

Meander Valley Council

W O R K I N G T O G E T H E R

AGENDA

COUNCIL MEETING

Tuesday 14 July 2015

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

Visitors attending a Council Meeting agree to abide by the following rules:-

- Visitors are required to sign the Visitor Book and provide their name and full residential address before entering the meeting room.
- Visitors are only allowed to address Council with the permission of the Chairperson.
- When addressing Council the speaker is asked not to swear or use threatening language.
- Visitors who refuse to abide by these rules will be asked to leave the meeting by the Chairperson.

SECURITY PROCEDURES

- Council staff will ensure that all visitors have signed the Visitor Book.
- A visitor who continually interjects during the meeting or uses threatening language to Councillors or staff, will be asked by the Chairperson to cease immediately.
- If the visitor fails to abide by the request of the Chairperson, the Chairperson shall suspend the meeting and ask the visitor to leave the meeting immediately.
- If the visitor fails to leave the meeting immediately, the General Manager is to contact Tasmania Police to come and remove the visitor from the building.
- Once the visitor has left the building the Chairperson may resume the meeting.
- In the case of extreme emergency caused by a visitor, the Chairperson is to activate the Distress Button immediately and Tasmania Police will be called.



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that a general meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 14 July 2015 at 1.30pm.**

A handwritten signature in black ink, appearing to read 'Greg Preece', with a large, stylized initial 'G'.

Greg Preece
GENERAL MANAGER

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Evacuation and Safety:

At the commencement of the meeting the Mayor will advise that,

- Evacuation details and information are located on the wall to his left;
- In the unlikelyhood of an emergency evacuation an alarm will sound and evacuation wardens will assist with the evacuation. When directed, everyone will be required to exit in an orderly fashion through the front doors and go directly to the evacuation point which is in the car-park at the side of the Town Hall.

Agenda for a general meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 14 July 2015 at 1.30pm.

PRESENT:**APOLOGIES:****IN ATTENDANCE:****CONFIRMATION OF MINUTES:**

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary and Closed meeting of Council held on Tuesday 9 June, 2015, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
23 June 2015	<ol style="list-style-type: none"> 1. Infrastructure Discussion – 11.00 – 11.30am 2. Meander Valley Community Directory 3. Refugee Welcome Zone 4. Industrial Development Incentive 5. Mole Creek Primary School – Proposed Demolition 6. Westbury Recreation Ground Building Upgrade 7. Strategic Asset Management Plan 8. NBN Technology Choice For Westbury/Hadspen 9. Policy Process For Mayor To Report To Council 10. Signage Code – Cr Rodney Synfield

ANNOUNCEMENTS BY THE MAYOR:

Wednesday 10 June 2015

- Attended funeral Late Mayor Dorset, Barry Jarvis

Thursday 11 June 2015

- Attended Day 1, Council Planning Workshop

Friday 12 June 2015

- Attended Lyons electorate Mayors meeting with Eric Hutchinson MP - Brighton

Monday 15 June to Wednesday 17 June 2015

- Attended ALGA National Congress – Canberra

Tuesday 23 June 2015

- Attended Council Workshop
- Attended Westbury Recreation Ground meeting with User Groups

Thursday 25 June 2015

- Attended meeting with Hon Matt Groom, Minister for State Growth - Hobart

Saturday 27 June 2015

- Attended Deloraine RSLA Sub-Branch Annual Luncheon

Wednesday 1 July 2015

- Attended meeting with Hon Peter Gutwein MP, Minister for Local Government Launceston

Tuesday 7 July 2015

- Attended Tasmanian Institute of Agriculture Roadshow – Deloraine

Wednesday 8 July 2015

- Attended NAIDOC Flag raising ceremony – Deloraine

Thursday 9 July 2015

- Attended Day 2, Council Planning Workshop

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

Construction of a footpath along Scott Street, Hadspen

The General Manager tabled a petition containing 21 signatures from residents of Scott Street, Hadspen, requesting Council construct a footpath along Scott Street to facilitate their safe passage into Hadspen and for the collection of children from school buses etc.

The petition, addressed to the General Manager, was submitted by Peter and Helen Lundie, 29 Scott Street, Hadspen.

This petition was compliant with Section 57 of the Local Government Act, 1993.

Recommendation

Cr xx moved and Cr xx seconded "***that Council receive the petition and include the project for discussion at a future capital works workshop.***"

PUBLIC QUESTION TIME:

General Rules for Question Time:

Public question time will continue for no more than thirty minutes for 'questions on notice' and 'questions without notice'.

At the beginning of public question time, the Chairperson will firstly refer to the questions on notice. The Chairperson will ask each person who has a question on notice to come forward and state their name and where they are from (suburb or town) before asking their question(s).

The Chairperson will then ask anyone else with a question without notice to come forward and give their name and where they are from (suburb or town) before asking their question.

If called upon by the Chairperson, a person asking a question without notice may need to submit a written copy of their question to the Chairperson in order to clarify the content of the question.

A member of the public may ask a Council officer to read their question for them.

If accepted by the Chairperson, the question will be responded to, or, it may be taken on notice as a 'question on notice' for the next Council meeting. Questions will usually be taken on notice in cases where the questions raised at the meeting require further research or clarification. These questions will need to be submitted as a written copy to the Chairperson prior to the end of public question time.

The Chairperson may direct a Councillor or Council officer to provide a response.

All questions and answers must be kept as brief as possible.

There will be no debate on any questions or answers.

In the event that the same or similar question is raised by more than one person, an answer may be given as a combined response.

Questions on notice and their responses will be minuted.

Questions without notice raised during public question time and the responses to them will not be minuted or recorded in any way with exception to those questions taken on notice for the next Council meeting.

Once the allocated time period of thirty minutes has ended, the Chairperson will declare public question time ended. At this time, any person who has not had the opportunity to put forward a question will be invited to submit their question in writing for the next meeting.

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.
- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

For further information please telephone 6393 5300 or visit www.meander.tas.gov.au

PUBLIC QUESTION TIME:

1. QUESTIONS TAKEN ON NOTICE – JUNE 2015

1.1 Sandra Pearn, Reid Street, Westbury

a) "Matter regarding Reid Street unmade road section, letter dated 18th December 2014".

Response by Greg Preece, General Manager

The matter regarding the unmade section of Reid Street was raised by Councillor Richardson on 27 November 2014 in a letter to Council. As a result of this letter it was decided to write to the residents of Reid Street on this unmade section, to seek their views on leaving the unmade road closed or opening it up to through traffic.

b) "Why I haven't received a response to my letter of 12 January, 2015.

Response by Greg Preece, General Manager

A search of your files shows that the Director Infrastructure Services, Mr Dino De Paoli sent a response to your letter on 23 January, 2015. I have attached a copy of this response for your information.

c) "Was this ever an authorised closure? Who authorised this and were you aware that this ditch was dug?"

Response by Greg Preece, General Manager

It has been difficult to obtain information relating to the closure as it would appear that the late Mr Mike Pel was the Council officer responsible for installing the pipe culvert and bollards. It is understood that the culvert was installed after a private landowner excavated the drain. The section of unmade road is not listed on Council's road register so Council considers that the State Government Crown Land Services are the responsible managers for this section of unmade road reservation.

d) "Why was the survey only sent to a few residents who lived in the Street?"

Response by Greg Preece, General Manager

The Council letter was sent to the residents with direct access off Reid Street between Marriott and Ritchie Streets or sharing a boundary with this section, as they were the residents most likely to be directly impacted by any action in making Reid Street a through road.

e) "Shouldn't everyone's response have been in a letter form to why or why not and not just a phone call with the word "No".

Response by Greg Preece, General Manager

When Council undertakes a survey such as this it provides the opportunity to send in a response by letter, by telephone or by email. This gives the respondent the opportunity to respond in a manner that best suits them.

f) "I would like to make it known that a 5 minute delay of an ambulance or fire brigade could be a matter of life and death".

Response by Greg Preece, General Manager

Yes, Council and officers fully understand that any delay in emergency services is critical.

g) "My father remembers when he was 16 that you could always come through Reid Street by horse or cart or vehicle."

Response by Greg Preece, General Manager

Yes, Council officers are aware that access along Reid Street was possible in the past.

- h) "Question traffic condition with only eastern end with trucks and extra vehicles due to further development in this area?"

Response by Greg Preece, General Manager

In respect to further truck and vehicle traffic due to further development in the area, this will be considered by Council when it discusses the matter in the very near future.

2. QUESTIONS WITHOUT NOTICE – JULY 2015

COUNCILLOR QUESTION TIME:

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – JUNE 2015

1.1 Cr Bob Richardson

- a) Mrs Pearn inferred that a ditch was dug across Reid Street. Was that ditch dug by Council? If so was the general public (of Meander Valley) advised of the road closure, or was the ditch dug without permission? And if so, can Council determine who was responsible and what actions were, or will be taken, by Council in relation to a possible unauthorised action?

Response by Dino De Paoli, Director Infrastructure Services

It is understood that a land owner adjoining Reid Street dug a trench across the western end of the unmade section of Reid Street 5 or so years ago. From a recent inspection, there are two sections of an open drain at the western end of the unmade part of Reid Street that are joined by a pipe culvert across the reserve. There are no records to indicate that this section of road reserve was made a Council road. Crown Land Services is the responsible authority for the unmade section of Reid Street.

- b) About 5 years ago there were public toilets and change-rooms (beneath the grandstand) at Westbury's oval. There was also a timekeeper's box/scorers box in the grandstand.

These have not been replaced.

Given's Council's Asset Management Policy, why have these assets not been replaced?

Is this not a breach of the policy?

Response by Dino De Paoli, Director Infrastructure Services.

At the Ordinary Meeting of Council in January 2008 a decision was made by Council to approve instigation of the Westbury Recreation Ground Redevelopment (2007-

2012) Plan. This Plan listed actions for removal of the grandstand and public toilet, and construction of a new toilet in a latter stage. The removal of assets was undertaken in early 2008. Actions in the Plan were subject to priorities and available funding and it was noted that amendment could occur to the plan. It is considered that the original toilet has not been replaced due to assessment of cost and low demand at the time, and the availability of other public toilets nearby. The 2008 version of Council's Asset Management Policy in place at the time states that prior to consideration of any major works, or renewal or improvement to an asset, a critical review should be undertaken of the need and the "whole of life" cost of that asset. Therefore, the decisions made at that time in not replacing the toilet can be taken as being consistent with the Policy.

c) It is noted that, in correspondence to Council on 29 May, 2015, from the Tasmanian Audit Office, the Tasmanian Audit Office outlined audit fees for the coming audit.

Given rises in fees from 5.33% to 24.00%, does anyone audit the TAO?

Response by Malcolm Salter, Director Corporate Services

Yes; please refer to the following extract from the Audit Act 2008

"PART 6 - Independent Audit of Financial Statements of Auditor-General

41. Appointment of independent auditor of financial statements of Auditor-General

(1) The Governor, on the recommendation of the Treasurer, may appoint an auditor who is a registered company auditor within the meaning of the Corporations Act (the "independent auditor") to conduct the annual audit of the financial statements relating to the Tasmanian Audit Office.

(2) The Treasurer is to make his or her recommendation under subsection (1) after consultation with the Auditor-General.

(3) The Minister, the Auditor-General or a person employed in the Tasmanian Audit Office is not to be appointed under subsection (1)."

Does Council consider these fees require an explanation given CPI is about 2.00% for the financial year?

Response by Malcolm Salter, Director Corporate Services

An explanation of the fee structure has already been provided by the Tasmanian Audit Office in its "Annual Audit Arrangements Letter for the Year Ending 30 June 2015" to Council dated 29 May 2015 (pages 6 & 7) as per the normal procedure when planning each annual audit.

This letter was presented to Council's Audit Panel meeting on 9 June 2015.

Note 1, page 7, states that audit fees have been adjusted by 2%. This is correct. The 2013-14 fee schedule separately identified estimated additional costs associated with the audit of the financial sustainability indicators. This is now included in the 2014-15 base fee (ref: Audit fee table, page 6).

Note 2, page 7, provides an explanation of the travel fee which is almost always overestimated. For example, for 2013-14 an amount of \$800 was charged compared to \$1 900 estimated.

Note 3, page 7, explains that the Local Government (Miscellaneous Amendments) Act 2013 introduced or amended a number of requirements for councils which were invoiced separately. This resulted in an actual cost for 2013-14 of \$1 610 compared to \$800 estimated. The base fee for 2014-15 includes these costs.

An additional one-off cost of \$1 225 is included in the 2014-15 audit fee schedule for the cost of the Auditor-General's expert (Jeff Roorda and Associates) to review Council's infrastructure asset valuation (ref: Other Specialist Involvement paragraph, page 4).

d) Blundstone Arena

20,000 seats demanded

\$40,000,000 taxpayers money spent

\$2,000,000 taxpayers dollars spent annually

Two high profile teams

Only 12,000 turn up

Can anyone explain the contradiction and probable waste of money which could have been spent on police, schools or nurses?

Response by Mayor Craig Perkins

No we can't.

1.2 Cr Rodney Synfield

(a) It has come to my attention that the Mayor has recently appointed a new committee member to the TRAP Committee, being a special committee of Council. My question to follow in no way is intended to reflect upon the Mayor or the person selected.

