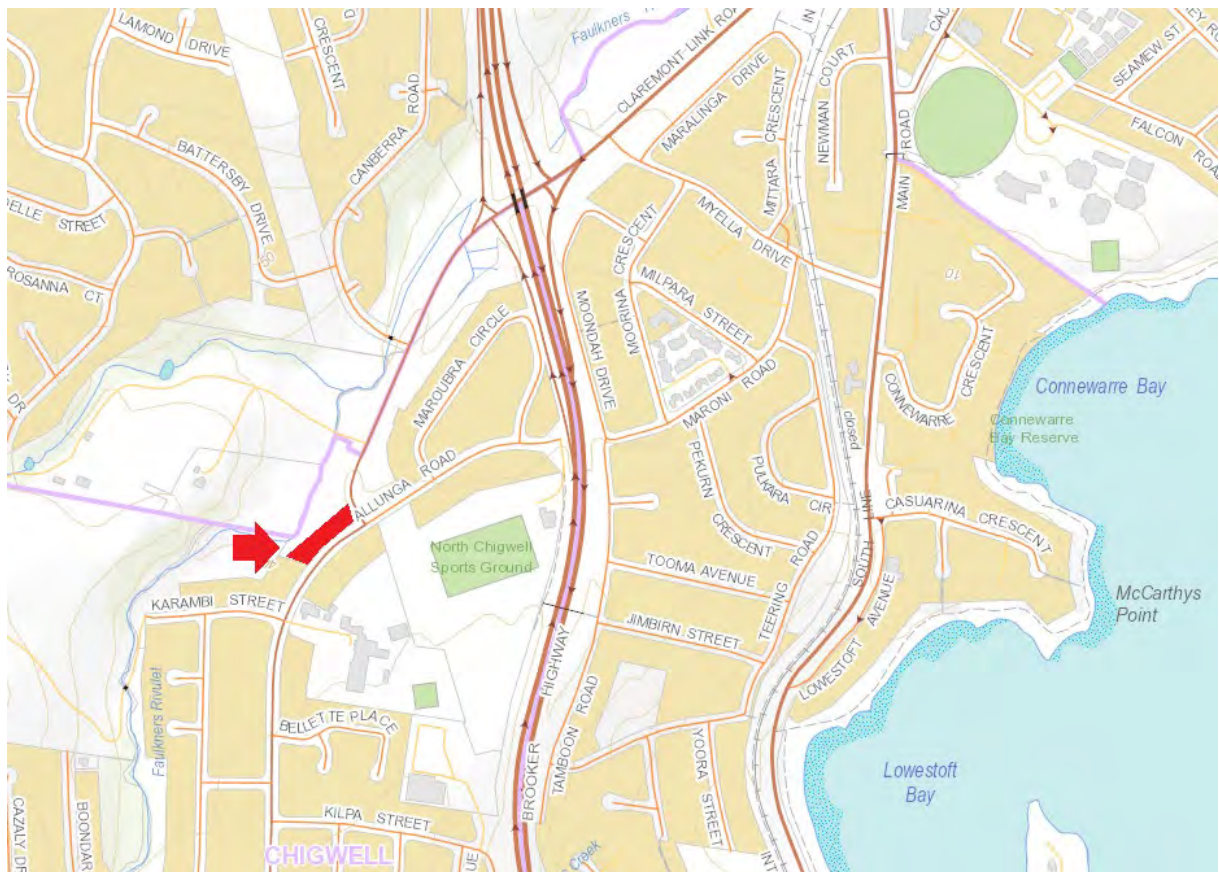


Planning Submission

Housing Land Supply Act

Part of CT 197749/1 Allunga Road, Chigwell



Date 22 August 2021

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Introduction

The following submission has been prepared by All Urban Planning Pty Ltd in support of a housing land supply order under the *Housing Land Supply Act 2018* (HLSA). The proposed order is to rezone an area of land (the site) on the northern side of Allunga Road, west of the intersection with the Claremont Link Road at Chigwell from Environmental Management to General Residential under the *Tasmanian Planning Scheme – Glenorchy Local Provisions Schedule* (planning scheme).

1. PART 1 – DETAILS OF THE LAND

1.1. Site information

The proposal relates to land held by the Department of State Growth and surplus to the formation of the Claremont Link Road. It is contained in the following large and irregular shaped title:

Address	Certificate of Title	Site Area	Owner
N/A	CT 197749/1	Approx. 2475m ² of the 2.13 ha title	The Crown (Department of State Growth)

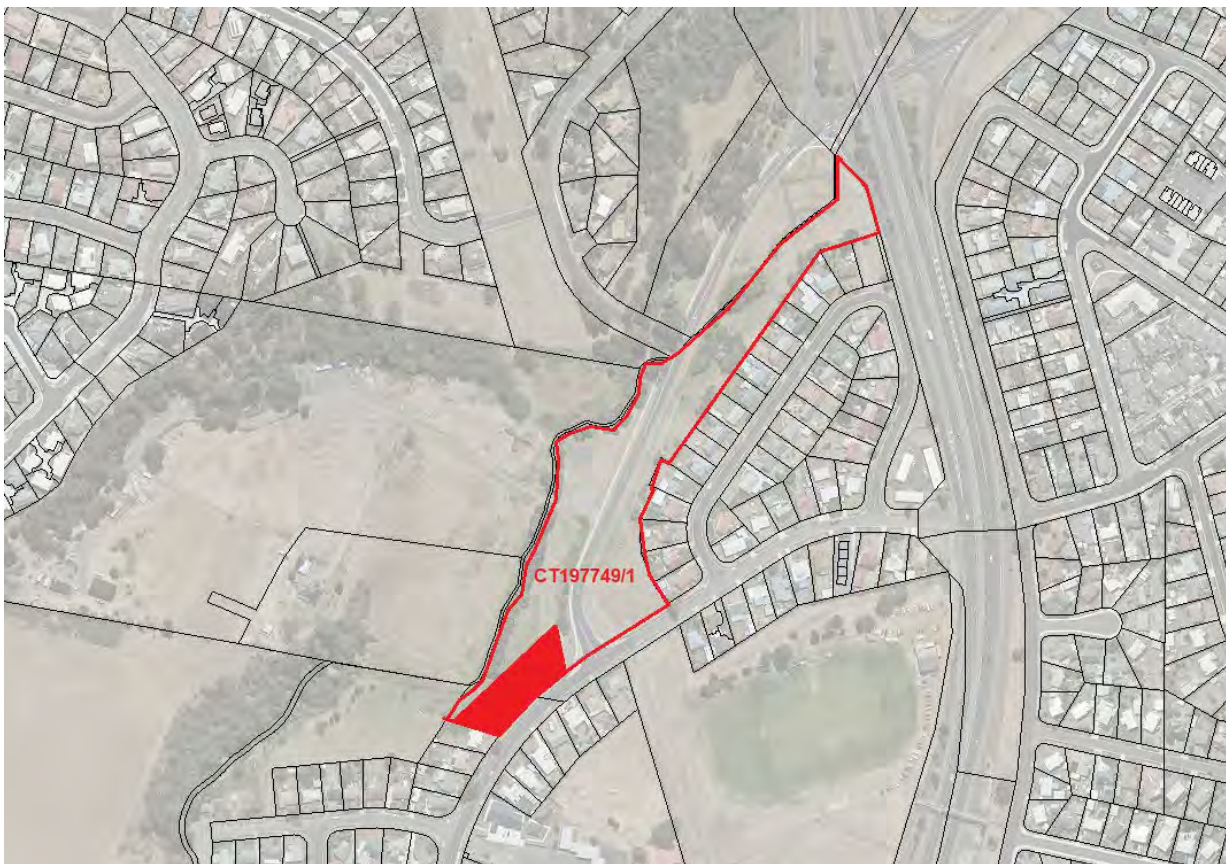


Figure 1 - The land (source: theList)

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



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

The land falls gently down towards the north east on the northern side of Allunga Road between 90 Allunga Road to the west and the intersection with Claremont Link Road to the east. The extent of land proposed to be rezoned has been determined to be clear of the low land surrounding Faulkners Rivulet, the location of the sewer main running south west/ north east and the bottom of embankment on the eastern side adjacent to the Claremont Link Road intersection (See Figures 3 and 4 below).



Figure 3 - View looking north east along the site. Allunga Road is out of picture to the right and the embankment of the Claremont Link Road is visible in the distant midground below the white ute. The lower land and vegetation around the Faulkners Rivulet is visible on the left of picture. The small stand of trees in the middle of the picture are located around the bottom of the stormwater headwall (See view location No. 1 in Figure 2 above)



Figure 4 – View looking south west from near the stormwater headwall in the centre of the land. The side fence of No. 90 Allunga Road is visible in the centre of the picture and the low land around Faulkners Rivulet on the right. The proposed land to be rezoned sits to the left and above the top of the bank as shown approximately by the red line. (see view location No. 2 in Figure 2 above).

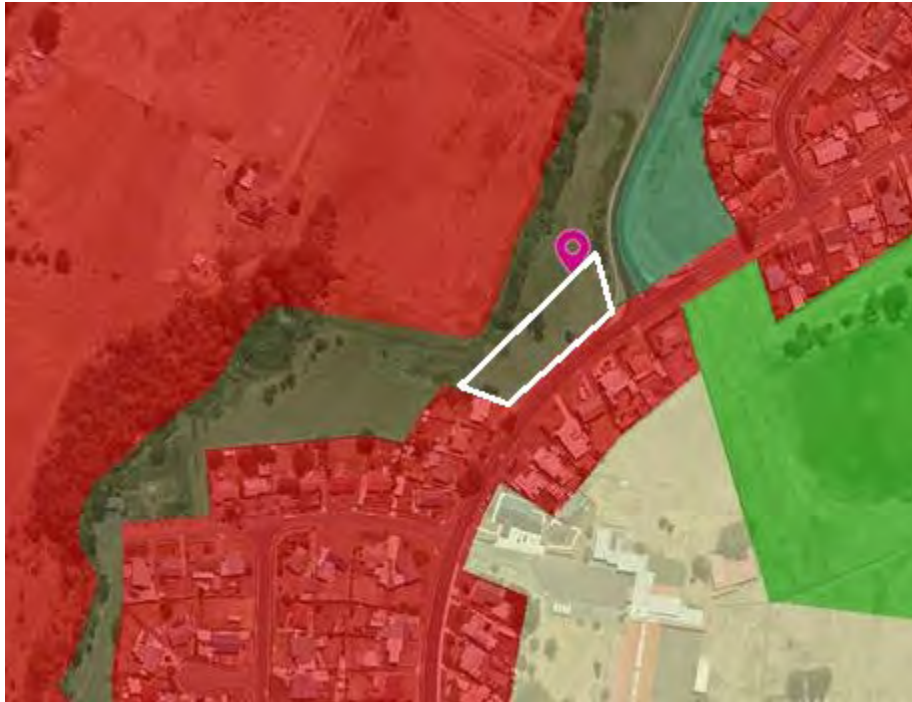


Figure 5 - Existing Zoning (Source: theList)

As shown in Figure 5, the site is currently zoned Environmental Management (khaki) which generally reflects the alignment of Faulkners Rivulet and flood plains that runs south to north towards the River Derwent.

