavity with insulations, and 10 mm plasterboard internal linings will achieve this rating.
- Doors facing the highway should have solid core and seals around all jambs.
- It is recommended that outdoor entertainment areas be on the opposite side of the dwelling to the highway. Note that this is not strictly required.

#### 6. ASSESSMENT

Provided the construction requirements outlined in section 5 are implemented, it is concluded that the proposed rezoning of the subdivision satisfies the relevant external and internal noise level criteria, and therefore the proposal is deemed to comply with clause C3.6.1 of the Tasmanian Planning Scheme - Glenorchy.

Should you have any queries, please do not hesitate to contact me directly.

Kind regards,



**Samuel Williamson**



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## **Appendix G - Aboriginal Heritage Search Results**

# Aboriginal Heritage SEARCH RECORD

## This search for

MAIN RD GRANTON TAS 7030 (PID 5331482)

**has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.**

This Search Record has been requested for Trent Henderson at 4:23PM on 16 June 2025 and delivered to [redsealplanning@gmail.com](mailto:redsealplanning@gmail.com).

This Search Record expires on 16 December 2025.

Your personal Search Identification Number is PS0393085.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have the Unanticipated Discovery Plan on hand during any ground disturbance or excavation activities, to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au).



# Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

**For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections and is issued alongside advice from Aboriginal Heritage Tasmania (AHT) and should not be relied upon in isolation without accompanying advice.**

If in doubt, please contact AHT for advice: call **1300 487 045** or email [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)

## Discovery of Aboriginal Relics other than Skeletal Material

### Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

### Step 2:

A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or AHT staff member.

### Step 3:

Contact AHT on **1300 487 045** as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au) as soon as possible. AHT will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

## Discovery of Skeletal Material

### Step 1:

Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area.

### Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

### Step 3:

A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the *Coroners Act 1995* or the *Criminal Code Act 1924*.

### Step 4:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995* and Aboriginal Heritage Tasmania as per the *Aboriginal Heritage Act 1975*.

## Guide to Aboriginal site types

### Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

### Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

### Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are

usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

### Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

### Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

### Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

**Further information on Aboriginal heritage is available from:**

Aboriginal Heritage Tasmania  
Heritage Strategic Business Unit  
Department of Natural Resources and Environment Tasmania  
GPO Box 44 HOBART TAS 7001

**Telephone** 1300 487 045  
**Email** [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)  
**Web** [www.aboriginalheritage.tas.gov.au](http://www.aboriginalheritage.tas.gov.au)

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