My question is, is this compliant with the provisions of the Local Government Act 1993, wherein it states in Section 22 (3) "A council must not delegate any of its powers relating to the following:

(a) the establishment of council committees, special committees, controlling authorities, single authorities or joint authorities;"?

Now perhaps it may be argued that the establishment of the special committee of Council is unrelated to the persons who may be selected to be members of that committee but I would find that a tenuous argument or distinction.

The problem I have with that scenario is would it then be captured anyway, by the provision also found in Section 22 (3) (wherein a Council must not delegate) **(i)** any other prescribed power.

Now given what Section 24 of the Local Government Act says about special committees, as per the following;

24. Special committees

- (1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.
- (2) A special committee consists of such persons appointed by the council as the council thinks appropriate.
- (3) The council is to determine the procedures relating to meetings of a special committee.

Section 24 (2) as per above, appears to me to be a prescribed power under the Act and therefore not delegable.

So in summing up, is not the appointment of a member of a special committee solely the province of the entire Council to decide upon, irrespective of which scenario you advance?

If this assessment is correct, then:

- a) what other appointments have been made in like manner (historically), and
- b) what impact would the making of such appointments have, in terms of their legality, including the legality of a special committee so constructed, and
- c) what are the ramifications of any acts or decisions made by committees with members who may have been appointed in this manner, and
- d) what action will Council now take to remedy this situation?

Response by David Pyke, Director Governance & Community Services

The following legal advice has been obtained in response to the above question, namely:-

“The power to appoint members to a special committee of Council is a power that can be delegated under the Local Government Act 1993 because it is neither a power relating to the establishment of the special committee nor a prescribed power.

The appointment of new members to a committee, that has previously been established, is distinct and separate to the act of establishing/creating the

committee. This is best evidenced by the fact that the power is exercised at a time after the creation of the committee.

The appointment of new members to a committee is not a prescribed power. The Acts Interpretation Act 1931 specifies that a "prescribed power" is a power that is prescribed by regulations made under the Act or otherwise prescribed by the Act. It is not every power listed in the Act, only those powers specifically identified as being non-delegable.

Under s.22 of the Local Government Act 1993 Council may only delegate functions and powers to the General Manager, a controlling authority, a council committee or a special committee. As no delegation compliant with this provision is currently in place, the power to appoint members of the TRAP Committee is currently only capable of being exercised by Council.

It is recommended that Council undertake a review of its delegations register and the terms of reference for each special committee. Given that the appointments for all special committees was confirmed by Council at the December 2014 meeting it is anticipated that there will be few committee appointments that are affected by this issue.

With specific reference to the TRAP Committee, because TRAP performs an advisory function, and does not make decisions that affect substantive or proprietary rights of individuals, the recent non-conforming appointment of a member is considered to be unlikely to give rise to significant issues with validity of the committee's actions."

All future appointments will be forwarded to Council for confirmation as required under s24 (2) of the Local Government Act 1993 and the current Terms of Reference for the TRAP Committee will be reviewed.

b) Egmont Reserve – Could a hand rail be placed for safety purposes to access the river?

Response by Matthew Millwood, Director Works

Council has signage erected at Egmont Reserve advising/warning the reserve users of potential site hazards. This advice details slippery and steep banks and the river itself having deep cold water, strong currents and submerged objects. Persons that use the river for recreational purposes are warned that they enter the water having assessed these potential hazards. The concrete retaining wall that borders the river already has a low water level access available and the inclusion of a handrail at this position is considered to provide encouragement for persons to access this waterway – Council should not be providing this encouragement.

It is recommended that a handrail not be installed for the aforementioned reason.

1.3 Cr Andrew Connor

- a) Congratulations to staff who worked to make our Council room microphone system a reality. It currently provides a boost for audio levels in the room and allows for overflow of the public gallery to the supper room. The original motion concerning this equipment, passed about 2 years ago, included provisions for recording and internet streaming of meetings to the community who cannot attend at Westbury.

What further steps are required for telephone tie-ins, internet streaming of meetings and recordings to commence in terms of policy and funding? And when does Council expect this to happen? I note that this project is currently \$20,000 under its allocated budget and will that remainder be sufficient for any additional infrastructure required?

Response by Greg Preece, General Manager

The first step is for Council to determine what it wants to do with telephone tie-in, internet streaming and recording of meetings. Once this decision is made the appropriate policies and procedures can be developed and funding allocated.

The matter can be listed for discussion at the August workshop to assess what options Council want to deliver.

2. COUNCILLOR QUESTIONS ON NOTICE – JULY 2015

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JULY 2015

DEPUTATIONS BY MEMBERS OF THE PUBLIC:

NOTICE OF MOTIONS BY COUNCILLORS:

GOV 3 CR IAN MACKENZIE – COUNCIL AMALGAMATION

ED & S CR ANDREW CONNOR - NATIONAL BROADBAND NETWORK AREA SWITCH APPLICATION

CERTIFICATION

"I certify that with respect to all advice, information or recommendation provided to Council with this agenda:

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and
2. where any advice is given directly to Council by a person who does not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person."



Greg Preece
GENERAL MANAGER

"Notes: S65(1) of the Local Government Act requires the General Manager to ensure that any advice, information or recommendation given to the Council (or a Council committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. S65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice."

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items DEV 1 to DEV 5 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

DEV 1 MINI HYDRO POWER STATION, TRANSMISSION LINES AND ASSOCIATED INFRASTRUCTURE – MERSEY FOREST ROAD, MERSEY FOREST

1) Introduction

This report considers the planning application PA\12\0183 for a Discretionary Use - Utilities (mini hydro power station, transmission line and associated infrastructure), for land located at Mersey Forest Road, Mersey Forest (PID:2530822).

2) Background

Applicant

G 7 Generation

Planning Controls

The subject land is controlled by the Meander Valley Interim Planning Scheme 2013 (referred to this report as the 'Scheme').

Use & Development

The application proposes to construct a mini hydro power station adjacent to the Fish River, Mersey Forest, approximately 50m east of Mersey Forest Road (see attached plans).

The hydro power station itself will have a footprint of approximately 1600m² and will include two turbine houses, a site store, site office and ablution facility. All buildings will be constructed from shipping containers. Access will be taken from the Walls of Jerusalem Road via a proposed access track, 116 metres in length. The station will have an installed capacity of 2 megawatts.

A small weir will be constructed within the Fish River, upstream of the proposed station and a 995 metre pipeline will carry a continuous water supply for power generation. The change in elevation between the weir and the station will provide sufficient pressure to rotate the turbine generators using a relatively small volume of stored water.

The power station site and water pipeline is to be located within an approved 53.2 hectare lease on Crown Land. Two easements have also been approved by Forestry Tasmania to export the power to the Fisher Power Station.

Connection to the electricity grid will require the construction of a transmission line, consisting of standard 10m power poles with 3 vertically mounted cables. Two possible cable routes have been proposed. Route 1 runs adjacent to the Mersey Forest Road to the Rowallan Dam, then follows an existing transmission line to the south of a privately owned title known as Dublin Plains. From here the line follows an un-named forestry track off Dublin Road before re-converging with the transmission line corridor to the north of the private parcel and connecting to the State grid at the Fisher Power Station.

Route 2 runs adjacent to Mersey Forest Road for approximately 3km, then follows Dublin Road. The route leaves Dublin Road to the south of Dublin Plains, via the same un-named forestry track, and then follows the same path as Route 1.

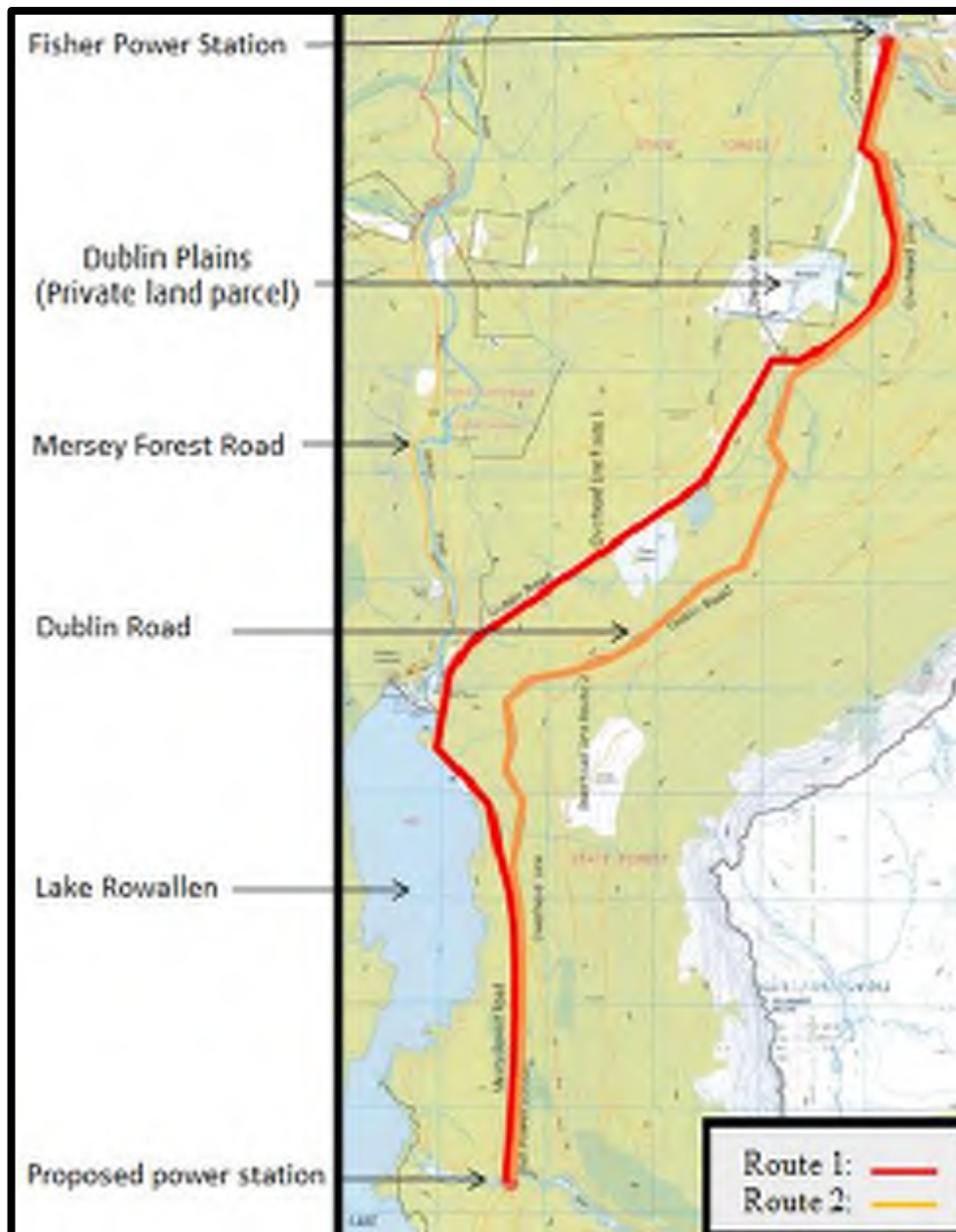


Figure 1: Proposed transmission line routes.

The development will require the clearance of approximately 7040m² of vegetation for the power station, pipeline and access, with an additional 64000m² (approximate) required for the transmission lines.

Site & Surrounds

The proposed development is located across 2 titles. The lot to the east has an area of 6964ha, is administered by the Crown and described as Future Potential Production Forest. The hydro power station, access and pipeline will be located on this title. The land to the west has an area of 3200ha and is managed by Forestry Tasmania. The proposed transmission lines will largely be located on this title.

The site of the mini hydro power station is located approximately 5km to the south of the Lake Rowallan dam, 50m from where the Mersey Forest Road crosses the Fish River at the base of Howells Bluff.