The land is adjoined to the south and east by the residential areas of Chigwell within the General Residential Zone (red). Land to the north on the opposite side of Faulkners Rivulet is also zoned General Residential.

The North Chigwell Sports Ground is nearby on the southern side of Allunga Road and zoned Recreation (light green).

1.2. Description of Housing Land Supply Order

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

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

2. PART 2 – CONSIDERATION OF THE LAND

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

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

And the land is not:

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

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

2.2. Need for the land (Sections 5(2)a) HLSA)

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

As at 30 June 2021, there were 646 applicants (15.6 per cent) on the Housing Register seeking accommodation in the Glenorchy LGA as the first preference. Additionally, 40.9 per cent of the Housing Register (1696 applicants) have indicated that they would reside in Glenorchy LGA as either their first or second preference. This data demonstrates the high demand for social and affordable housing in Glenorchy.

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

2.3. Suitability of the land (Section 5(2)b) HLSA)

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

- 900m to the neighbourhood shopping centre to the south west on Allunga Road;
- 1.5km to the Claremont Shopping Precinct to the north;
- 1.5km to MONA to the south east;
- 4km to commercial and employment services of Glenorchy to the south east;
- 5km to commercial services of Derwent Park and Prince of Wales Bay to the south east;
- 11km to CBD of Hobart.

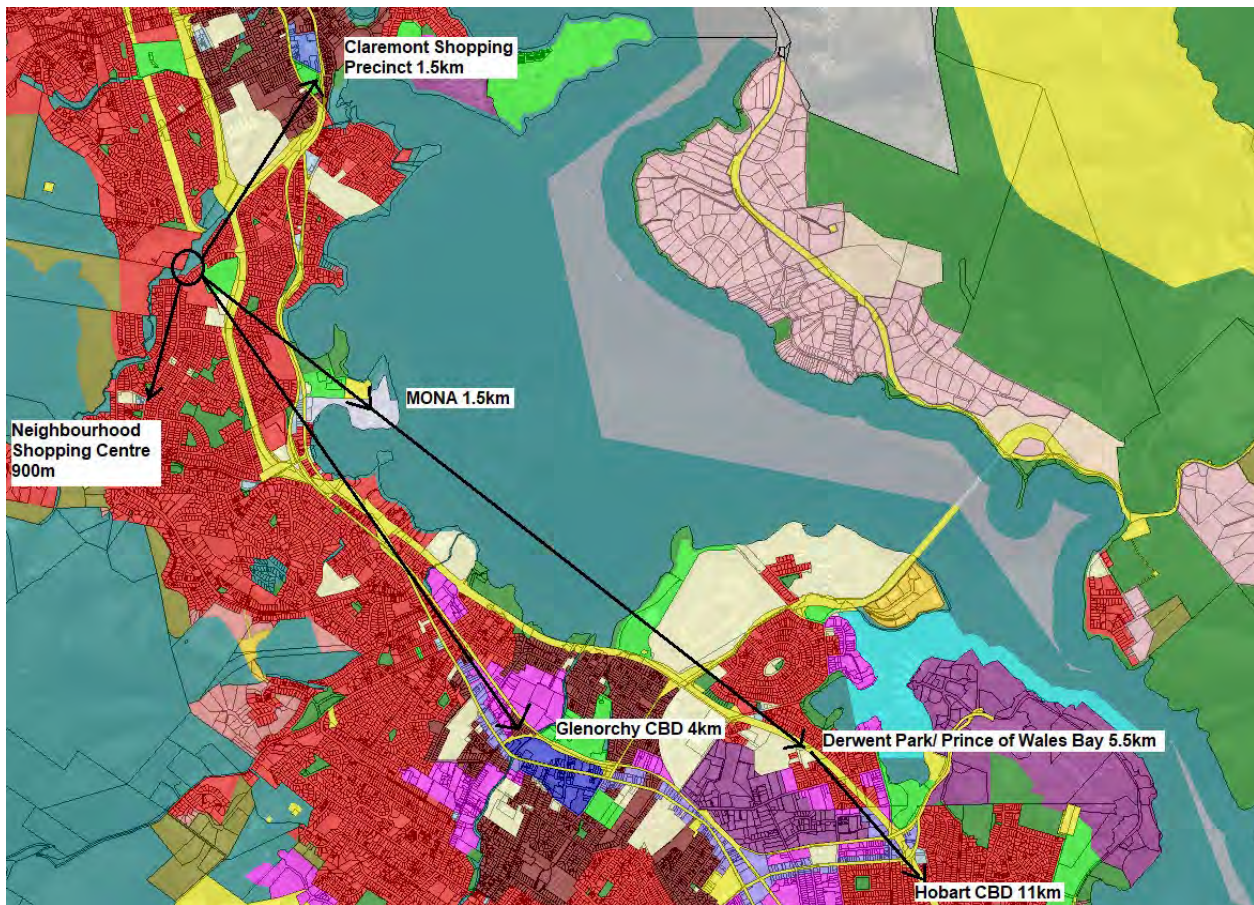


Figure 6 - Proximity to Commercial and Employment Services

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

The land has direct frontage to the Metro, public transport bus routes 511 and 512 on Allunga Road. Bus stop No. 44 is located within 50m of the site. See Figure 7 below.

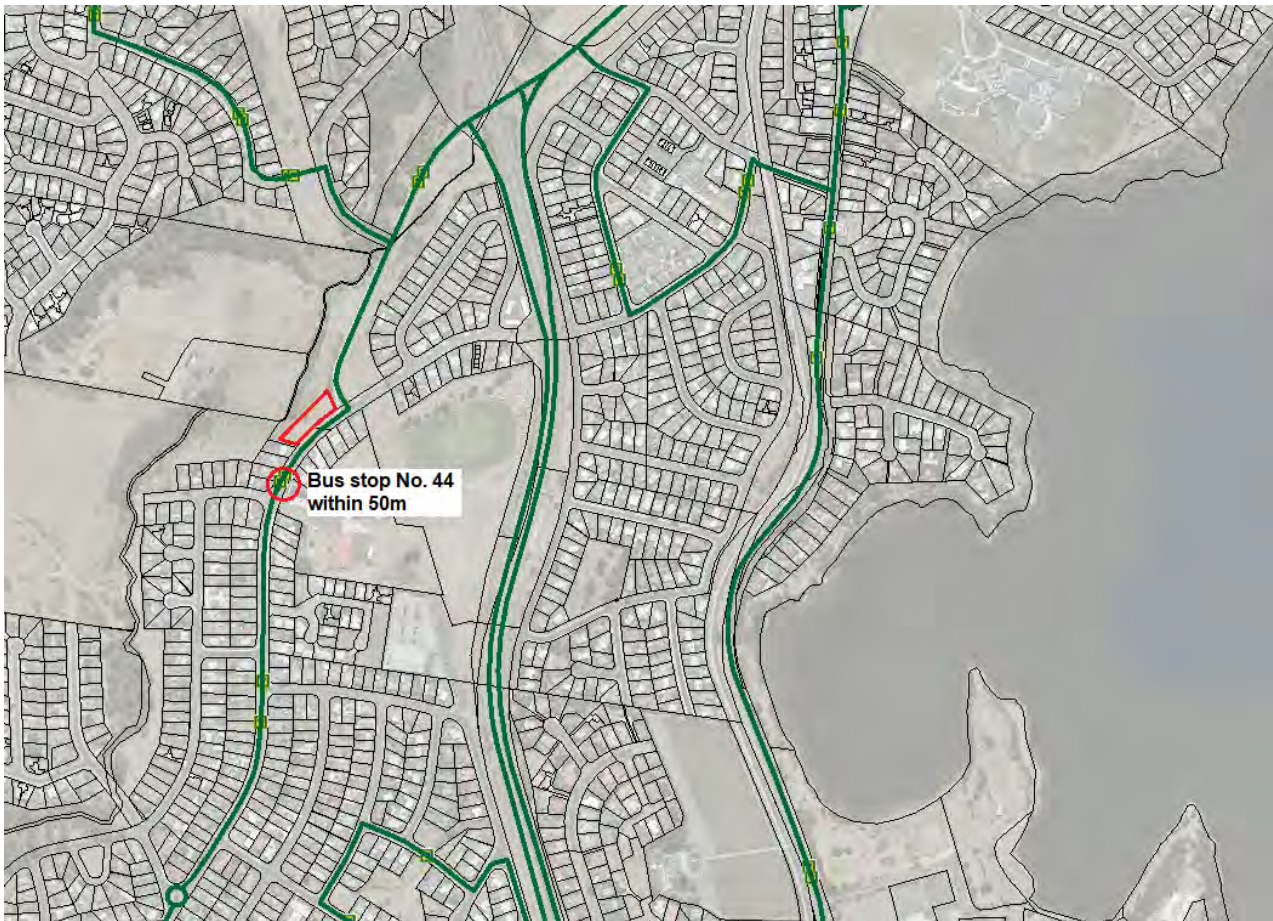


Figure 7 - The site is located on Metro bus routes 606 (Source: theList)

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

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

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

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

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

2.6.1. State Policies

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

- State Policy on the Protection of Agricultural Land 2009;
- Tasmanian State Coastal Policy 1996.

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

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

2.6.2. State Policy on the Protection of Agricultural Land 2009

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

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

Comment

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

2.6.3. State Coastal Policy 1996

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

Comment

The Policy applies in that the site is located within the coastal zone in that it is approximately 700m from the foreshore in the vicinity of Lowes Bay, north of Mona to the east of the site.

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

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

2.6.4. State Policy on Water Quality Management 1997

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

Comment

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

2.6.5. National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;

- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment

The listed NEPMs do not raise specific matters that are relevant to the proposed zoning.