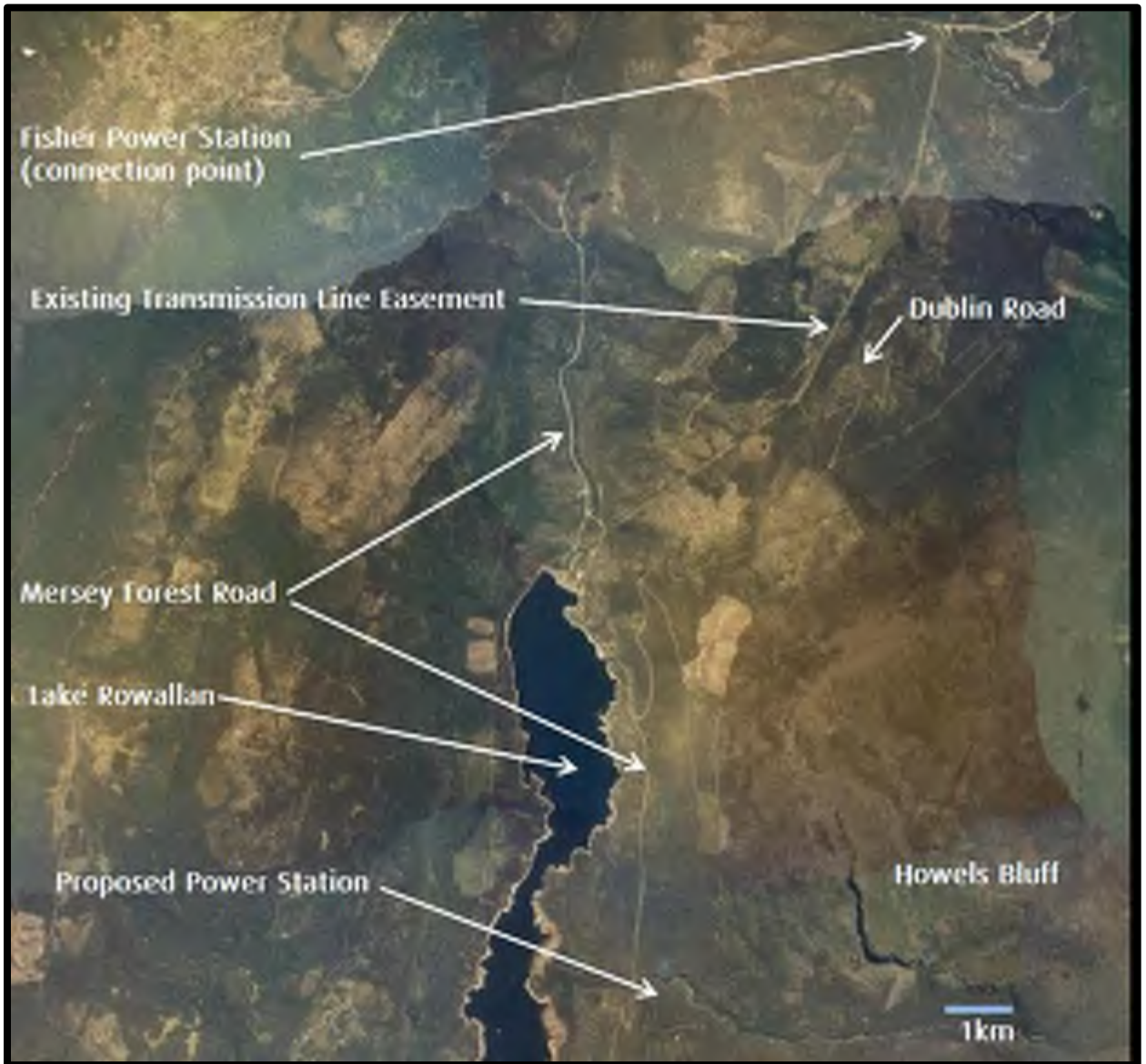


Photo 1: Aerial photo showing the approximate location of the development and surrounding land use (Source: The List 2015).

The surrounding land is largely owned by Forestry Tasmania, Hydro Tasmania and the Crown - Parks and Wildlife. The land contains a mix of intact native forest, regrowth forest and plantation forestry, intersected by electricity transmission lines. Lake Rowallan and Lake Parangana are located to the west and north-west of the property respectively. The Walls of Jerusalem National Park is to the east.



Photo 2: Rowallan Dam, looking west from Mersey Forest Road.



Photo 3: Lake Rowallan, looking south-west.



Photo 4: Existing transmission lines, adjacent to Rowallan Dam, looking north-east.



Photo 5: Parangana Dam and Power Station to the north-west of the development site, viewed from Mersey Forest Road.

The land is intersected by a number of Forestry Tasmania maintained, public roads, including Mersey Forest Road, Dublin Road and the Walls of Jerusalem Track.

While most of the surrounding land is owned by public corporations, the subject property envelopes three privately owned parcels of land. These parcels take access from Dublin Road and contain shacks and outbuildings occupied intermittently.

Statutory Timeframes

Valid application:	12 February 2015
Advertised:	21 February 2015
Closing date for representations:	11 March 2015
Request for further information:	Not Applicable
Information received:	Not Applicable
Extension of time granted:	13 April 2015
Extension of time expires:	14 July 2015
Decision Due:	14 July 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the Land Use Planning Approval Act 1993 (LUPAA) and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

The applicant has the written consent of a person appropriately delegated by the Minister of the Crown.

The application was referred to the Assessment Committee for Dams Construction (DPIPWE) under Section 156F of the Water Management Act 1999. Conditions for dam safety have been provided by the Assessment Committee for Dam Construction. Under the Water Management Act 1999, any planning permit issued must include these conditions.

8) Community Consultation

The application was advertised for the 14-day period required under legislation. Two representations were received (attached documents). The representations are discussed in the assessment below.

9) Financial Impact

Not Applicable

10) Alternative Options

Council can either approve the development, with or without conditions, or refuse the application.

11) Officers Comments

Zone

The subject property is zoned Rural Resource (see Figure 2 below). The land surrounding the site is located in the Rural Resource and Environmental Management Zones.

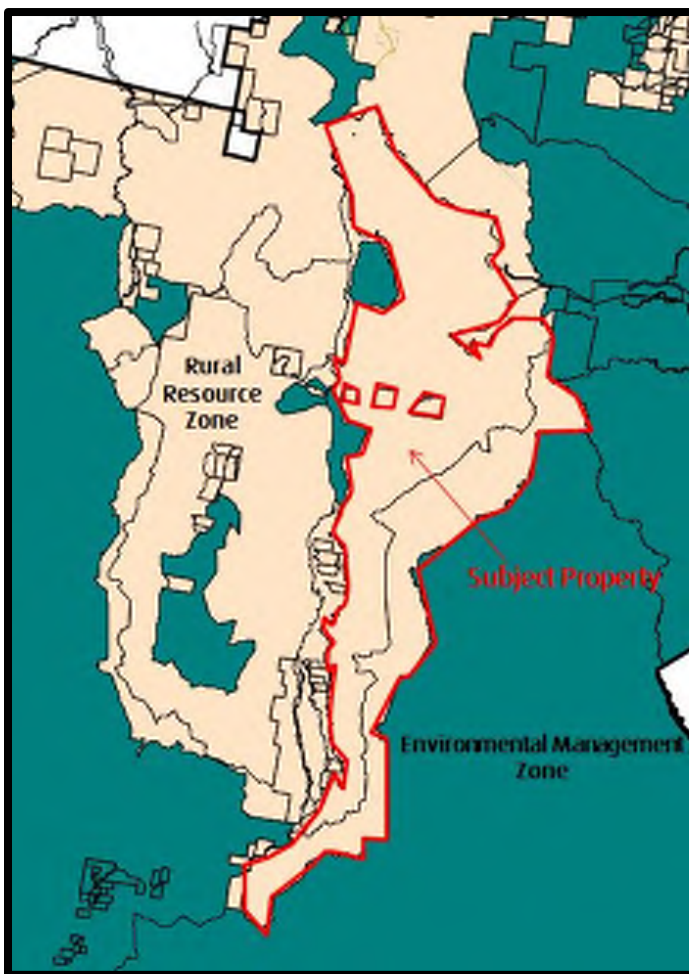


Figure 2: Zoning of subject titles and surrounding land, showing the approx. property boundaries.

Use Class

In accordance with Table 8.2 the proposed Use Class is Utilities.

In the Rural Resource Zone, use for Utilities (if for new uses) is specified in Section 26.2 – Rural Resource Zone Use Table as being Discretionary.

Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

26.1.2 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability. The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context. Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Comment:

The application proposes to construct a mini hydro power station. While the use for Utilities is Discretionary in the Rural Resource Zone, the use will not constrain or conflict with existing resource development activities on the subject or adjacent land. The subject property has historically been used for forestry based activities and contains a mix of natural vegetation cover and regrowth forest. Conversion of land to non-resource development uses will be minimal, with the proposed transmission lines running adjacent to existing infrastructure and cleared corridors. With minimal conversion of land, the impacts on resource development activities will be negligible.

The proposed development will not have a significant impact on existing recreational and tourism activities in the area. Lake Rowallan is used for recreational boating and fishing, the Mersey Forest White Water Reserve provides kayaking facilities, while the Mersey Forest Road and Walls of Jerusalem Track provide access to the Walls of Jerusalem National Park. Many of these uses share access and infrastructure with utilities and resource development uses in the area.

The land and surrounding titles have been subject to major utilities infrastructure development in the past. Features such as the Rowallan Power Station, Parangana Power Station and associated transmission lines have a significant visual presence along Mersey Forest Road and make a significant contribution to the character of the area. While the proposed transmission lines following Mersey Forest Road will be visible, the impact is reasonable within the context of existing development and infrastructure on the subject property and surrounding land.



Photo 6: Mersey Forest Road to the north of Lake Rowallan, showing existing transmission lines.

The privately owned power station and infrastructure will allow for economic development that is compatible with existing land uses in the area. The environmental and visual impacts of the development are further discussed below.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use and development relies on performance criteria, discretion is used for that particular standard. To determine whether discretion should be exercised to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the Rural Resource Zone and applicable Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

26.0 Rural Resource Zone		
Scheme Standard	Comment	Assessment
26.3.1 Uses if not a Single Dwelling		
A1	Utilities is a discretionary use.	Relies on Performance Criteria
A2	Utilities is a discretionary use. However the development is not located on prime agricultural land.	Not Applicable
A3	Utilities is a discretionary use.	Relies on Performance Criteria
A4	Utilities is a discretionary use.	Relies on Performance Criteria
A5	Utilities is a discretionary use and the use will not be located in an existing building.	Relies on Performance Criteria
26.4.1 Building Location and Appearance		
A1	The proposed buildings associated with the power station will be constructed within shipping containers with a maximum height of 2.83m. The transmission lines will be supported by standard 10m high single poles. The maximum height in the Rural Resource Zone is 12m.	Complies
A2	The site for the development is spread over two titles, with the proposed	Relies on Performance Criteria

	<p>station being located within 50m of the boundary shared between the titles.</p> <p>The proposed transmission lines will be constructed to the north-east boundary where they will connect to the Fisher Power Station.</p>	
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E1 Bushfire-Prone Areas Code

Scheme Standard	Comment	Assessment
E1.5.2.1 Standards for hazardous use		
A1	No Acceptable Solution	Relies on Performance Criteria
A2	The application is accompanied by a Bushfire Hazard Management Plan prepared by an accredited practitioner and is certified as having a tolerable level of risk.	Complies

E4 Road and Railway Assets Code

Scheme Standard	Comment	Assessment
E4.6.1 Use and road or rail infrastructure		
A1	The development is not a sensitive use and is not within 50m of a Category 1 or 2 Road.	Not Applicable
A2	Road has a speed limit of 80km	Not Applicable
A3	The development will not increase the annual average daily traffic movements at any existing access by more than 10%.	Complies
E4.7.2 Management of road access and junctions		
A1	Road speed limit is more than 60km\h.	Not applicable.
A2	Includes a new access	Relies on Performance Criteria
E4.7.4 Sight Distance at accesses, junctions and level Crossings		
A1	The proposed access provides sight distances of 50m along the Walls of Jerusalem Road to the west and 110m to the east of the proposed access. In	Relies on Performance Criteria

	accordance with Table E4.7.4, with a speed limit of 80km/h, the access requires a direct line of sight up to 175m.	
E6.0 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.6.1 Car Parking Numbers		
A1	Sufficient space is provided for one parking space. There is no set requirement for Utilities.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strip		
A1	The car parking area, access track and pipeline track will be constructed in gravel. The plans show appropriate drainage provisions along the length of the tracks. Car parking is not sealed or line marked.	Relies on Performance Criteria
E6.7.2 Design and Layout of Car Parking		
A1	Parking is located behind building line and turning provisions are not provided in the frontage.	Complies
A2	The car parking area will be graded to provide a flat parking area within the fenced compound. Parking is at 90 ⁰ to the access track and there is sufficient room to allow a vehicle to manoeuvre onsite and exit in a forward direction. Car parking and manoeuvring will have a slope less than 10%. A cut will be utilised to create a level surface at the power station site. Access is wider than the Table E6.2 prescribes. Parking complies with AS2890.1	Relies on Performance Criteria

E8.0 Biodiversity Code

Scheme Standard	Comment	Assessment
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E8.6.1 Habitat and Vegetation Management

A1	The application includes development in an area of priority habitat and does not include a Forest Practices Plan.	Relies on Performance Criteria
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A2	The application includes the removal of native vegetation and does not include a Forest Practices Plan.	Relies on Performance Criteria
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E9.0 Water Quality Code

Scheme Standard	Comment	Assessment
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E9.6.1 Development and Construction Practices and Riparian Vegetation

A1	The proposal requires clearance of some vegetation within 50m of the Fish River.	Relies on Performance Criteria
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A2	The application involves the extraction and discharge of water into the existing watercourse. Environmental flows will be maintained at a minimum of 10%. The existing watercourse will continue to run along its natural course and will not be filled, piped or channelled.	Complies
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A3	The watercourse will not be filled, piped or channelled.	Complies
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E9.6.2 Water Quality Management

A1	Stormwater is not connected to a reticulated stormwater system, however all surface runoff collected by the buildings and access will be diverted through a sump prior to discharge.	Complies
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A2	The application includes a new point source discharge.	Relies on Performance Criteria
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A3	No acceptable solution. Application Does not include a quarry or borrow pit.	Not applicable
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E9.6.3 Construction of Roads		
A1	No Acceptable Solutions. Access track construction will occur within 50m of a watercourse.	Relies on Performance Criteria
E9.6.4 Access		
A1	The proposed development will provide direct access to the watercourse.	Relies on Performance Criteria
A2	The proposed development will provide direct access to the watercourse.	Relies on Performance Criteria

Performance Criteria

26.0 Rural Resource Zone
26.3.1 Uses if not a Single Dwelling
<p>Objective</p> <p>a) <i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i></p> <p>b) <i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i></p> <p>c) <i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i></p> <p>d) <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i></p> <p>e) <i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i></p> <p>f) <i>The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</i></p>
<p>Performance Criteria P1</p> <p><i>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</i></p> <p><i>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i></p>

Comment

The proposed development is consistent with the Local Area Objectives of the Rural Resource Zone (see assessment above). The proposed use and development will not constrain resource development activities and is suitable for the area given the dominance of existing utilities infrastructure. The amount of land to be converted to non-agricultural uses will be marginal due to the transmission lines running adjacent to existing infrastructure, where primary industry activities are already constrained.