2.6.6. Southern Tasmania Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) addresses the relevant issues in regard to the need for new residential growth and infill across the region as well as the provision of high quality social and community facilities to meet the education, health care and needs of the community. The proposal is considered consistent with the key regional policies that deal with these matters as follows:

Residential infill

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

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

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

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

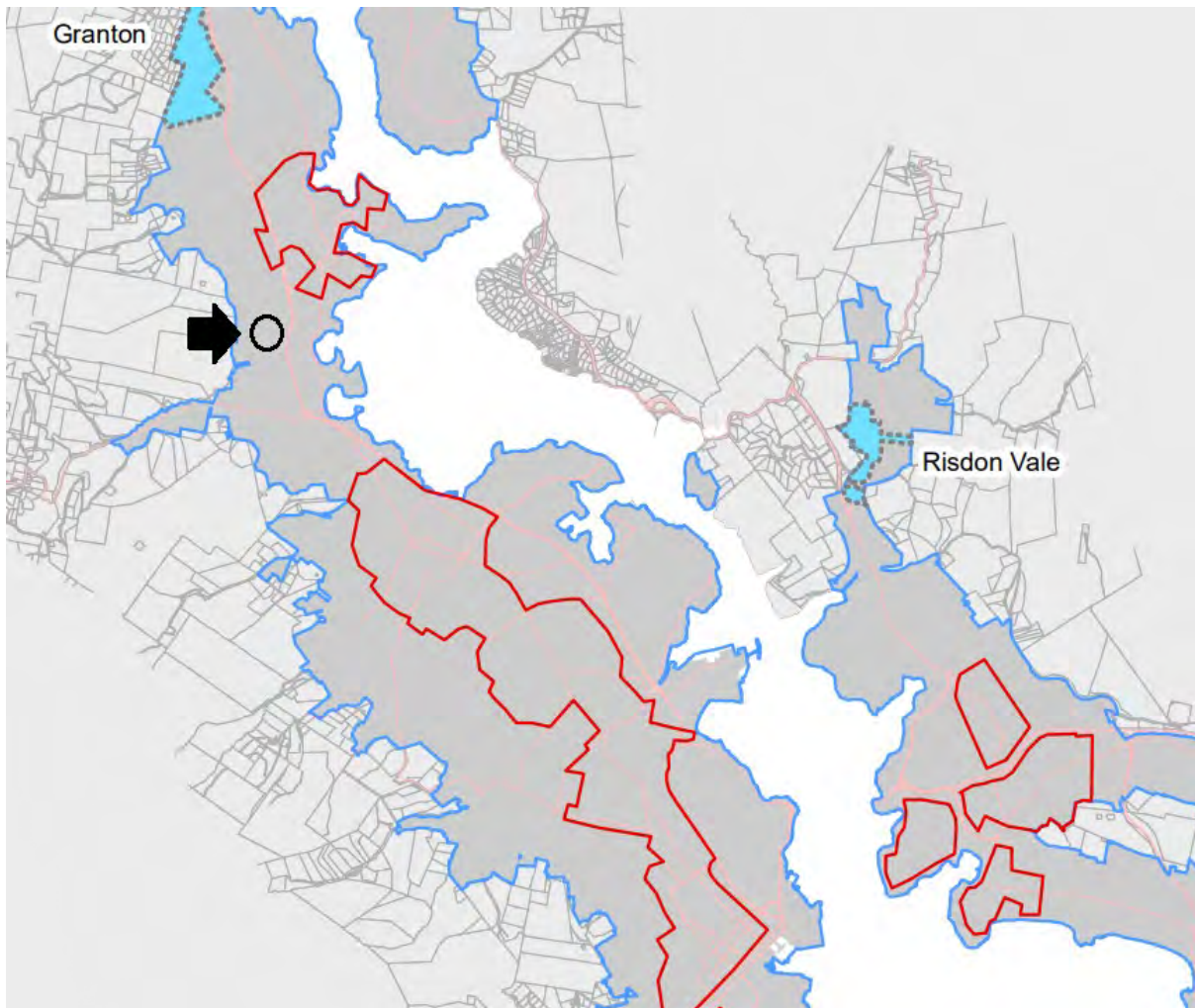


Figure 8 - Extract from Map 10 Residential Strategy for Greater Hobart, Southern Tasmania Regional Land Use Strategy 2013.

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

Social Infrastructure

The site is in close proximity to the community services of the Chigwell, Claremont and Glenorchy locality including 1.5km to the Claremont Plaza Shopping Centre, 1km to Windermere Primary School, 700m to Claremont College and 2.5km to Montrose College.

Managing Risks and Hazards

The following Regional Policies of the STRLUS are relevant to the proposed rezoning and require that the land is suitable and house sites can be accommodated on the land, clear of potential flood areas of Faulkner's Rivulet.

MRH 2.1 Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.

MRH 2.2 Include provisions in planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.

The accompanying Flood Hazard Study prepared by Flussig (Appendix C) concludes that:

- A comparison of the pre - and post - development peak flows for the 1% AEP + CC (Figure 9 below) shows that the proposed development is situated in an area free from inundation including allowance of a sizeable building area, access, and its services; and that
- Hazard from flooding in the area remains predominately H1 in the post development scenario, with predominately H1 for pre - development. However, concentrated flow from the Faulkner's Rivulet outside the subdivision boundaries shows higher hazard (up to H5) localised to the channel.



Figure 9 -Post -Development 1% AEP at 2100, flood depths and extents (Source: 1 Allunga Road, Flood Hazard Study, Flussig, 19 July 2021)

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

The site of the proposed zoning is not subject to any proposed code overlay under the planning scheme.

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

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

Part 1 Objectives

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

Comment

The proposal promotes the objectives for sustainable development of land through allowing for the efficient use of existing urban zoned land for residential use and development within the Urban Growth Boundary under the Regional Strategy. The site relates to a cleared area kept as low grass and clear of the riparian areas of Faulkner's Rivulet and is considered to preserve ecological processes. It is considered to further this Objective.

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

Comment

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

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

Comment

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

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

Comment

As stated above, the proposal represents consolidated urban development with access to existing road, reticulated and community infrastructure. It avoids sensitive riparian areas of Faulkner's Rivulet and will facilitate affordable housing and economic development outcomes. Rezoning of the land for residential purposes allows for economic development including the construction phase of site development and by providing affordable housing options. For these reasons the proposal is considered to further this Objective.

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

Comment

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

2.8.1. Schedule 1 Part 2

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

Comment

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

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

Comment

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

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

Comment

The proposal is considered to further this Objective in that its boundaries have been identified to avoid sensitive environmental areas of Faulkner's Rivulet and will contribute to broader social, environmental and economic benefits as a result of the proposed urban consolidation.

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

Comment

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

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

Comment

The proposal does not conflict with this objective.

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

Comment

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

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

Comment

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

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

Comment

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

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

Comment

The proposal relates to land in an established residential area. The land is not subject to any mapped hazard overlays under the planning scheme.

The accompanying flood hazard study (Appendix C) confirms that the proposed development is situated in an area free from inundation including allowance of a sizeable building area, access, and its services for 1%AEP at 2100.

It is considered appropriate for future residential use and development subject to the normal planning scheme considerations of the General Residential Zone and the provisions of the relevant Codes of the planning scheme.

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

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

- *To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.*
- *To provide for the efficient utilisation of available social, transport and other service infrastructure.*
- *To provide for non-residential use that:*
 - *primarily serves the local community; and*
 - *does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.*
- *To provide for Visitor Accommodation that is compatible with residential character.*

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

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

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

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

Assessment

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

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

(a) within the General Residential Zone in an interim planning scheme;

(b) within an equivalent zone under a section 29 planning scheme; or

(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and

(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Assessment

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

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

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process

Assessment

The site has a gentle north westerly aspect and reticulated water and sewer are available to service the site. As discussed above, the site is not subject to any mapped hazard overlays under the planning scheme and is supported by a Flood Hazard Study.

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

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

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

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

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

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

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

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

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

The proposed rezoning is consistent with the existing General Residential zoning surrounding the site.

There are no industrial or other uses with the potential to cause environmental harm in the vicinity of the site. The site is also well clear of the Brooker Highway, a category 1 road and is not vulnerable to highway noise impacts.

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

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

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

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

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

2.15. Modified planning provisions (Section 7(1) & (2) HLSA)

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

2.16. Consultation with interested persons (Section 10 HLSA)

Interested persons (s.10 - s.12)

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

- Glenorchy City Council
- Heads of Agency that have an interest in whether or the manner in which the land ought be used and or developed including the Department of State Growth;
- TasWater;
- Tas Networks;
- the owners and occupiers of the residential properties at 86, 88, 90, 119, 121, 123, 125, 127, 129 and 131 Allunga Road, Chigwell.
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Council

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

Appendix A

Site Plan



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

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

All measurements and areas are subject to the final survey.

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



E					OWNER: The Crown TITLE REFERENCE: C.T.197749/1 LOCATION: Allunga Road (Near No.90) CHIGWELL	Proposed Subdivision	
D							
C	rear boundary adjusted - engineering advice	AB	29-7-21	AB		Date: 29-7-2021	Reference: COTAS02 13464-01
B	flood extent line & NBN line added	AB	14-7-21	AB		Scale: 1:400 (A3)	Municipality: Glenorchy
A	survey information added	AB	10-6-21	AB			
REV	AMENDMENTS	DRAWN	DATE	APPR.			



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

This plan has been prepared only for the purpose of obtaining preliminary
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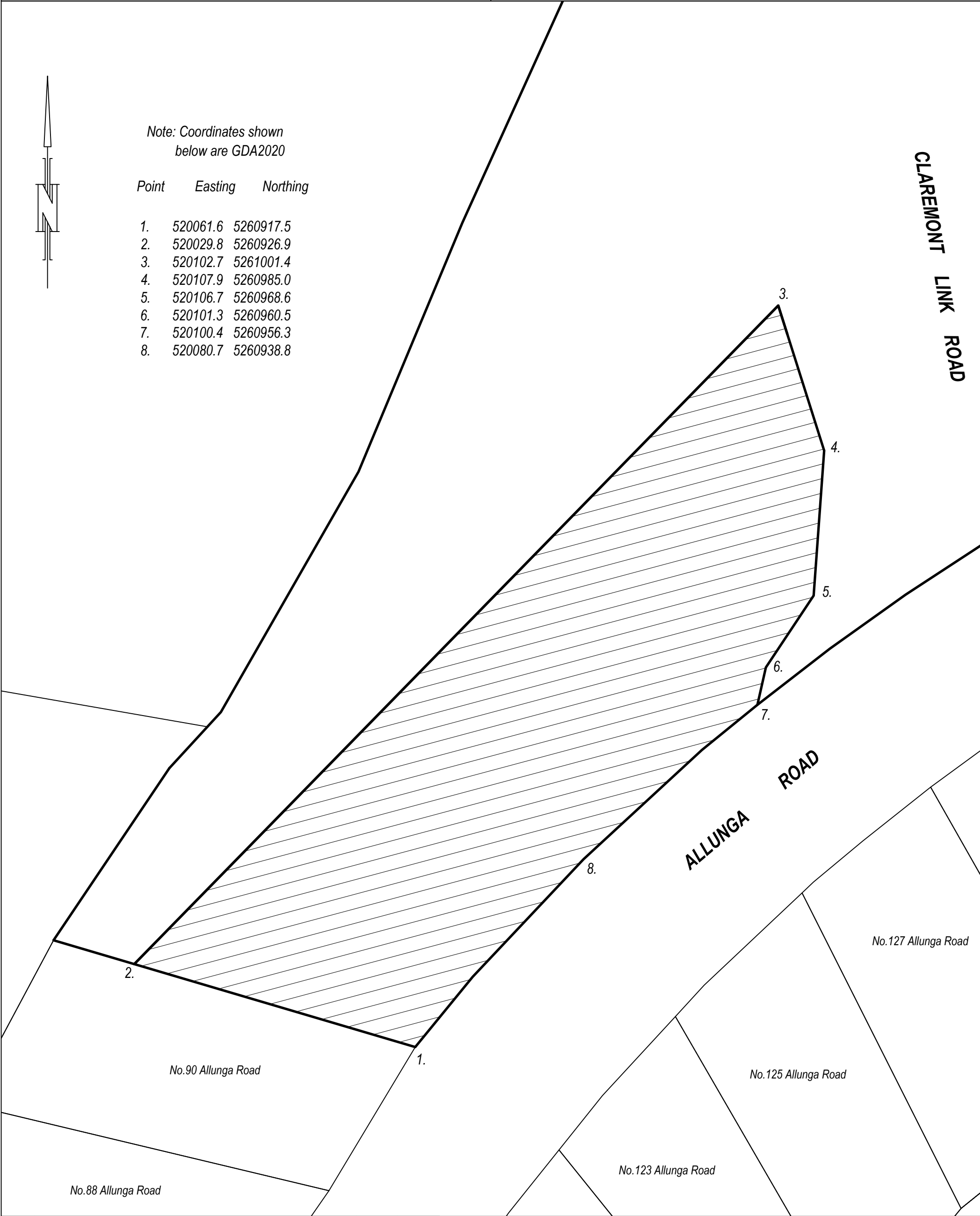
All measurements and areas are subject to the final survey.

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



Note: Coordinates shown
below are GDA2020

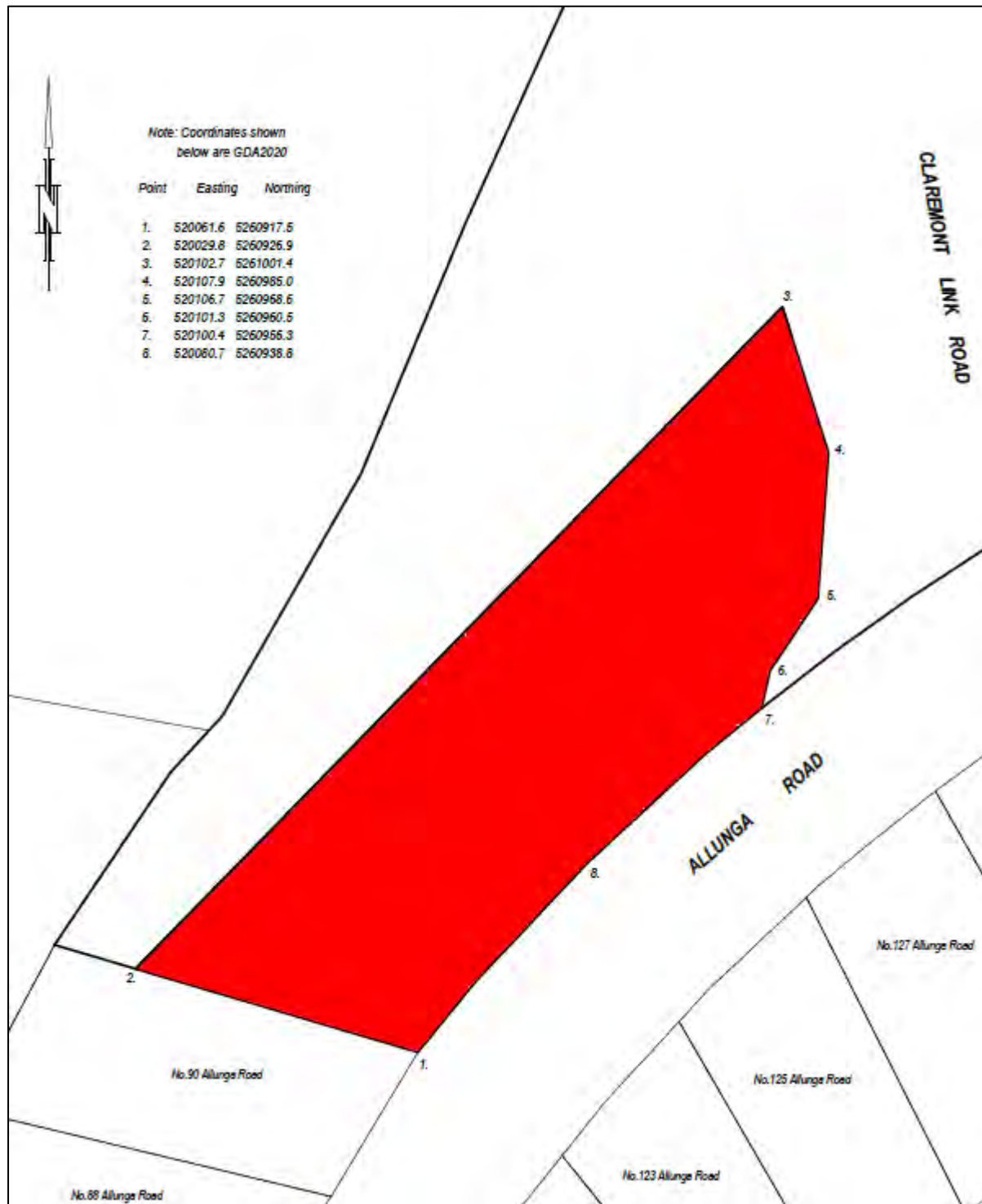
Point	Easting	Northing
1.	520061.6	5260917.5
2.	520029.8	5260926.9
3.	520102.7	5261001.4
4.	520107.9	5260985.0
5.	520106.7	5260968.6
6.	520101.3	5260960.5
7.	520100.4	5260956.3
8.	520080.7	5260938.8



E					FOR:	Communities Tasmania	Site Plan	
D					TITLE REFERENCE:	C.T.197749/1		
C					LOCATION:	Allunga Road (Near No.90)	Date:	Reference:
B	rear boundary updated (coordinates 2 & 3)	AB	29-7-21	AB			29-7-2021	COTAS02 13464-01
A	coordinates GDA2020	AB	14-7-21	AB			Scale:	Horizontal Datum:
REV	AMENDMENTS	DRAWN	DATE	APPR.		CHIGWELL	1:400 (A3)	MGA - GDA2020

Schedule 2 – PLAN

Rezone part of the land at CT 197749/1 from Environmental Management to General Residential as follows:



Appendix B

Consents

Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001
Web: www.communities.tas.gov.au



Director of Housing
GPO Box 65
Hobart TAS 7001

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

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

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

Sincerely,

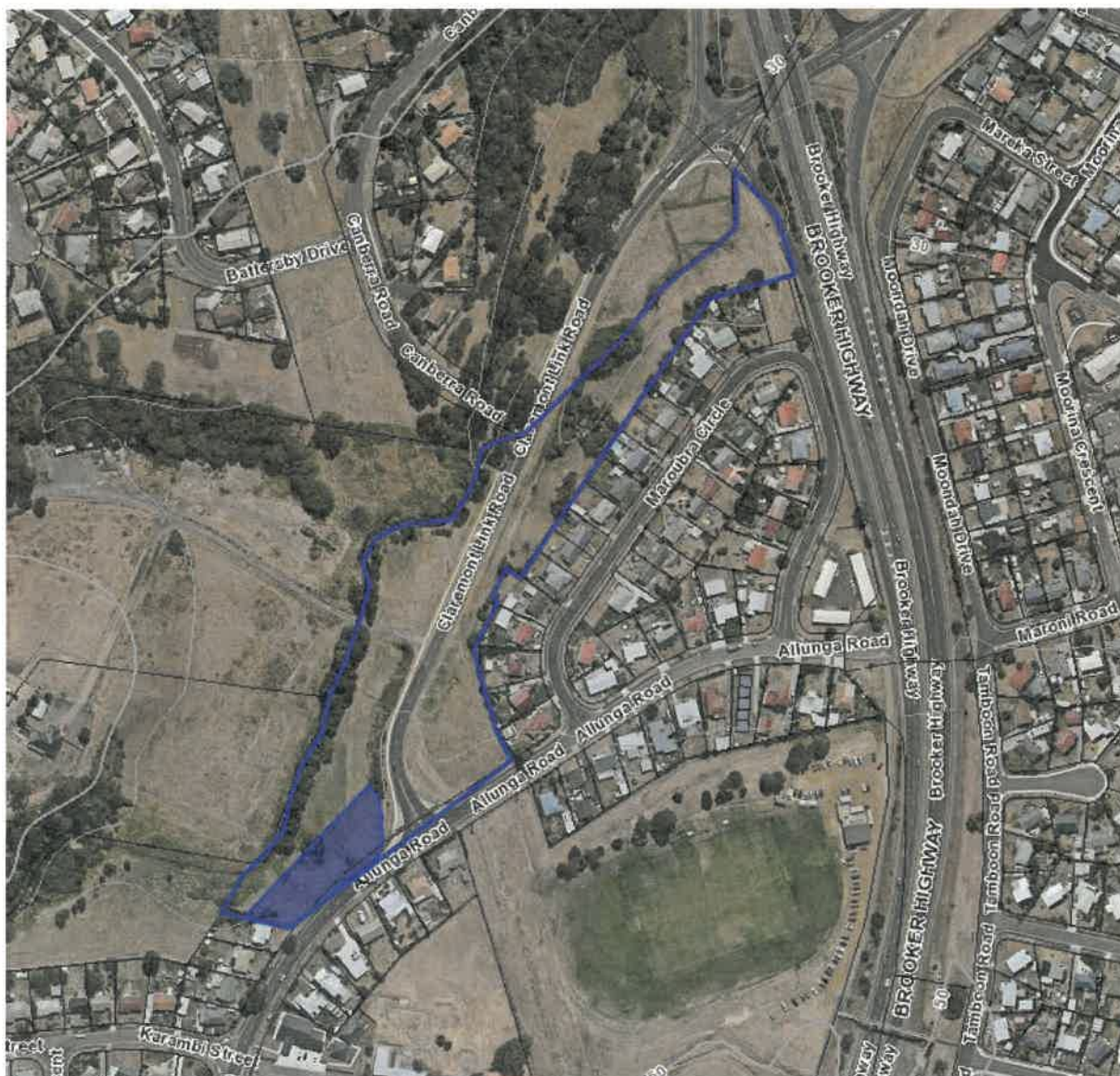


Hon Jacquie Petrusma MP
Minister for Parks

Location Aerials

-	CT 197749/1	Allunga Road	Chigwell
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Overall title outlined in blue line, with the portion nominated for a Housing Land Supply Order shaded in blue.