The visual impacts of the development are considered to be reasonable and are further discussed below.

The development is consistent with the objective and supports a mix of uses appropriate to the context of the locality.

Performance Criteria P3

The conversion of non-prime agricultural to non-agricultural use must demonstrate that:

a) the amount of land converted is minimised having regard to:

- i) existing use and development on the land; and*
- ii) surrounding use and development; and*
- iii) topographical constraints; or*

b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:

- i) limitations created by any existing use and/or development surrounding the site; and*
 - ii) topographical features; and*
 - iii) poor capability of the land for primary industry; or*
- c) the location of the use on the site is reasonably required for operational efficiency.*

Comment

The subject property is used for forestry and also hosts existing electrical infrastructure. The proposed development will not unreasonably constrain forestry activities.

The amount of land converted from resource development to accommodate the development has been minimised. While the transmission lines will occupy approximately 64,000m² of the land area, they will run adjacent to existing roads and electricity corridors and will result in the marginal expansion of these corridors. Resource development is already relatively limited in proximity to these

corridors.

The location of the development is reasonably required for operational reasons. The power station is located to take advantage of the fall in the land and the Fish River to provide a water supply under sufficient pressure to generate electricity. Utilising the natural flow and fall effectively eliminates the need for extensive dam construction. The proximity to the Walls of Jerusalem Track also provides easy access to the site and minimises the need for extensive roads and access tracks. Transmission lines are necessary to transport electricity and their location along existing cleared corridors will minimise the amount of clearance required.

The development is consistent with the objective.

Performance Criteria P4

It must demonstrated that:

- a) emissions are not likely to cause an environmental nuisance; and*
- b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and*
- c) the capacity of the local road network can accommodate the traffic generated by the use.*

Comment

Emissions from the power station are not likely to cause a nuisance and will not impact primary industry activities on the subject or adjoining land. Emissions will be limited to a small amount of noise, which will largely be absorbed by the surrounding forest. Noise pollution is regulated by the Environmental Management and Pollution Control Act 1994. There are no major tourist facilities, habitable buildings or sensitive uses in the vicinity of the development. An 800m wide buffer composed of mature native forest creates an effective buffer between the station and the start of the Walls of Jerusalem Walking Track.

The local road network has sufficient capacity to cope with the traffic generated by the development. A Traffic Impact Assessment has been submitted with the application demonstrating that the road is sufficient to handle a small increase in vehicle numbers during the construction phase. As the power station will be automated, the ongoing use will generate no more than the occasional maintenance worker.

Performance Criteria P5

It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:

- a) *the impacts on skylines and ridgelines; and*
- b) *visibility from public roads; and*
- c) *the visual impacts of storage of materials or equipment; and*
- d) *the visual impacts of vegetation clearance or retention; and*
- e) *the desired future character statements.*

Comment:

The visual impact of the proposed power station will be minimal. The station itself will be made up of 4 large shipping containers which will not penetrate above the surrounding vegetation. While the station requires the removal of approximately 1600m² of vegetation, the clearance will be largely obscured from Mersey Forest Road and the Walls of Jerusalem Road by a vegetation buffer of around 50m between the buildings and the road. As the land rises to the east of Mersey Forest Road in the vicinity of the station, views will be largely blocked by natural topography and standing vegetation.



Photo 7: Looking east from Mersey Forest Road toward the site of development, showing existing vegetation buffer.

Direct views of the station may be possible from the bridge where the Mersey Forest Road crosses the Fish River, however topography and the form and configuration of buildings within the complex will substantially reduce its visibility and bulk. The station will be located on a natural plateau, elevated above the

bridge and will be cut into the slope of the land. Being constructed of shipping containers, site buildings will also be relatively low to the ground. The crest of the river bank and retained riparian vegetation, between the station and the river, will largely screen the development. Finished in appropriate colours, the site buildings will generally blend in with vegetation and will not be readily discernible. To ensure this occurs it is considered appropriate that the container buildings be conditioned to be non-reflective and in tones that blend in with the landscape.

The outfall from the pipeline is located around a small bend in the river and will not be visible from the bridge, however, it is anticipated that transmission lines leaving the station will result in some visible clearance of vegetation.

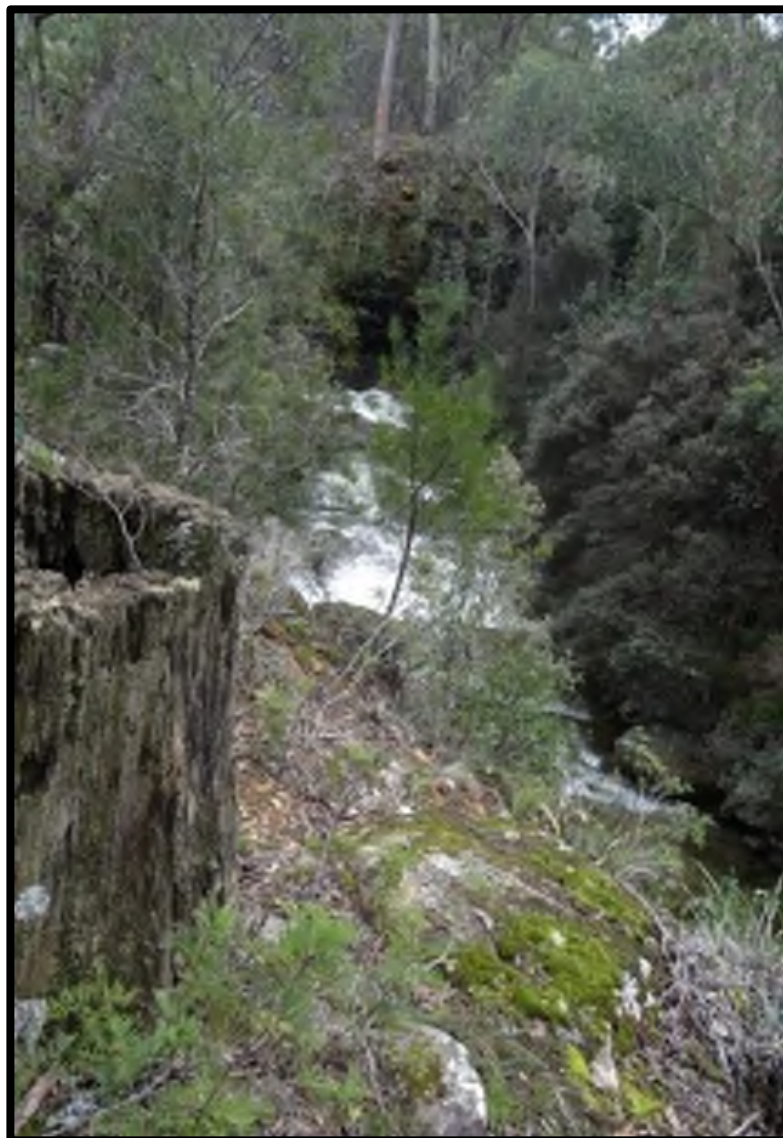


Photo 8: Approximate site of pipeline outfall, looking west toward the bridge where the Mersey Forest Road crosses the Fish River.



Photo 9: Approximate site of power station, viewed from Mersey Forest Road on bridge over Fish River.

The power station will have minimal visibility from the Walls of Jerusalem Walking Track. The track traverses through mature eucalyptus forest, skirting Howells Bluff until emerging on the Central Plateau. During the ascent, views of Lake Rowallan and the site of development are heavily restricted by tall vegetation. Once on the plateau, direct views into the valley are blocked by Howells Bluff.

While the development area in the vicinity of Dublin Plains is visible from Devils Gullet, additional landscape scarring will be negligible and visual impacts are satisfactorily mitigated by the significant distance separation.

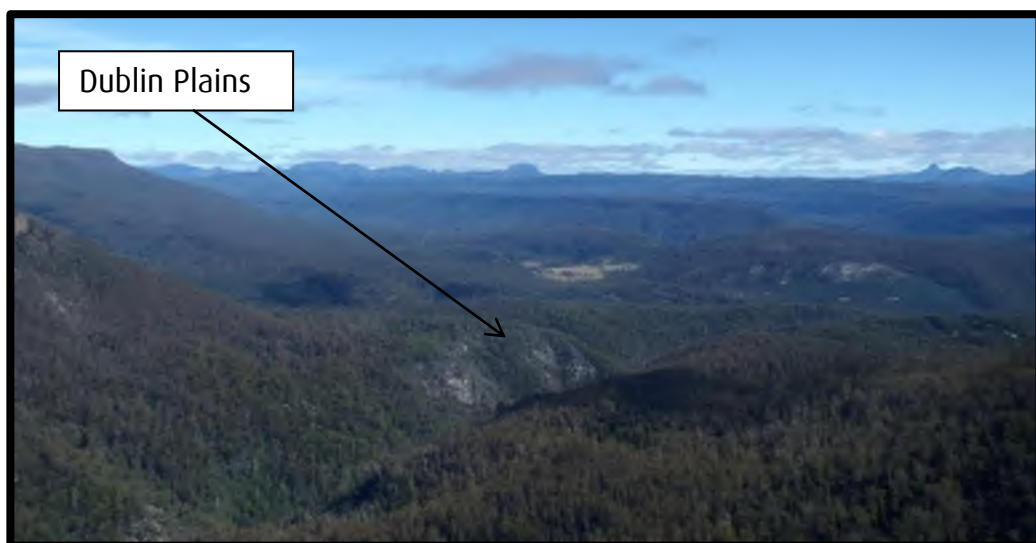


Photo 10: View of development site in the vicinity of Dublin Plains from Devils Gullet.

The visual impact of the development is consistent with the local area. The land surrounding Lakes Rowallan and Parangana supports significant power generation and transmission infrastructure, including the lakes and dam infrastructure, access tracks, power stations and transmission lines. Transmission lines running adjacent to roads are a common feature in rural areas.

Recommended Condition:

The materials and finishes of all structures at the power station site are to be non-reflective and in tones that blend in with the landscape, to the satisfaction of Council's Town Planner.

26.4.1 Building Location and Appearance

Objective

To ensure that the:

- a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and
- b) development of buildings is unobtrusive and complements the character of the landscape.

Performance Criteria P2

Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:

- a) the topography of the land; and
- b) buffers created by natural or other features; and
- c) the location of development on adjoining lots; and
- d) the nature of existing and potential adjoining uses; and
- e) the ability to accommodate a lesser setback to the road having regard to:
 - i) the design of the development and landscaping; and
 - ii) the potential for future upgrading of the road; and
 - iii) potential traffic safety hazards; and
 - iv) appropriate noise attenuation.

Comment:

The proposed transmission lines will continue to the northern boundary of the property, where they will connect directly to the grid at the Fisher Power Station. The land to the immediate north of the transmission line is used for electricity generation and the connecting transmission line and associated poles are consistent with this use. The transmission lines within 50m of the northern boundary will be located within the existing transmission line easement and will only be visible from the Fisher Power Station. The land is owned by Hydro and the area within the vicinity of the transmission lines is not publically accessible.

As the development site spans two titles, the proposed power station is located less than 50m from the shared property boundary. The proposed development does not comprise a sensitive use and will not constrain ongoing forestry activities on either of the titles.

The development is consistent with the objective. The location near the boundary will not impact the use of the adjoining title or constrain resource development.

E1.0 Bushfire Prone Areas Code

E1.5.2.1 Standards for hazardous use

Objective

Hazardous uses should only be located in bushfire-prone areas in exceptional circumstances. Where a hazardous use is to be located in a bushfire-prone area, bushfire protection measures must reflect the risk arising from the bushfire-prone vegetation and take into consideration the characteristics, nature and scale of the use to:

- *prevent the hazardous use from contributing to the spread or intensification of bushfire;*
- *limit the potential for bushfire to be ignited on the site;*
- *prevent the exposure of people and the environment to dangerous substances as a consequence of bushfire; and*
- *reduce the risk to fire fighters.*

Performance Criteria P1

Hazardous uses must demonstrate that they are of an overriding benefit to the community and that there is no suitable alternative site.

Comment

Electricity is an essential utility used in everyday society. The sustainable nature of hydro generation further demonstrates the overriding benefits of this application. The proposed site has been chosen due to its proximity to a water supply with adequate fall, road access and existing power generation facilities.

The lines will be fitted with an earth fault protection system, which will de-energize the cabling should a short circuit occur as a result of fallen trees, branches, degradation of insulation or any other means

Due to the extent of infrastructure generally required for electricity generation it is difficult to accommodate such infrastructure in urban areas or non-bushfire prone areas.