Director of Housing
GPO Box 65
Hobart TAS 7001

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

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

PID	Title Reference	Street Address	Suburb
-	CT 197749/1	Claremont Link Road	Chigwell/ Claremont

Yours sincerely,



Kim Evans
Secretary

25 May 2022

Appendix C

Flood Hazard Study

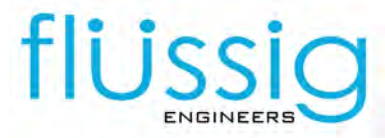


CT 197749/1

Allunga Road, Chigwell

Flood Hazard Study

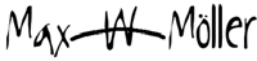
**Prepared For: Mary Bessell
Communities Tasmania**





**Level 4, 116 Bathurst Street
Hobart 7000
TASMANIA- AUSTRALIA**

Document Information

<i>Title</i>	<i>Client</i>	<i>Document Number</i>	<i>Project Manager</i>
Allunga Road, Chigwell, Subdivision Flood Report	Mary Bessell, Communities Tasmania	FS-HOB-2239	Max W. Möller <i>BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus)</i> <i>Managing Director / Principal Hydraulic Engineer</i>

Prepared by:  Date: 02nd August 2021
Max W. Möller

Reviewed by:  Date: 02nd August 2021
John Holmes

Authorised by:  Date: 02nd August 2021
Max W. Möller

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
01	Allunga Road, Chigwell Subdivision Flood Report – Client Review	Max W. Möller	John Holmes	Max W. Möller	02/08/2021

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1. Introduction

Flüssig Engineering have been engaged by **Communities Tasmania** to undertake a site-specific Flood Hazard Report for the subdivision at Allunga Road, Chigwell in the **Glenorchy City Council** municipality (see CT 197749/1 in Figure 1). The purpose of this report is to determine the flood characteristics on the existing and post-development flood hazard scenarios for the 1% AEP plus climate change.



Figure 1. Site plan of proposed subdivision (lot CT197749/1)

1.1 Objectives and Scope

This flood analysis has been written to meet the standards of the Glenorchy Local Provisions Schedule and the State Planning Provisions, with the intent of understanding the development risk in regard to flooding. The objectives of this study are:

- Provide an assessment of the flood characteristics through the site under the 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for pre- and post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.2 Limitations

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

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.

- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for Allunga Road, Chigwell, is approximately 900 ha and drains from south part of Mount Faulkner at approximately 700 mAHD to the site 40 mAHD inside the lot boundary. The land use of the catchment is predominantly landscape conservation and rural resource with the specific site listed as environmental management.

Figure 2 below outlines the approximate contributing catchment for the site at Allunga Road.

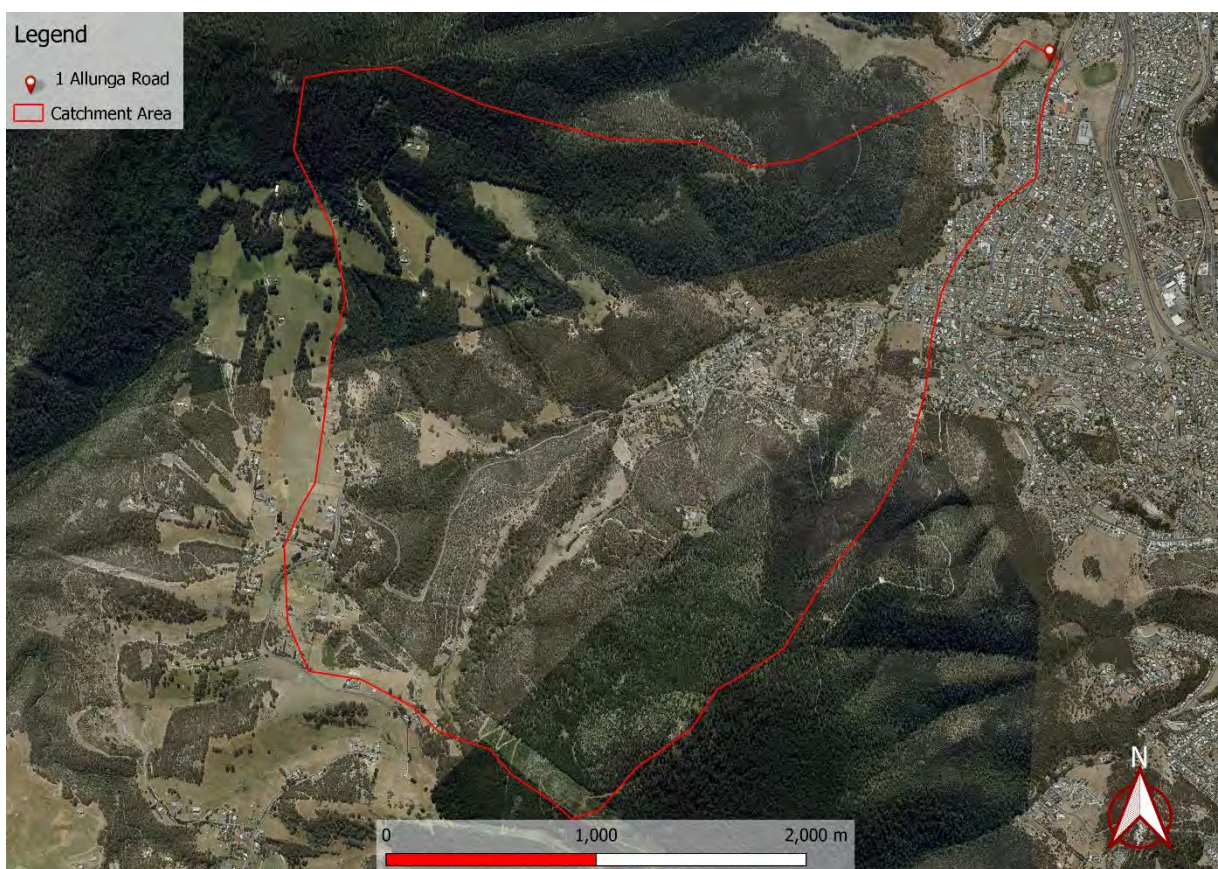


Figure 2. Contributing Catchment, Allunga Road, Chigwell

2.2 Hydrology

The upper catchment was modelled using Infoworks ICM hydrology (RAFTS) module, which uses the Australian designed Laurenson method to calculate runoff to the Faulkner's Rivulet channel. The catchment characteristics (% impervious, roughness etc.) were taken from best practice manuals. The hydrology catchment was connected to the 2D hydraulic model.

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment.

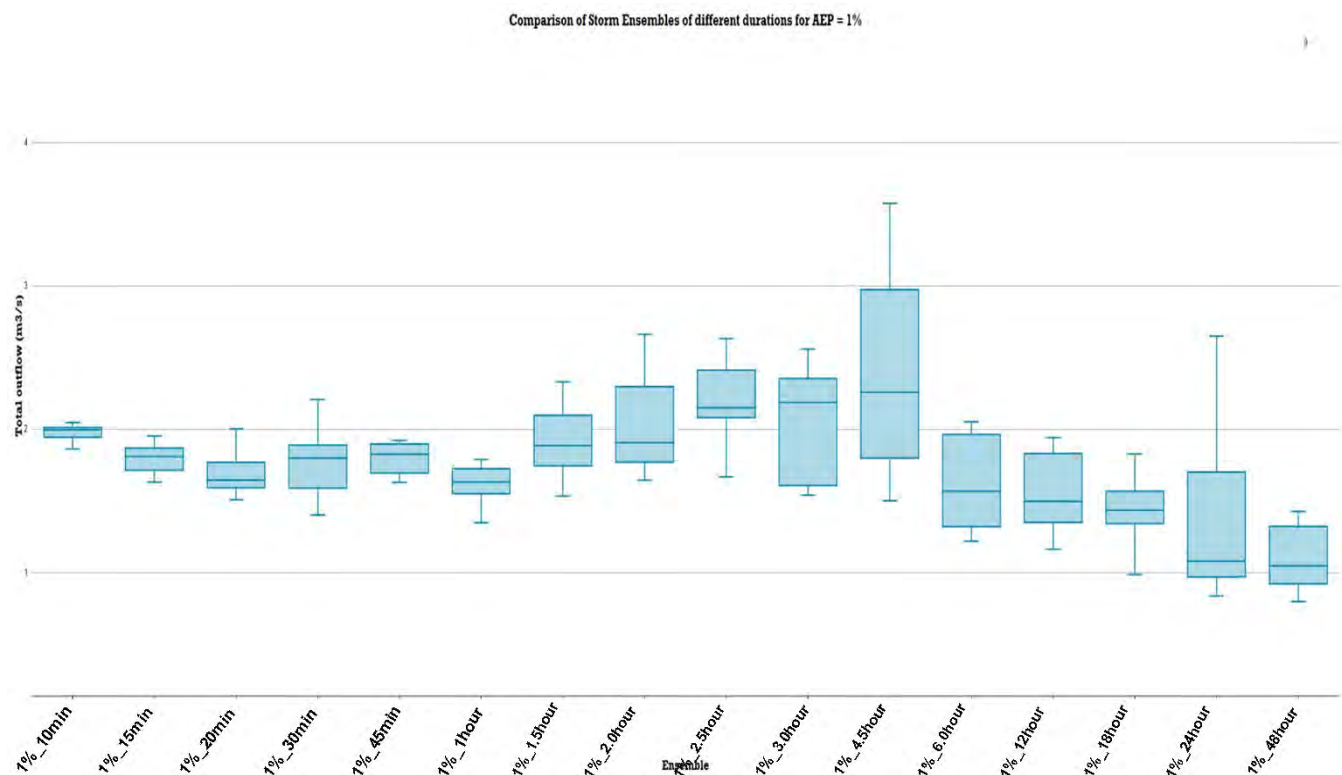
Table 1. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
900	22/1	2.5/0.0	0.045	0.020	-0.285

2.2.1 Design Rainfall Events

State planning provisions require modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events. Due to the size and grade of the catchment the peak rainfall time was restricted to between 10 min – 48 hrs.

The model ran each duration for the 1% AEP design event against 10 temporal patterns sourced from the ARR data hub. ARR 2019 advises the use of the worst-case duration median temporal pattern to ensure the event is not too conservative. These events were run through a hydrologic model to determine the required storm event. Figure 3 shows the box and whisker output of the model run. The model shows that the 1% AEP 4.5 hr storm temporal pattern 2 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

**Figure 3. 1% Box and Whisker Plot**

2.2.2 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. However, ARR 2019 recommends that this figure be used in lieu of more local data being available. Climate Futures Tasmania, 2010 (CFT) was a Tasmanian in-depth, entire state study into climate. Table 2 shows the ARR 8.5 increase compared to the CFT increase of 30% that was used within the model.

Table 2. Climate Change Increases

Sub-Catchment	CFT increase @ 2100	ARR 8.5 increase @ 2100
Faulkners	30.0%	16.3%

2.3 Hydraulics

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

2.3.1 Extents and topography

The contributing catchment extends from the development site to the upper reaches of Mount Faulkner, approximately 860 mAHD higher than the site location and has an average gradient of approximately 12.6%.