The development is consistent with the Objective and includes mitigation measures to limit the potential for bushfires to be ignited at the site.

E4.0 Road and Railway Assets Code

E4.7.2 Management of road access and junctions

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Performance Criteria P3

For limited access roads and roads with a speed limit of more than 60km/h:

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and*
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*
- c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

Comment

Mersey Forest Road is not a Category 1, 2 or 3 Road.

A Traffic Impact Assessment prepared by a qualified Traffic Engineer has been submitted with the application and Forestry Tasmania has provided a statement testifying to its adequacy. The assessment indicates that the risk associated with the new access is minimal, taking into account the low traffic volumes utilising the access, the relatively low volumes of existing traffic on the Walls of Jerusalem Road and the generally slow speed of vehicles on the gravel road.

The assessment recommends the applicant submit a Traffic Management Plan to manage increased vehicle movements during the construction phase of the development. As Forestry Tasmania is the Road Authority in respect to all roads impacted by the development, it is appropriate that road management and the requirement for a Traffic Management Plan be negotiated with Forestry Tasmania as a condition of the lease or consent.

The development is consistent with the Objective and has demonstrated that the safety and efficiency of the road will not be impacted as a result of the proposed development.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Performance Criteria P1

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Comment

A Traffic Impact Assessment was submitted with the application. While 110m direct sight distance is available to the east, available sight distance to the west is 50m.

The assessment concludes that the available sight distance is satisfactory taking into consideration the following:

- The design and operating speed of the road is closer to 30-40km/h, requiring a Safe Stopping Distance of only 40m.
- Low traffic volumes and lower risk of collision.
- The low design and operating speed of the road would reduce the severity of any collision.
- The new access will be used infrequently due to automation of the power station.

While the removal of some roadside vegetation to the west of the access is identified as a means to further improve sight distances, the assessment concludes existing sight distances are considered adequate.

The development is consistent with the objective and provides sufficient sight distances to allow the safe movement of traffic.

E6.0 Car Parking and Sustainable Transport

E6.7.1 Construction of Car Parking Spaces and Access Strip

Objective

To ensure that car parking spaces and access strips are constructed to an

appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment

The proposed development is located in a relatively remote area, will not be accessible to the general public and will be visited infrequently due to the automated nature of the power station. The proposed gravel tracks and parking area are considered to be designed and drained to a standard appropriate for the proposed use. Line marking is not considered warranted, due to the frequency of visitation and limited access.

Access and parking are considered to be consistent with the Objective and demonstrate an appropriate standard of construction.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P2:

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The proposed access is more than 10% wider than the standards prescribed by Table E6.2. The application is accompanied by a Traffic Impact Assessment addressing the suitability and safety of the access. The width of the access is not raised as a source of concern in regard to the safety and efficiency of the access. As the Road Authority, Forestry Tasmania have not raised any concerns regarding the width of the access.

The access width is considered to be consistent with the Objective.

E8.0 Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

- a) *vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and*
- b) *the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.*

Performance Criteria P1

Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:

- a) *quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and*
- b) *means of removal; and*
- c) *value of riparian vegetation in protecting habitat values; and*
- d) *impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and*
- e) *need for and adequacy of proposed vegetation or habitat management; and*
- f) *conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, water and Environment.*

Comment:

The development will require the clearance of approximately 7040m² of vegetation for the power station, pipeline and access, with an additional 64000m² (approximate) required for the transmission lines. This includes areas identified by the Planning Scheme as being priority habitat (see Figure 3 below).

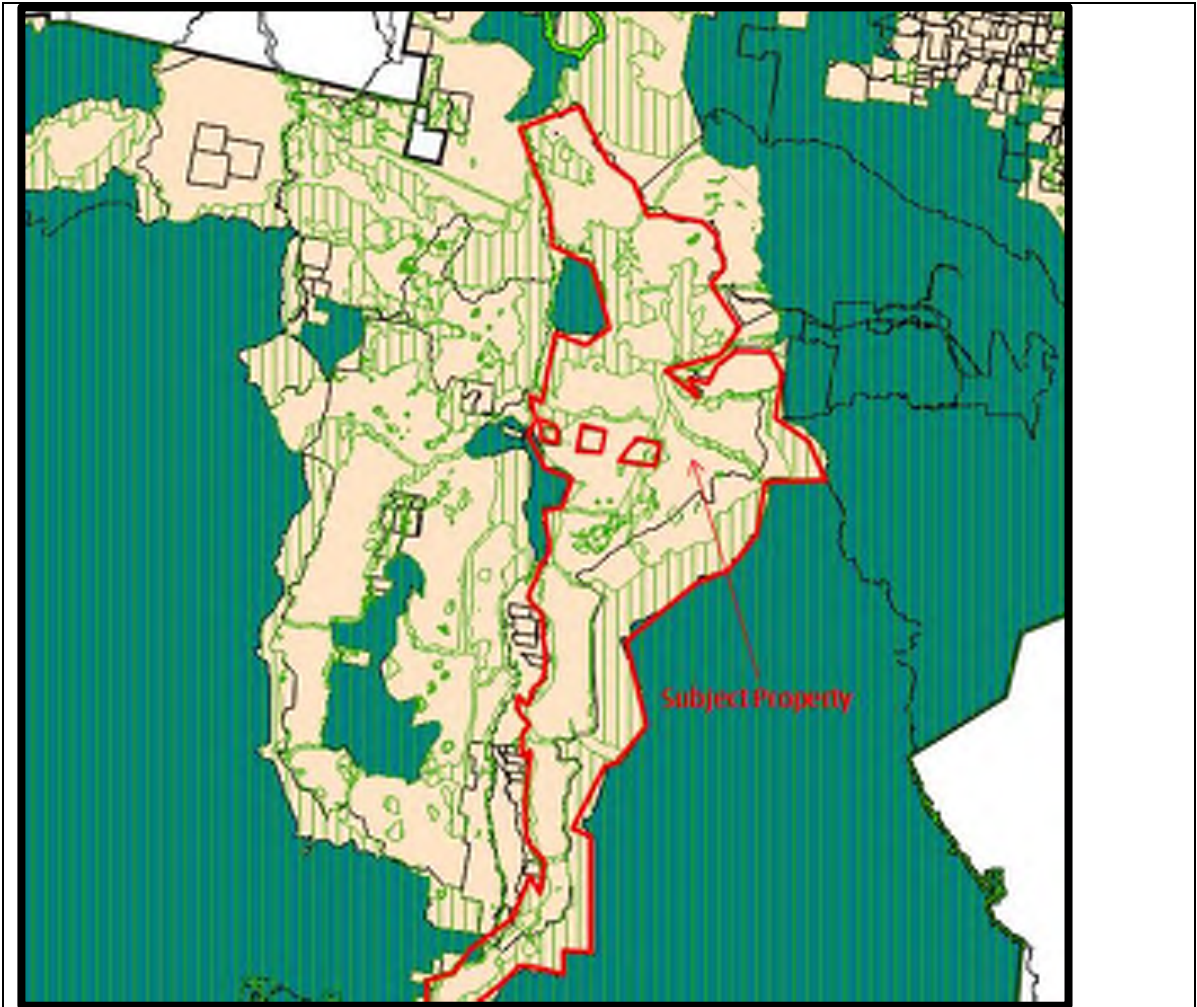


Figure 3 – Scheme overlays showing Priority Habitat



Photo 11: Typical view of vegetation to be removed at the power station site.

The application is accompanied by a Flora and Fauna Report prepared by Lark and Creese, demonstrating its compliance with the Performance Criteria. The report is based on a site survey undertaken by the author in November 2014 and supplemented by a State Forest Activity Assessment, previously undertaken by ECOtas.

At the time of the survey no species listed under the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth's *Environmental Protection Biodiversity and Conservation Act 1999* were identified within the development footprint. One threatened vegetation community, *Sphagnum* peatland, is located within proposed transmission line Route 1, listed within the Tasmanian *Nature Conservation Act 2002*, however no specific protection measures are recommended. The report concludes that the proposed works will not compromise the viability or connectivity of vegetation communities in the area.

The Priority Habitat overlay encompasses riparian vegetation at the power station site and 4 additional sites along Dublin Road. A *Poa Grasslands* community, identified as Priority Habitat and Listed under the Tasmanian *Nature Conservation Act 2002* is located within 200m of the transmission lines, however is unlikely to be impacted by the proposed development.

The property also contains potential habitat for 5 threatened fauna species that have been identified within a 15km of the site, however no dens or hollows were readily identified within the footprint during the site survey. The development consists of a relatively small footprint, in previously logged forest and adjacent to existing infrastructure. The loss of vegetation on the margins of existing roads and infrastructure corridors will not impact on the survival of threatened flora or fauna species.

As vegetation removal is largely adjacent to existing roads and easements, access will largely be from existing roads and will not require excessive track construction. Vegetation removal will be in accordance with the Construction Environment Operation Management Plan and disturbance beyond the areas identified for clearance will be minimal. A Forest Practices Plan will also be required for clearance along the transmission line corridors.

As indicated in the State Forest Activity Assessment, the loss of vegetation types is not considered to exceed the thresholds set by the Permanent Native Forest Estate Policy. No offset for the loss of vegetation is required in accordance with the *General Offset Principles* outlined in Tasmania's *Resource Management Planning System*.

Given the expanse of contiguous habitat on the site and surrounding land, the

proposed vegetation removal is relatively small. While Priority Habitat is identified within areas to be cleared, the proposal will not negatively impact on the survival of threatened fauna or flora communities and does not unreasonably reduce connectivity between vegetated areas.

The proposal is consistent with the objectives and will not result in a loss of habitat connectivity or representation of species.

Performance Criteria P2

P2.1

Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:

- a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and*
- b) means of removal; and*
- c) value of riparian vegetation in protecting habitat values; and*
- d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and*
- e) need for and adequacy of proposed vegetation or habitat management; and*
- f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and the Environment.*

Comment

Removal of native vegetation in general has been discussed under Performance Criteria P1 and is considered to comply with the objectives.

E9.0 Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.

Performance Criteria

Native vegetation removal must submit a soil and water management plan to demonstrate:

- a) *revegetation and weed control of areas of bare soil; and the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and*
- b) *that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.*

Comment

The Tasmanian *Conservation of Freshwater Ecosystem Values* database indicates no significant conservation values within the vicinity of the proposed development.

The Construction Environment Operation Management Plan addresses the potential impacts of the development on the hydrological and biological roles of aquatic ecosystems and includes rehabilitation of disturbed riparian areas.

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Performance Criteria P2:

P2.1

New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:

- a) *do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and*
- b) *are reduced to the maximum extent that is reasonable and practical having regard to:*
 - i) *best practice environmental management; and*
 - ii) *accepted modern technology; and*
- c) *meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.*

P2.2

Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.

Comment

The outfall from the proposed penstock will discharge back into the Fish River to the immediate north of the power station. The water is only required for the mechanical rotation of the turbines and will pass through a closed system with very little opportunity for contamination.

In order to slow the speed of the water and to reduce erosion risks, a concrete and stone chute will be constructed at the discharge point. Water entering the Fish River will be travelling at slower speeds than the river and will be at similar temperatures.

The site requires cut and fill within 50m of the Fish River to create a flat construction area. The plans indicate an open drain will be constructed around the site, collecting stormwater from the excavated. Stormwater will then be directed to a sump and discharged overland.

The use of a sump and overland dispersal will allow sediment and contaminants to settle prior to entering the watercourse.

As the application does not propose to discharge pollutants into the watercourse and opportunities for contamination are limited, no additional treatment measures are considered warranted.

The development is consistent with the objective and will not impact water quality in the Fish River.

E9.6.3 Construction of Roads

Objective

To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.

Performance Criteria P1

Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.

Comment

The application proposes the construction of two roads, the site access track and the maintenance track adjacent to the pipeline.

A Construction Environmental and Operational Management Plan has been submitted with the application identifying mitigation controls to minimise impacts

on the natural environment during construction and operation of the site. The plan specifically addresses and provides management prescriptions for water quality management during and after construction and incorporates the provisions of the *Wetlands and Waterways Works Manual*. The applicant has also stated that the roads will be constructed to comply with the requirements of the *Wetlands and Waterways Works Manual*.

The application does not propose any new river crossings.

The development is consistent with the objective and the required tracks will be constructed in accordance with the *Wetlands and Waterways Works Manual*.

E9.6.4 Access

Objective

To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.

Performance Criteria P1

New access points to wetlands and watercourses are provided in a way that minimises:

- a) their occurrence; and*
- b) the disturbance to vegetation and hydrological features from use or development.*

Comment

Access points to the Fish River will be limited to the intake and outfall points associated with the pipeline. Clearance of riparian vegetation will be limited to the minimum required to facilitate the construction and maintenance of the pipeline infrastructure.

The application is consistent with the objective and provides access only as necessary to facilitate the development and with minimal vegetation removal.

Performance Criteria P2

Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.

Comment

The *Construction Environmental and Operational Management Plan* makes specific provision for the monitoring and management of stormwater, water quality and erosion across the site. The plan requires erosion control measures for all areas of

exposed soil and to remain in place until the site is stable or revegetated. The prescriptions of this plan are considered adequate to manage access to prevent erosion and sedimentation at access points to the Fish River.

The application is consistent with the objective and ensures that access points will be managed to prevent erosion and protect water quality.

Representations

Two representations were received during the advertising period (see attached documents).

Issues raised in the representations include:

- Visual impact of development - vegetation clearance and overhead transmission lines. Particularly impacts on Mersey Forest Road, Dublin Road and the private property known as Dublin Plains.
- Preference for underground cables.
- Disturbance of root zones of neighbouring trees.
- Concerns regarding the adequacy of 5m vegetation clearance for overhead lines and the requirement for a Forest Practices Plan (FPP).
- Lack of consideration of non-declared weeds and thistle control in general on Mersey Forest Road.
- Concerns regarding illegal access to private property for maintenance purposes.
- Desire for vegetation remediation works adjacent to tracks and roads along the proposed transmission line route.

Comment:

- Visual Impacts of Transmission Lines

The land in the vicinity of Lake Rowallan and the subject property is substantially disturbed as a result of resource development and utilities infrastructure. The hydro dams, lakes and transmission lines have a significant visual presence in the landscape. Those areas maintaining native vegetation cover are largely subject to ongoing forestry. Much of the forest on the east side of Lake Rowallan is composed of native regrowth, while areas of clear-fell are clearly visible on the west side. While the area remains relatively scenic, it cannot be described as a pristine environment.

The proposal requires vegetation removal and the installation of overhead transmission lines, which will be highly visible from Mersey Forest Road. However,

due to the significant presence of such infrastructure in the area and the dominant land uses, the visual impacts are not considered to be unreasonable.

Standard overhead transmission lines are a common feature in the area and already run adjacent to Mersey Forest Road for much of the route between Lake Parangana and Lake Rowallan (see Photo 6 above and Photo 14 below).



Photo 12: Mersey Forest Road to the south of Rowallan Dam, showing vegetation typically found along the verges.



Photo 13: Mersey Forest Road to the north of Lake Rowallan, showing existing transmission lines.



Photo 14: Mersey Forest Road to the north of Lake Rowallan, showing existing transmission lines.

Underground transmission lines are not considered warranted. Transmission lines are typically erected above ground in rural areas and are a common feature throughout the local government area and State. The vegetation disturbance required to install and maintain underground lines will also be greater than that required for overhead lines. The use of overhead lines will also allow for the retention and regrowth of some understory species below 3m in height.

The transmission lines will also have minimal visibility from the private title known as Dublin Plains. Both proposed routes entirely bypass the title to the east, following an un-named Forestry track. The route is more than 360m from an existing shack on the title and an extensive vegetation buffer exists between the transmission lines and the Dublin Plains title (see Figure 4 and Photo 15). The transmission line will be mounted on standard 10m poles and will be below the height of the existing vegetation.



Figure 4: Proposed transmission line route in relation to Dublin Plains



Photo 15: Existing shack at Dublin Plains and vegetation buffer, looking east toward proposed transmission line route.

Should Route 1 be used, the transmission lines may be visible looking directly along the power line corridor to the south, however separation of more than 500m between the title and the transmission lines will significantly mitigate the visual impact. The proposed line will diverge from the existing corridor just below the crest of the hill, to the left, in Photo 16 below.



Photo 16: Existing transmission line corridor, looking south from existing shack at Dublin Plains



Photo 17: Typical vegetation on the verges of Dublin Road (predominately regrowth).

The vegetation clearance required to facilitate the transmission lines will be undertaken in accordance with a Forest Practices Plan. The title surrounding Dublin Plans and bordering Mersey Forest Road and is managed by Forestry Tasmania, along with the roads impacted by the development. The applicant will use the land subject to a lease agreement with Forestry Tasmania. As such the management of vegetation and the condition of the road verges after clearance has been undertaken will be managed in conjunction with Forestry Tasmania.

The visual impact of the lines is considered reasonable given the context of the locality, the forms of existing development and the dominant land uses in the vicinity.

- Disturbance of Root Zones

By utilising overhead lines, disturbance of root zones will be minimal. Vegetation clearance will generally involve larger trees being cut off at the base, with the root systems left intact underground. Some undergrowth less than 3m in height may be permitted to remain. The close proximity to the road and transmission line corridors will provide a convenient access point for the installation of infrastructure and will minimise disturbance caused by the passage of vehicles along the route.

It is noted that the construction of trenches for underground installation will have far greater impact on the root zones of surrounding vegetation and will not negate the requirement for the proposed vegetation clearance.

- Width of Transmission Line Corridor and Requirement for FPP

The proposed transmission line routes will take advantage of existing infrastructure corridors to minimise the amount of vegetation clearance required. While a 5m clearance would generally be required to either side of a standard transmission line, by running adjacent to existing cleared corridors additional clearance will only be required to one side of the pole.

The vegetation required for the transmission lines will trigger the requirement for a Forest Practices Plan in accordance with the *Forest Practices Act 1985*. However, a Forest Practices Plan is not required to make an assessment against the Planning Scheme.

- Weed Control

The applicant has submitted a *Construction Environmental and Operational Management Plan* addressing the management of weeds during the construction process. While thistles and other non-declared weeds have not been explicitly identified, prevention measures put in place for declared weeds will inherently contribute to controlling the spread of non-declared species.

There are no provisions relating to weed management contained within the planning scheme. Mersey Forest Road and the subject title are under the authority of Forestry Tasmania and the Crown. These are the relevant authorities for management of weeds within the title and along Mersey Forest Road. Any responsibility passed to the applicant for the ongoing management of existing weeds along Mersey Forest Road or within the lease area is a private matter between Forestry Tasmania/Crown and the applicant and should be managed through the lease agreement.

- Illegal property access

Council cannot manage illegal access to private property.

The proposed transmission line routes will follow the existing transmission line corridor or Dublin Road and connect to the un-named Forestry track off Dublin Road. The transmission line skirts the Dublin Plains property to the south and there is no necessity to enter the Dublin Plains property during the construction or ongoing maintenance of the lines.

Conclusion

In conclusion, it is considered that the application for a Mini Hydro Power Station, Transmission Lines and Associated Infrastructure can be effectively managed by conditions and should be approved.

While two possible transmission line routes have been proposed, the applicant has indicated that only one route will be utilised. As the applicants have demonstrated that both routes are acceptable, it is not considered necessary to enforce a single option. While it will be left to the applicant to select Route 1 or Route 2 based on feasibility, amended plans confirming the chosen route will be required to be submitted to Council prior to the commencement of use.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for use and development for a Mini Hydro Power Station, Transmission Lines and Associated Infrastructure for land located at Mersey Forest Road, Mersey Forest (PID:2530822) by G7 Generation, requiring the following discretions:

26 Rural Resource Zone

26.3.1 Discretionary Use

26.4.1 Setbacks

E1 Bushfire Prone Areas Code

E1.5.2.1 Hazardous Use

E4 Road and Railway Asset Code

E4.7.2 New Access

E4.7.4 Sight Distances

E4 Car Parking and Sustainable Transport Code

E6.7.1 Construction of access and Parking

E6.7.2 Design and Layout of Car Parking

E8 Biodiversity Code

E8.6.1 Vegetation Removal

E9 Water Quality Code

E9.6.1 Vegetation removal within 40m of a Watercourse

E9.6.2 New point source discharge

E9.6.3 Construction of roads

E9.6.4 Access

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and/or development must be carried out as shown and described in the endorsed Plans:**
 - a) G7 Generation Pty. Ltd. – Drawing No. OL002, LP005, LAY001, VC006, AP007, SE002, SP008, SW001, SW002, SW003, TB010, C011, SO012, SO013, PS014, PM015, IE016, WI017 and TTR018**
 - b) G7 Generation Pty. Ltd. – Letter dated 16/12/2014**
 - c) Lark & Creese - *Construction, Environmental and Operational Management Plan***
 - d) Lark & Creese – *Flora and Fauna Report***
 - e) Lark & Creese - *Bushfire Risk Assessment*, prepared, dated 13th January 2015**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application and assessment by Council.

- 2. Prior to the commencement of any works and/use amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be amended as follows:**
 - a) Drawing No. OL002 is to be amended to show a single transmission line route. The alternative route not selected by the applicant is to be removed from the plan.**
 - b) Drawing No. TTR018 is to be amended to accurately reflect the change in elevation between the power station and the Fish River at the outfall (as per Drawing No. SE002).**
- 3. The materials and finishes of all structures at the power station site are to be non-reflective and in tones that blend in with the landscape, to the satisfaction of Council's Town Planner.**
- 4. The development must be in accordance with the recommendations issued by the Assessment Committee for Dam Construction under *Section 165F Water Management Act 1999* (attached).**

Note:

- 1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following**

additional approvals will be required by Council before construction commences:

- a) Building permit**
- b) Plumbing permit**
- c) Special Plumbing Permit**

All enquiries should be directed to Council's Permit Authority on 6393 5322.

2. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
3. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received at least 6 weeks prior to the expiration date.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with State and Federal government agencies.

DECISION:



Meander Valley Council.

Your ref: PA/12/0183-18042
16/12/2014

**Re: LAND USE PLANNING AND APPROVALS APPLICATION – MERSEY FOREST
ROAD – LIENA HYDRO ELECTRICT POWER STATION.**

Dear Sir/Madam,

Your assessment has determined that the following information is required;

1. The transmission line (route no1) that crosses the private property certificate title 131405 folio has been detoured around the property. See overhead line routes drawing OL 002, page 2 of the drawing index – appendix 'A'. Forestry Tasmania has accepted the short variation of route no 1, provided that the amended Flora and Fauna assessment [attached] indicate that the variation to route 1, pose no significant impacts and indicate that no further prescriptions are required. Please see section 8, page 17 of Fauna and Flora assessment. Please note that the developer has now decided to use route no 2 as the preferred alternative. See drawing nr OL 001 page 1 of drawing index - appendix 'A'. [attached]
2. Amended site plan – Please see storm water drainage drawing no SW 003 page 11 of drawing index - appendix 'A'.
3. Site section plan – Please see site elevation drawing no SE 002 page 9 of drawing index of appendix 'A'.
4. Bushfire Prone areas code – Please see attached Bushfire Hazard Management plan – attached.

5. Road and railways asset code – Please see section 9, - page 26 of the Construction Environmental and Operation Management Plan, attached. Please note that Midson Traffic (Pty) Ltd, consultants for traffic engineering, transport planning and road safety has been appointed in terms of Section 9. Mitigation measures [CEOMP]. The construction management plan requires the contractor to ensure a safe working environment for the project, based on the Traffic and Parking Control Management Plan and the Traffic impact assessment specifications. See appointment letter of Traffic Impact assessment consultant, page 24 – drawing index.
6. Biodiversity code – Please see the amended Flora and Fauna assessment attached.
7. Water Quality code – Please see section 11 Water Quality, Storm water and Erosion Management Plan, page 31 of the Construction Environmental Operational Management Plan.
8. Construction of roads – The Contractor will construct the pipe line access road to comply with the requirements of the Wetlands and Waterways, Works manual, particularly to ensure no erosion, siltation or effecting water quality. Please see drawing no SW 002, page 12 of drawing index – appendix 'A'.

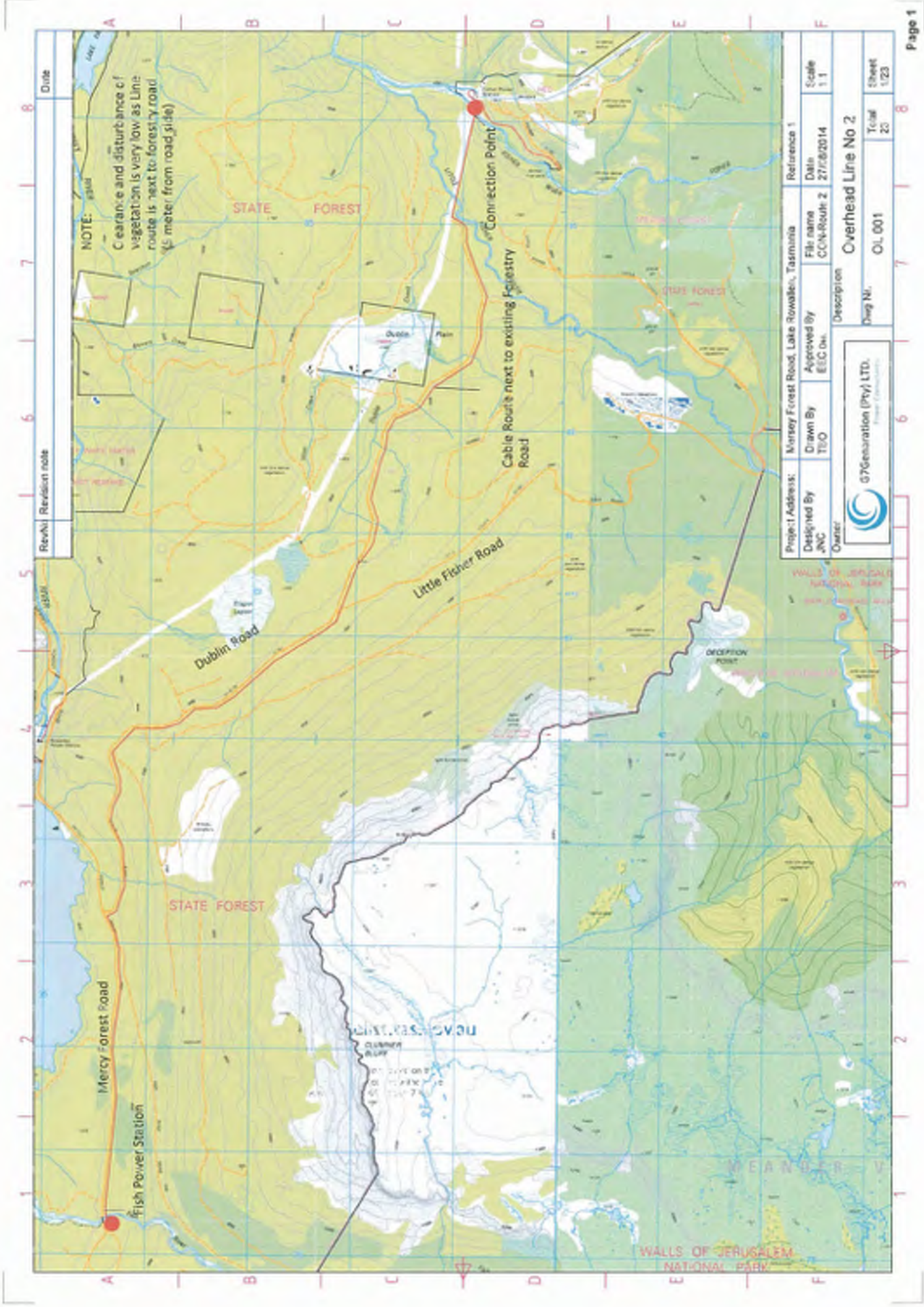
Yours faithfully,



Eric E Clack (Dsc)