2.3.2 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is no historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model. Therefore, all parameters have been adopted from best practice manuals

2.3.3 Survey

The 2D surface model was taken from *Climate Futures Greater Hobart LiDAR 2013* to create a 1m and cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 4).

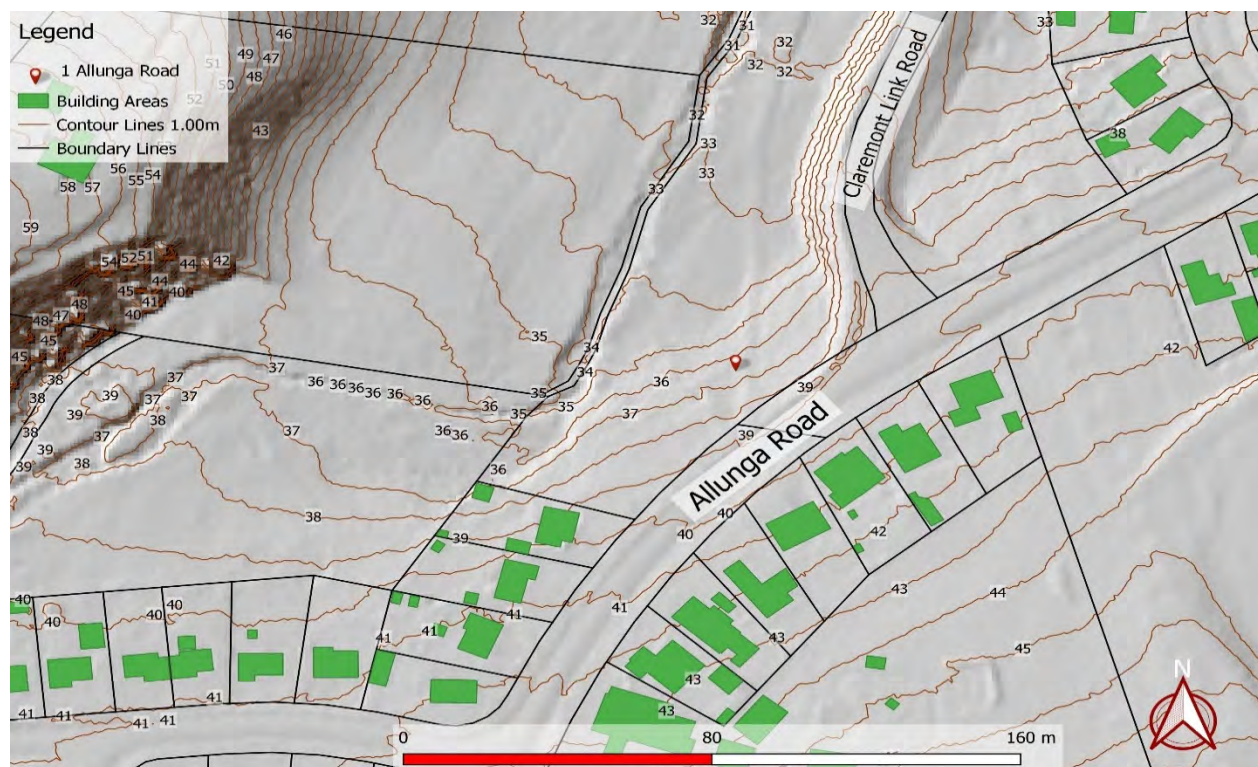


Figure 4. 1m DEM (Hill shade) of Site Area

2.3.4 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 3.

Table 3. Manning's Coefficients (ARR 2019)

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

2.3.5 Walls

All significant fences and retaining structures were included as 2D linear wall structures within the 2D model.

2.3.6 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.

This method allows for flow through the building if the flood levels/pressure become great enough. The aim is to mimic flow through passageways such as doors, windows and hallways.

2.4 Model Results

The results of 1% AEP at 2100 were run through the pre-development and post-development model scenarios to compare the effects of flooding onsite and to surrounding areas. It can be seen from the pre-development model runs (Figure 5), that no flooding occurs through proposed lots to the northwest boundary of the subdivision. The current flow path seen on the model result travels through Faulkner's Rivulet and inundates the land adjacent to the proposed development. However, this path would indicate that the proposed lots do meet the acceptable solutions C7.7 / C12.7 and therefore do not need analysis to see if it is possible to meet the performance criteria for current and future planning applications.

The existing riverine flow provides a clear and safe overland flow path as seen in the pre- and post-development run (Figure 5 and Figure 6 respectively). It can be seen in Figure 6 that the proposed lot subdivision provides development space free from inundation. This also indicates that the current proposed lot boundaries could be reshaped to incorporate extra land for future development.



Figure 5. Pre-development 1% AEP at 2100, flood depths and extents

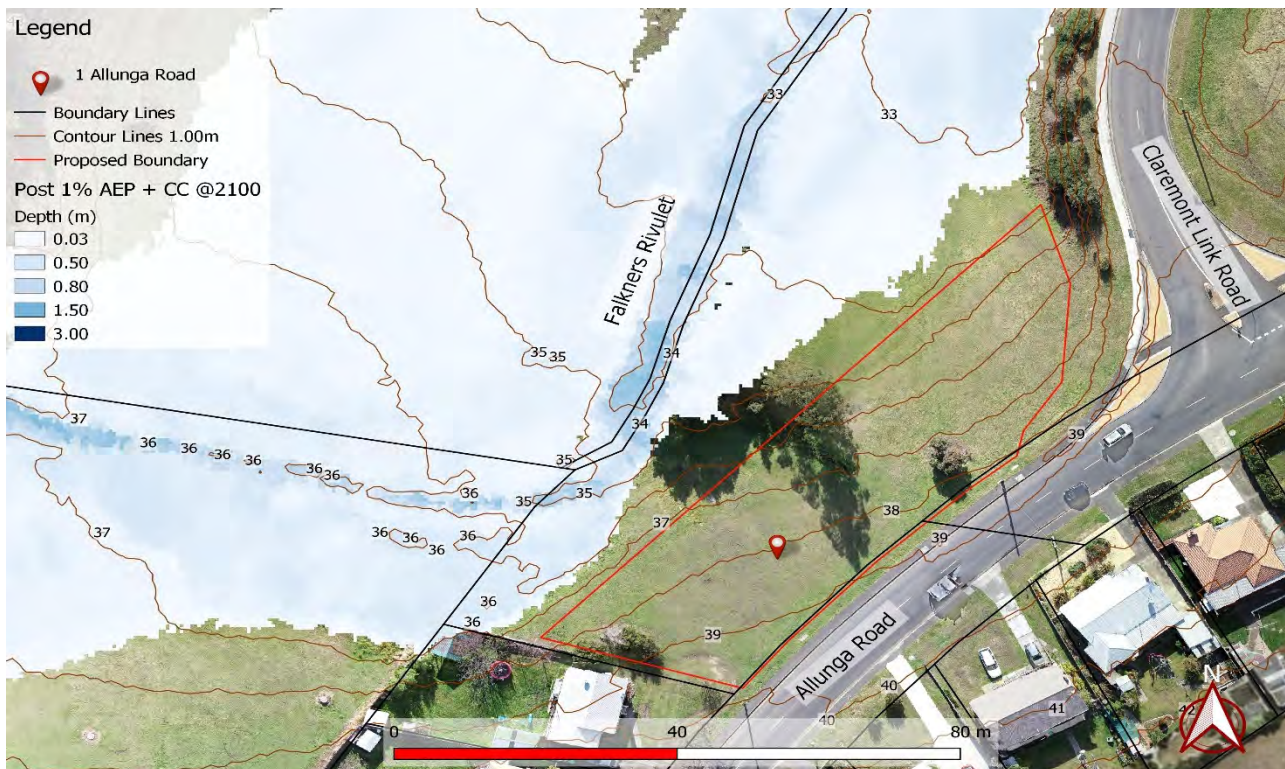


Figure 6. Post – Development 1% AEP at 2100, flood depths and extents

2.4.1 Displacement of Overland Flow on Third Party Property

Figure 6 shows post-development flows that, when compared against pre-development, there is no increase in flood extents inside the lot boundaries with the post-development model. It is further evident that there is no overland flood path immediately affecting the lot subdivision.

2.4.2 Development Effects on Stormwater Discharge

Figure 7 below shows the discharge hydrograph for the new subdivision area only. The graph was captured in the model for both pre- and post-development runs and combined in graph format to demonstrate the change in net-discharge. It can be seen from Figure 7 the pre- and post-development discharge is 0.0m³/s. This subdivision therefore meets the State Planning Provisions C12.7 to not alter water quantity downstream.

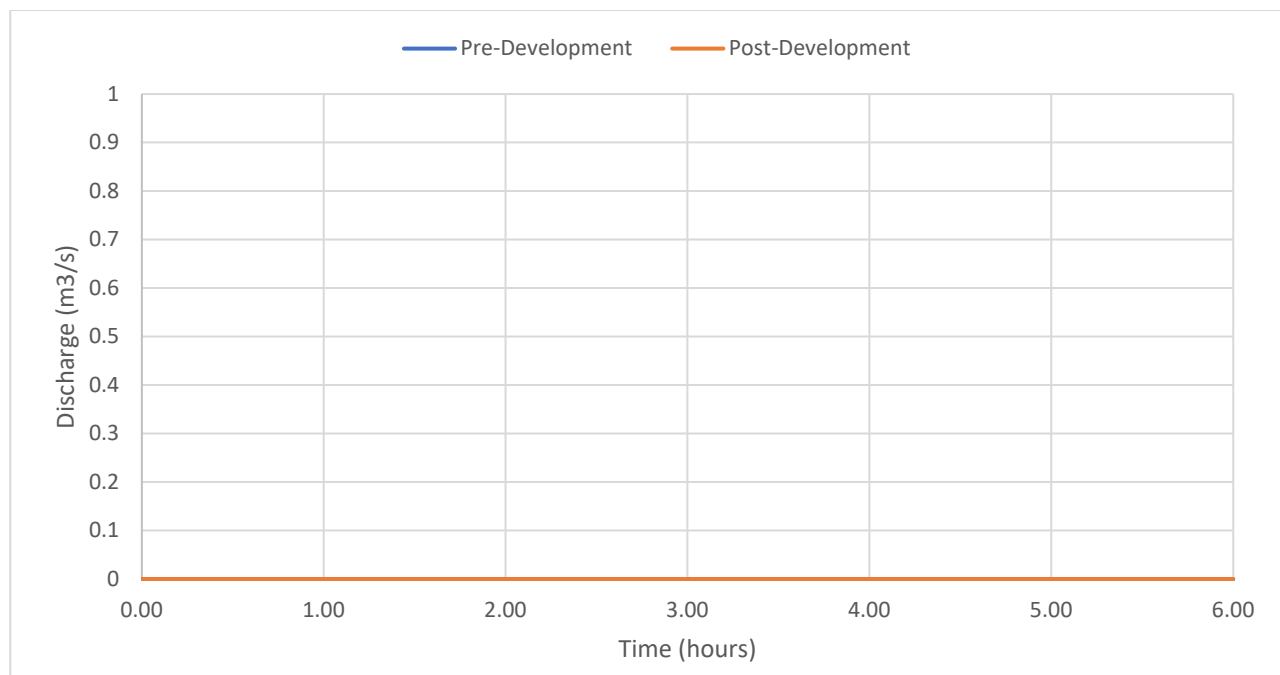


Figure 7. Pre and Post Development Net Discharge 1% +CC

3. Flood Hazard

The proposed subdivision is not subject to inundation. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as predominantly H1 – Safe for all, as shown in

Figure 8. The natural designated overland flow channel through the Faulkner's Rivulet shows hazards up to H5, with downstream hazards remaining constant pre- and post-development. However, this area is not considered part of the study as it is not within the proposed lot boundaries.