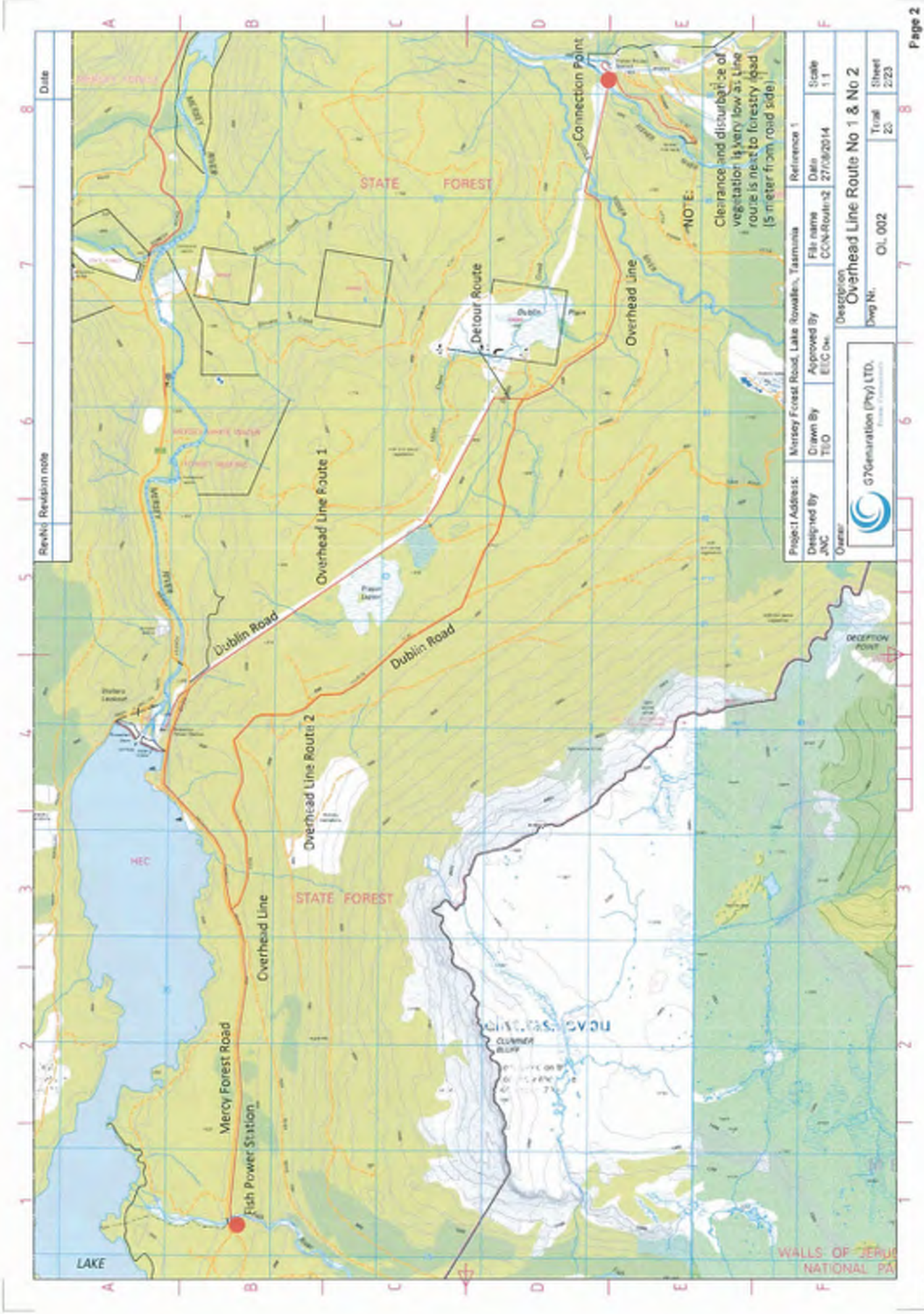
e-mail; dc@g7generation.com

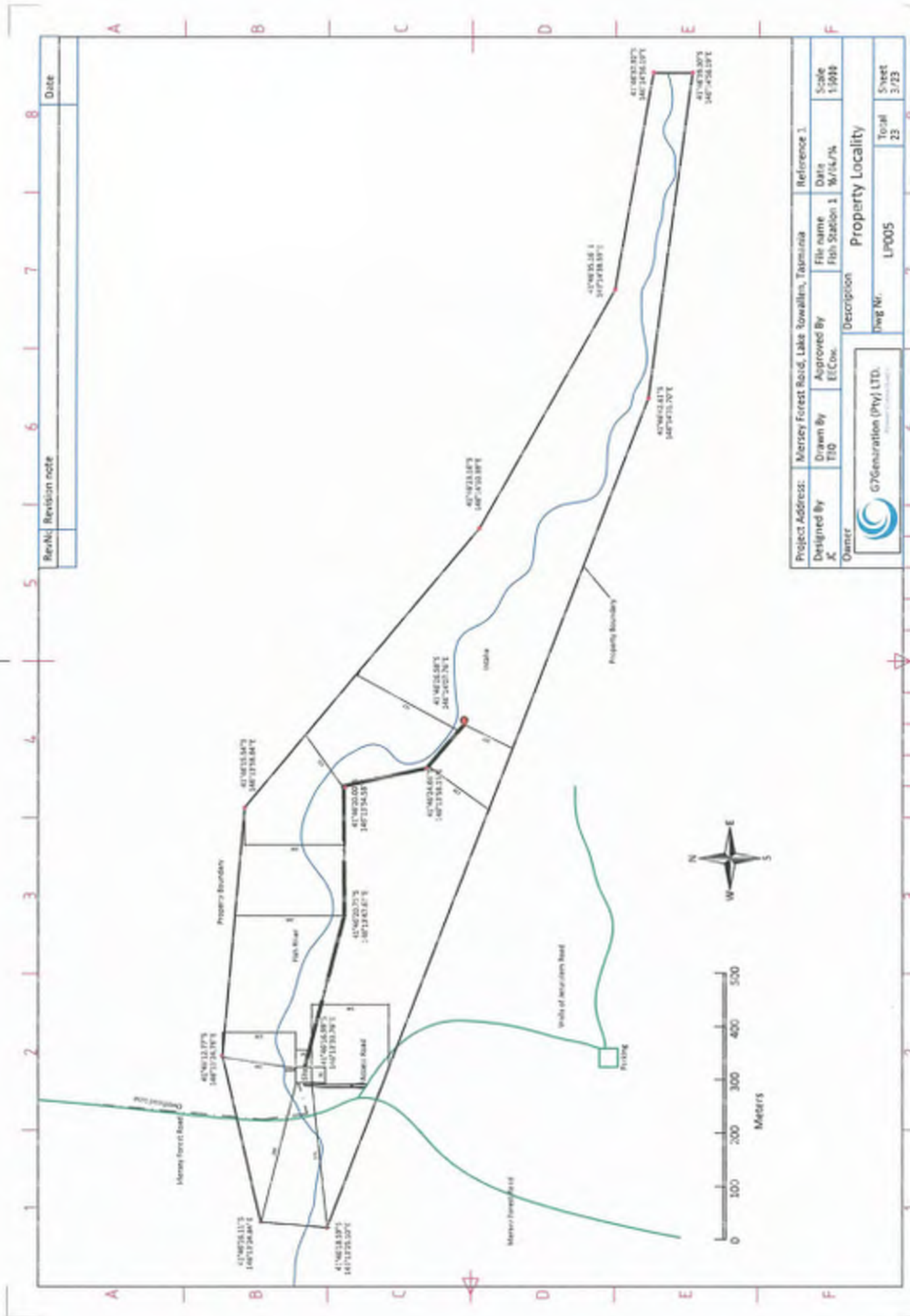
mobile; 0 419 004 167



NOTE:
 Clearing and disturbance of
 vegetation is very low as Line
 route is next to forestry road
 (5 meter from road side)

Project Address:	Morsey Forest Road, Lake Rowallan, Tasmania	Reference 1						
Designed By:	JNC	File name:						
Drawn By:	TBO	Approved By:	COY-Rout-2	Date:	27/02/2014	Scale:	1:1	
		EEC No.:						
Owner:	07Generation (Pty) LTD. Power Corporation		Description:	Overhead Line No 2				
			Chg No.:	OL-001	Total:	20	Sheet:	1/23

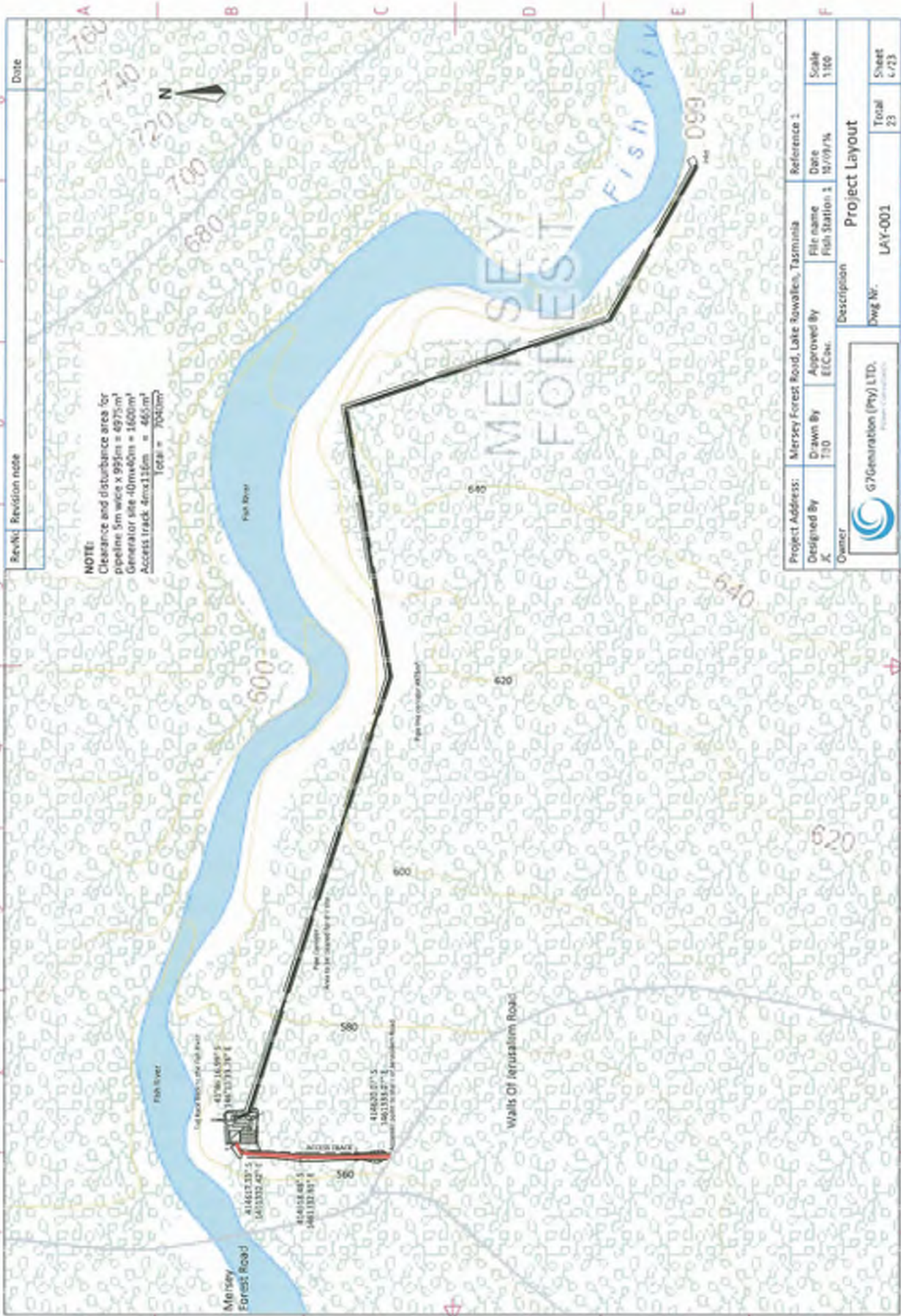





Rev/Nr	Revision note	Date

Project Address: Mersey Forest Road, Lake Rowallin, Tasmania		Reference 1.	
Designed By K	Approved By EJC	File name Fish Station 1	Date 9/14/14
Owner G7Generation (Pty) LTD.		Description Property Locality	Scale 1:1000
Proj. No. LP005		Total 23	Sheet 3/23