Therefore, in the event of 1% AEP + CC, the overland flow path at Faulkner's Rivulet flood extent provides a concentrated conveyance of flood flows that are predominately unsafe for vehicles and people, with buildings vulnerable to structural damage. However, this area is restricted to designated flow path at the rear of properties boundaries away from main access points and primary building envelopes.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site. However, flooding within the site shows that all proposed lots within the subdivision are clearly free from inundation and therefore present little risk to future lot owners.

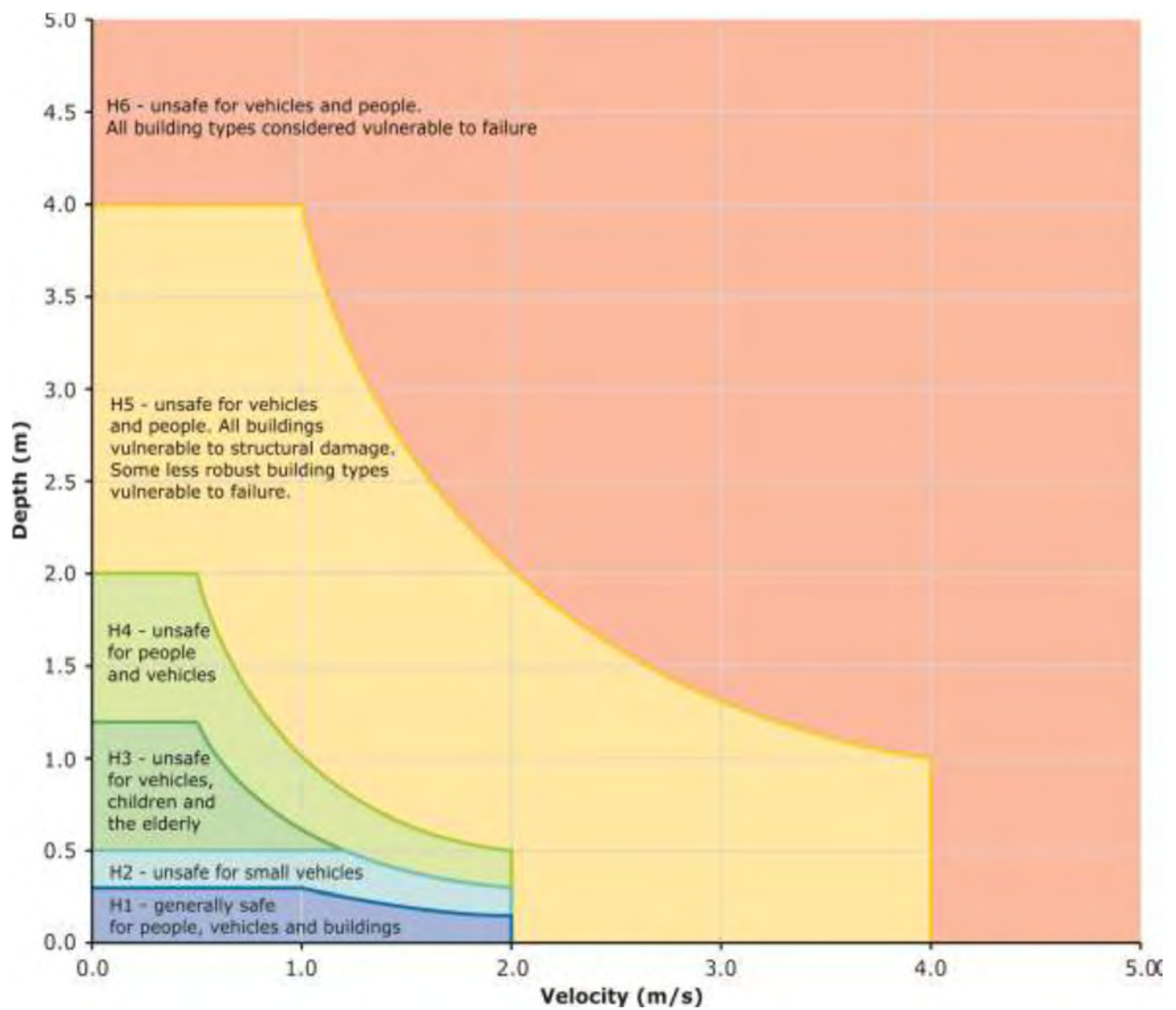


Figure 8. Hazard Categories Australian Disaster and Resilience Handbook

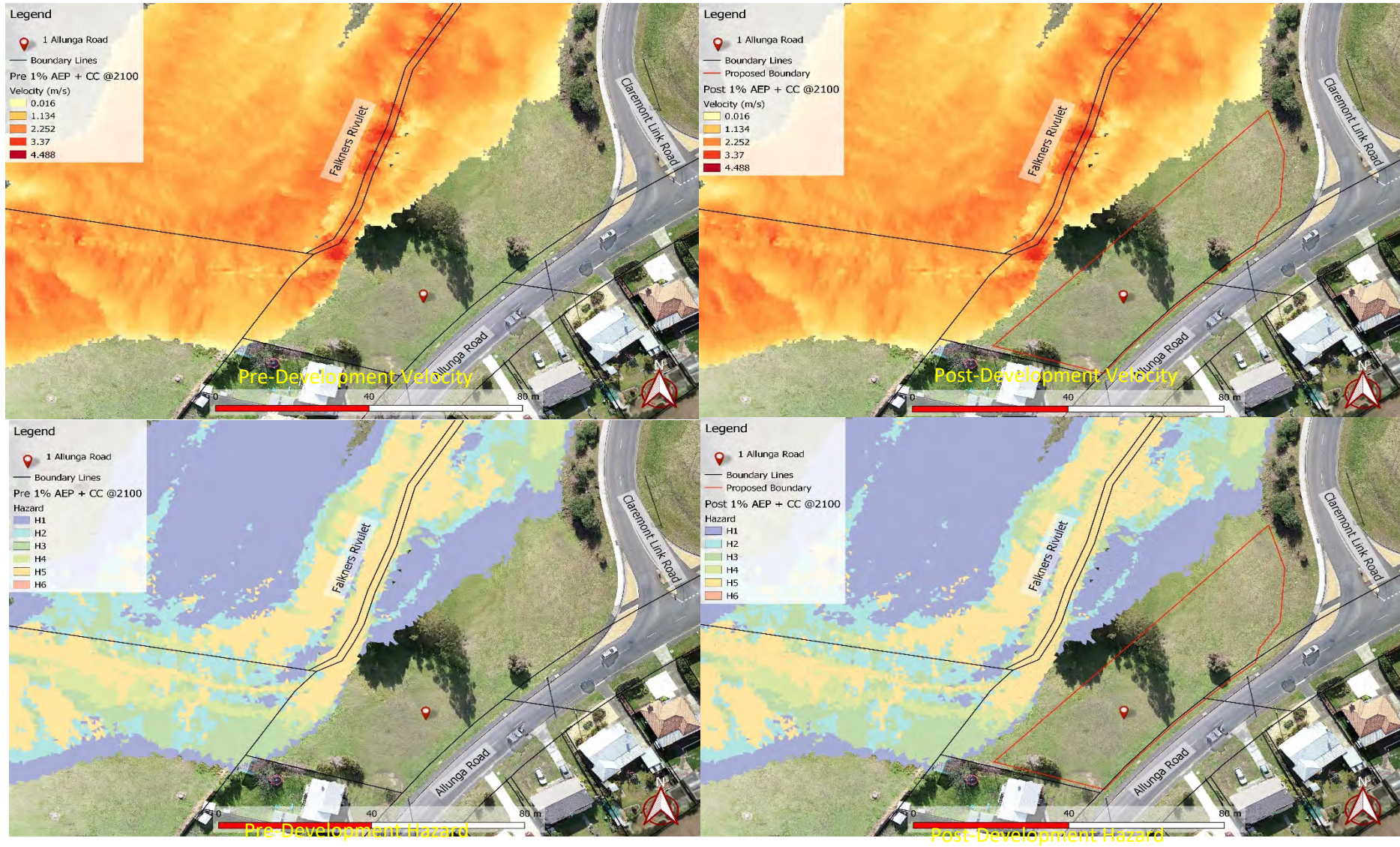


Figure 9. Pre- and post-development velocity (top) and hazard (bottom) maps

Table 4. State Planning Provisions C7.7 Acceptable Solution Response

C7.7 Development Standards for Subdivision		
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area.		
Objectives: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.		
Acceptable Solution A1		Response from Flood Report A1
Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:		The results of the flood modelling, as shown in Figure 6, clearly states that the 1% AEP + CC flood extent does not inundate the proposed subdivision and therefore should not be considered inside of the waterway and coastal protection area. Therefore, the acceptable solutions are not applicable to this site.
(a)	be for the creation of separate lots for existing buildings;	
(b)	be required for public use by the Crown, a council, or a State authority;	
(c)	be required for the provision of utilities;	
(d)	be for the consolidation of a lot; or	
(e)	not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	

Table 5. State Planning Provisions C7.7 Performance Solution Response

Performance Criteria P1		Response from Flood study P1
(a)	the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and	Not applicable (see above response in Table 4.)
(b)	future development likely to be facilitated by the subdivision.	

Table 6. State Planning Provisions C12.7 Acceptable Solution Response

C12.7 Development Standards for Subdivision		
C12.7.1 Subdivision within a flood-prone hazard area		
Objectives:		
(a) That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.		
Acceptable Solution A1		Response from Flood Report A1
Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:		The results of the flood modelling, as shown in Figure 6, clearly states that the 1% AEP + CC flood extent does not inundate the proposed subdivision and therefore should not be considered inside of the waterway and coastal protection area. Therefore, the acceptable solutions are not applicable to this site.
(a)	be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area;	
(b)	be for the creation of separate lots for existing buildings;	
(c)	be required for public use by the Crown, a council or a State authority; or	
(d)	be required for the provision of Utilities.	

Table 7. State Planning Provisions C12.7 Performance Solution Response

Performance Criteria P1		Response from Flood study P1		Met (Y/N)
(a)	any increase in risk from flood for adjacent land;	(a)	Pre- and post-development flows shows no impact on the downstream properties whilst maintaining zero flow, velocity and hazard inside the lot development boundary.	Y
(b)	the level of risk to use or development arising from an increased reliance on public infrastructure;	(b)	There will be no increased reliance on public infrastructure, in controlling overland flows.	Y
(c)	the need to minimise future remediation works;	(c)	There will no future remediation works resulting from the proposed lot development.	Y
(d)	any loss or substantial compromise by flood of access to the lot, on or off site;	(d)	There will be no substantial compromise by flood as there would be no flood extent inside the subdivision boundary from Faulkner's Rivulet.	Y
(e)	the need to locate building areas outside the flood-prone hazard area;	(e)	The future building envelopes will be outside any inundation areas.	Y
(f)	any advice from a State authority, regulated entity or a council; and	(f)	N/A	N/A
(g)	the advice contained in a flood hazard report.	(g)	Refer to recommendations in this report	Y

4. Conclusion

The Flood Hazard Report for Allunga Road, Chigwell subdivision site has reviewed the potential pre- vs post-development flood scenarios.

The following conclusions were derived in this report:

1. A comparison of the pre- and post-development peak flows for the 1% AEP + CC shows that the proposed development is situated in an area free from inundation including allowance of a sizeable building area, access, and its services.
2. Hazard from flooding in the area remains predominately H1 in the post development scenario, with predominately H1 for pre-development. However, concentrated flow from the Faulkner's Rivulet outside the subdivision boundaries shows higher hazard (up to H5) localised to the channel.

5. Recommendations

Flüssig Engineers therefore recommends the following engineering design to be adopted for the development to ensure the works meets the Inundation Code for subdivisions, and future residents are free and safe from inundation:

1. The proposed land development boundaries must remain outside the 1% AEP + CC flood extent.
2. In the event of flooding at Faulkner's Rivulet, future property owners shall follow instructions from local authorities and emergency services.
3. It is recommended proposed future dwellings be constructed near to the main access road.

Under the requirements of Flood Hazard Report, the development site will meet current acceptable solutions and performance criteria under the standards of the Glenorchy Local Provisions Schedule and the State Planning Provisions.

6. Limitations

Flüssig Engineers were engaged by **Communities Tasmania**, for the purpose of a site-specific Flood Hazard Report for Allunga Road, Chigwell, as per standards of the Glenorchy Local Provisions Schedule and the State Planning Provisions. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the subdivision should change, the plan will need to be reviewed against all changes.

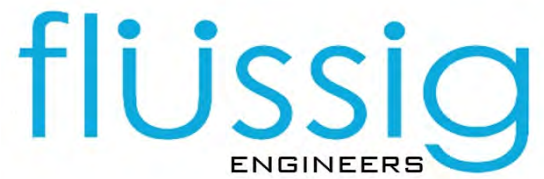
This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüßig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this Flood Hazard Report.

7. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Grose, M.R., Barnes-Keoghan, I., Corney, S.P., White, C. J., Holz, G. K., Bennett, J.B, Gaynor, S.M & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report, Antarctic Climate & Ecosystems Cooperative Research Centre, Hobart, Tasmania

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Appendix D

Contact details of the suggested interested persons

Appendix D: Contact Details of the suggested interested persons
Properties adjacent CT 197749/1 (compiled from the LIST on 30 Sept 2021)

AllUrbanPlanning

Property	Owner Name	Postal Address	PID	Title (CT) Reference
90 ALLUNGA RD CHIGWELL TAS 7011	DAMION ROSS MAHER KELLIE ANN TOWNSEND-MAHER	90 ALLUNGA RD CHIGWELL TAS 7011	5297667	14444/10
88 ALLUNGA RD CHIGWELL TAS 7011	ROBERT GEORGE MACHIN SANDRA LEE MACHIN	14 LANGURA AV CHIGWELL TAS 7011	5297659	14444/9
86 ALLUNGA RD CHIGWELL TAS 7011	MICHAEL PETER IMLACH LEAH CATHERINE IMLACH	86 ALLUNGA RD CHIGWELL TAS 7011	5297640	91545/8
2 KARAMBI ST CHIGWELL TAS 7011	ANTHONY GIUSEPPE ALEXANDER LOLICATO MADELINE LOUISE TINDALL	2 KARAMBI ST CHIGWELL TAS 7011	5323757	91545/7
ARUNTA CR CHIGWELL TAS 7011	GLENORCHY CITY COUNCIL	PO BOX 103 GLENORCHY TAS 7010	2894407	42117/1
1 CLAREMONT LINK RD CLAREMONT TAS 7011	KATRINA ANNE PATE GLENN WAYNE PATE	1 CLAREMONT LINK RD CLAREMONT TAS 7011	5297683	49782/1
1A CLAREMONT LINK RD CLAREMONT TAS 7011	NIGEL DENIS BRUCE	1A CLAREMONT LINK RD CLAREMONT TAS 7011	2802656	152062/1
105 BOX HILL RD CLAREMONT TAS 7011	GLENORCHY CITY COUNCIL	PO BOX 103 GLENORCHY TAS 7010	7182468	52335/1
38 MAROUBRA CIR CHIGWELL TAS 7011	THE CROWN (Department of State Growth)	GPO BOX 536 HOBART TAS 7001	5332792	64912/40
34 MAROUBRA CIR CHIGWELL TAS 7011	EMILY KATE BARKER	34 MAROUBRA CIR CHIGWELL TAS 7011	5332784	64912/39
32 MAROUBRA CIR CHIGWELL TAS 7011	SELEMAWIT BERHANE	32 MAROUBRA CIR CHIGWELL TAS 7011	5332776	64912/38
30 MAROUBRA CIR CHIGWELL TAS 7011	JOAN EMILY HALL	30 MAROUBRA CIR CHIGWELL TAS 7011	5332768	64912/37
28 MAROUBRA CIR CHIGWELL TAS 7011	TONY WAYNE CORBETT LYNNETTE MARIE CORBETT	28 MAROUBRA CIR CHIGWELL TAS 7011	5332741	64912/36
26 MAROUBRA CIR CHIGWELL TAS 7011	DIRECTOR OF HOUSING	GPO BOX 125 HOBART TAS 7001	5332733	64912/35
24 MAROUBRA CIR CHIGWELL TAS 7011	SIMON JOHN CORDWELL	24 MAROUBRA CIR CHIGWELL TAS 7011	5332725	64912/34

22 MAROUBRA CIR CHIGWELL TAS 7011	ARTHUR KEITH WIGGINS ELAINE JANICE WIGGINS	22 MAROUBRA CIR CHIGWELL TAS 7011	5332717	64912/33
20 MAROUBRA CIR CHIGWELL TAS 7011	DIRECTOR OF HOUSING	GPO BOX 125 HOBART TAS 7001	5332709	64912/32
18 MAROUBRA CIR CHIGWELL TAS 7011	JULIAN STUART ILES	18 MAROUBRA CIR CHIGWELL TAS 7011	5332696	64912/31
16 MAROUBRA CIR CHIGWELL TAS 7011	ANITA CHRISTIE HAMILTON	16 MAROUBRA CIR CHIGWELL TAS 7011	5332688	64912/30
14 MAROUBRA CIR CHIGWELL TAS 7011	IAN JOHN FLETCHER TERESA CARMEN FLETCHER	183 WATERWORKS RD DYNMYRNE TAS 7005	5332661	64912/29
12 MAROUBRA CIR CHIGWELL TAS 7011	TRENT ANTHONY BURNSIDE KIRSTEN ANNE GREEN	12 MAROUBRA CIR CHIGWELL TAS 7011	5332653	64912/28
10 MAROUBRA CIR CHIGWELL TAS 7011	GARRY ROBERT MCGOWAN	19 APANIE CR CHIGWELL TAS 7011	5332645	6149/3
8 MAROUBRA CIR CHIGWELL TAS 7011	SHAUN CAMERON EAST	8 MAROUBRA CIR CHIGWELL TAS 7011	5332637	64912/26
6 MAROUBRA CIR CHIGWELL TAS 7011	ROSEMARY VANNY RONALD ARTHUR DONALDSON	6 MAROUBRA CIR CHIGWELL TAS 7011	5332629	64912/25
4 MAROUBRA CIR CHIGWELL TAS 7011	CORALEA JANE MIDGLEY	4 MAROUBRA CIR CHIGWELL TAS 7011	5332610	64912/24
2 MAROUBRA CIR CHIGWELL TAS 7011	ELIZABETH CHRISTINE DOBNER	2 MAROUBRA CIR CHIGWELL TAS 7011	5332602	64912/23
131 ALLUNGA RD CHIGWELL TAS 7011	MICHAEL JAMES HANSCH	131 ALLUNGA RD CHIGWELL TAS 7011	5296605	20925/19
131A ALLUNGA RD CHIGWELL TAS 7011	GLENORCHY CITY COUNCIL	PO BOX 103 GLENORCHY TAS 7010	3312253	163317/1
133 ALLUNGA RD CHIGWELL TAS 7011	CHRISTINE ELIZABETH WATSON	133 ALLUNGA RD CHIGWELL TAS 7011	5296584	20926/20
129 ALLUNGA RD CHIGWELL TAS 7011	KAYLA MAREE HOLMES MITCHELL WILLIAM BOWERMAN	129 ALLUNGA RD CHIGWELL TAS 7011	5296613	20925/18
127 ALLUNGA RD CHIGWELL TAS 7011	JOHN ALEXANDER MARRIOTT CYNTHIA JEAN MARRIOTT	127 ALLUNGA RD CHIGWELL TAS 7011	5296621	20925/17
125 ALLUNGA RD CHIGWELL TAS 7011	ERROL HARTLEY DAPHNE MAUREEN HARTLEY	125 ALLUNGA RD CHIGWELL TAS 7011	5296648	20925/16
123 ALLUNGA RD CHIGWELL TAS 7011	DEAN KURTIS	123 ALLUNGA RD CHIGWELL TAS 7011	5296656	20925/15

121 ALLUNGA RD CHIGWELL TAS 7011	SHAUN FRANCIS CLIFFORD CRANNY EMILY LISA YOUNG	121 ALLUNGA RD CHIGWELL TAS 7011	5296664	20925/14
119 ALLUNGA RD CHIGWELL TAS 7011	TODD ANTHONY WORSLEY LINDA LOUISE CANE	119 ALLUNGA RD CHIGWELL TAS 7011	5296672	20925/13
115 ALLUNGA RD CHIGWELL TAS 7011	ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART	REHABILITATION CENTRE 35 TOWER RD NEW TOWN TAS 7008	3312245	174668/1