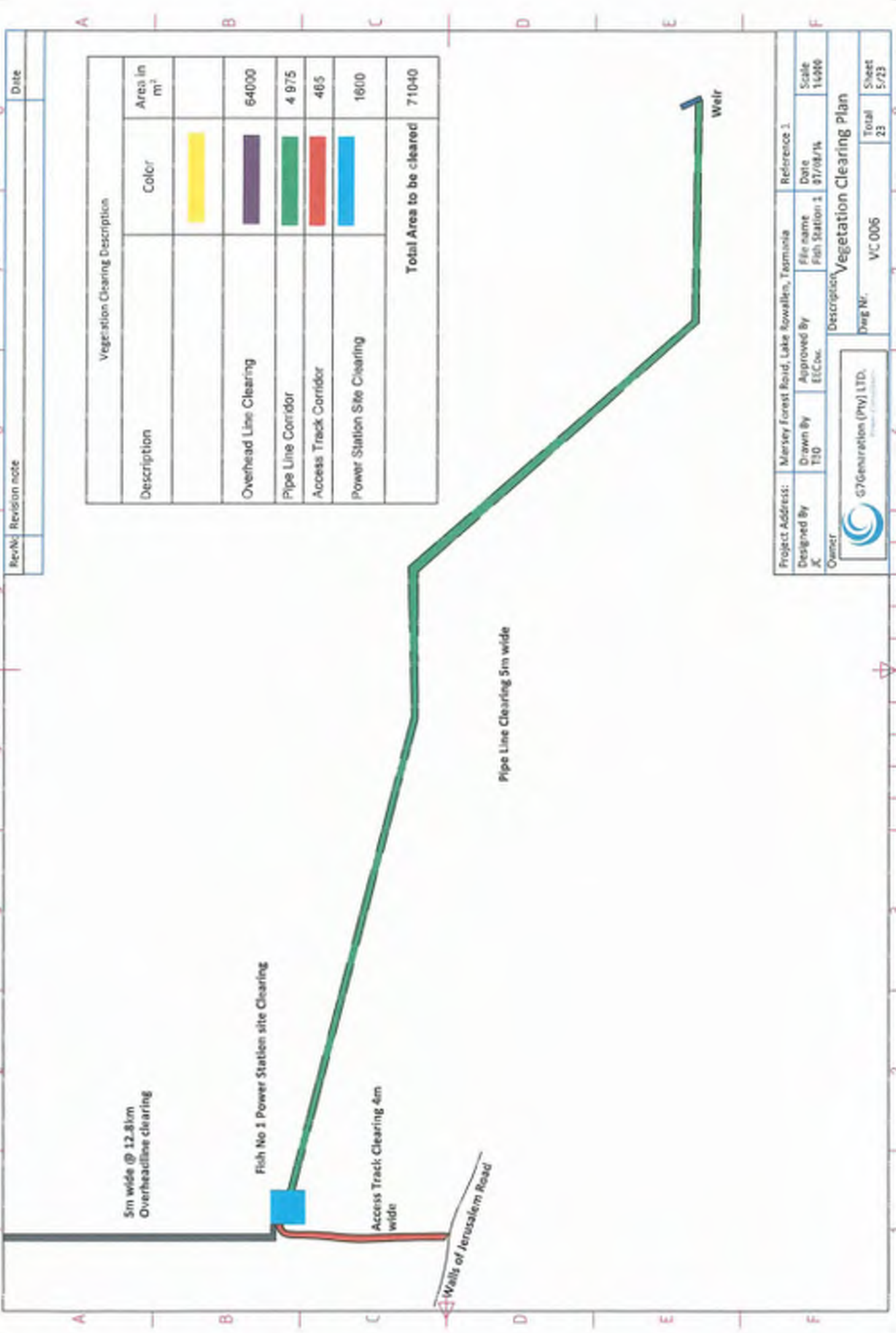
DEV 1

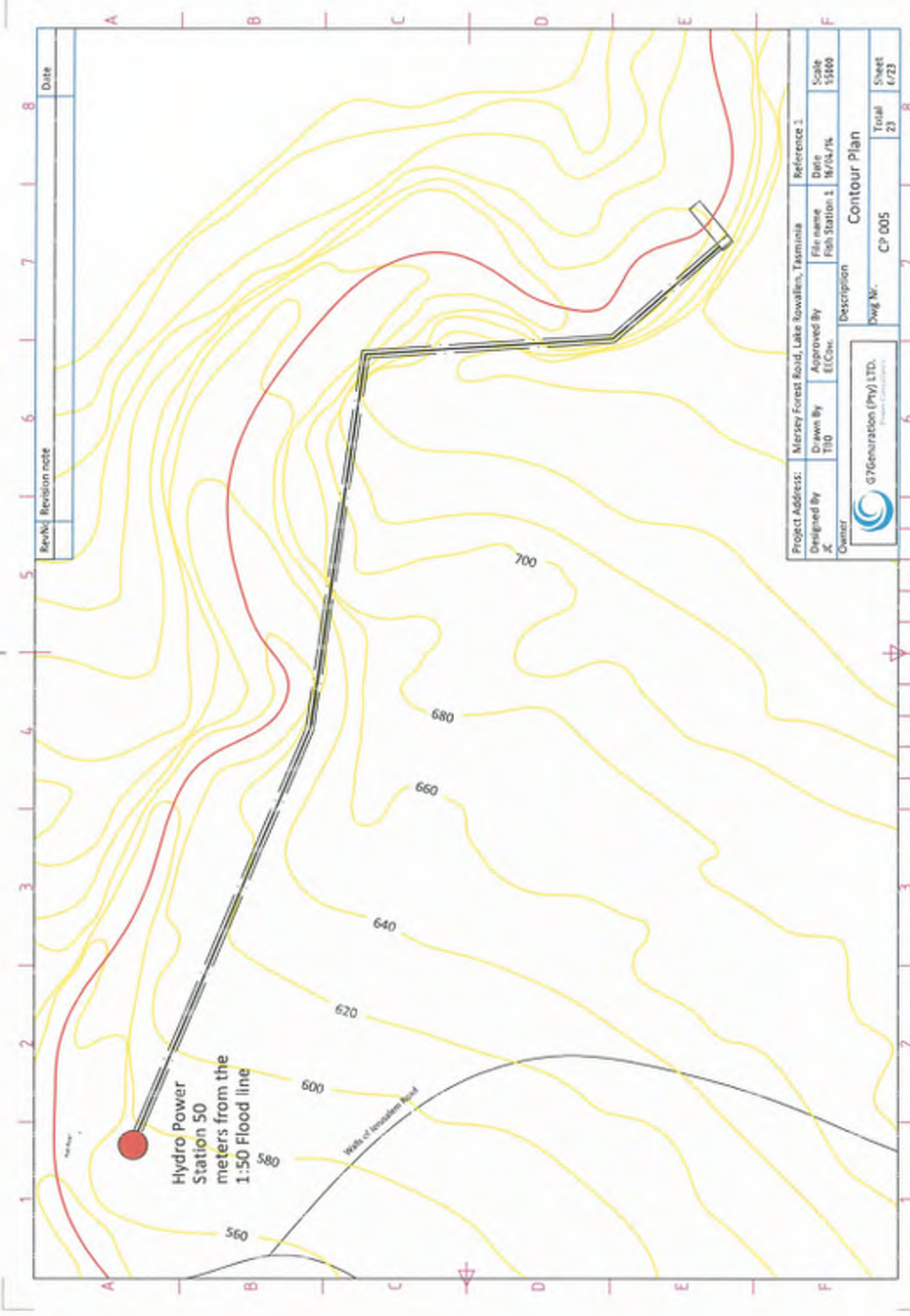


Rev No	Revision note	Date

Vegetation Clearing Description		
Description	Color	Area in m ²
Overhead Line Clearing		64000
Pipe Line Corridor		4 875
Access Track Corridor		465
Power Station Site Clearing		1600
Total Area to be cleared		71040

Project Address: Marsey forest Road, Lake Rowallen, Tasmania		Reference 1.	
Designed By J.C.	Approved By E.C.O.C.	File name Fish Station 1	Date 07/08/14
Owner G7Generation (Pty) LTD.		Description Vegetation Clearing Plan	
Drawn By T10		Drawg No. VC 006	Total 23
Scale 1:400		Sheet 5/23	

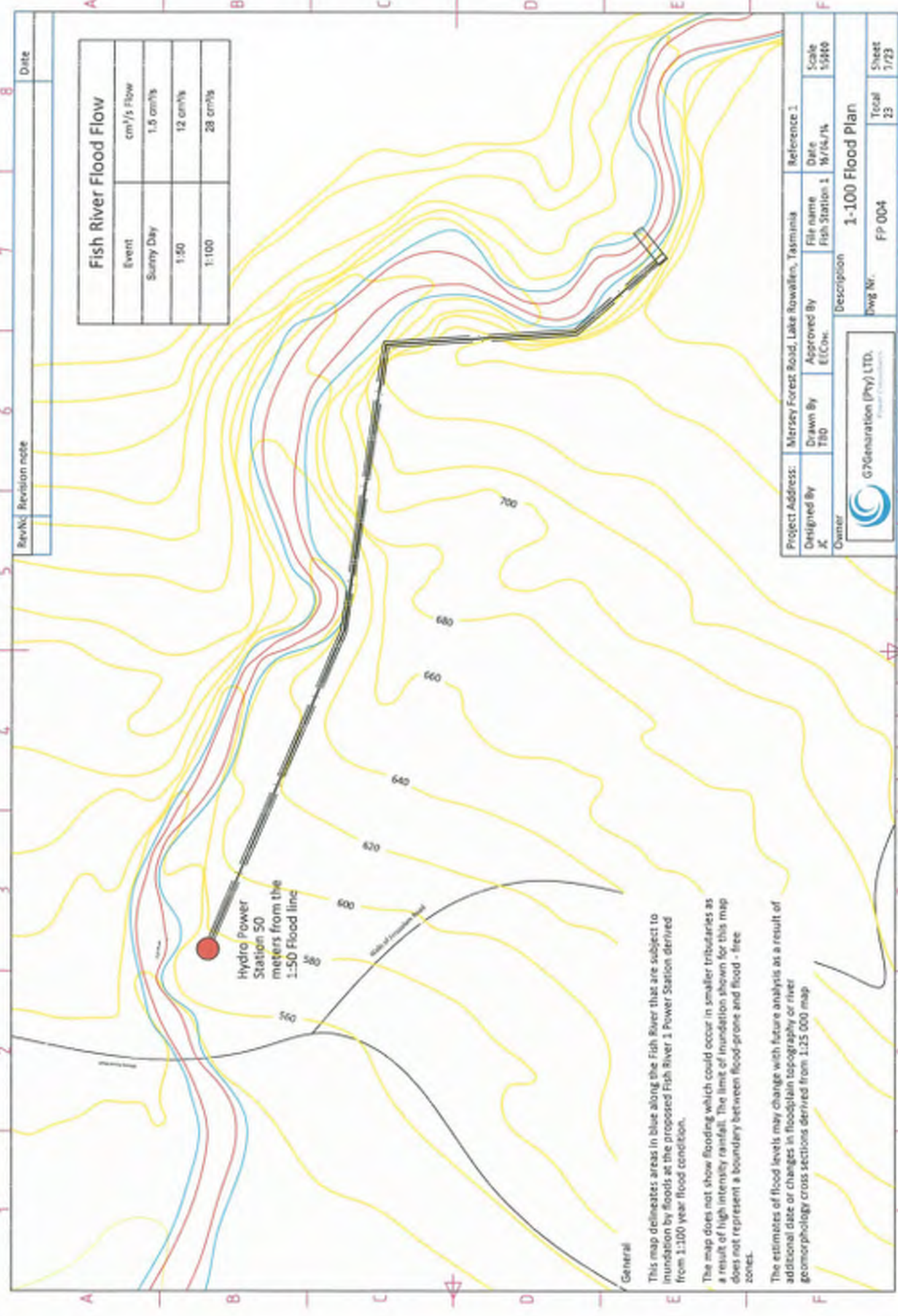




RevNo	Revision note	Date

Project Address: Miersey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By JC	Drawn By TJ9	Approved By EJC/ovs	Date 16/04/16
File name Fish Station 1		Scale 1:5000	
Owner G7Generation (Pty) LTD. <small>Project Consultants</small>		Description Contour Plan	
Dwg No. CP 005		Total 23	Sheet 6/23

Fish River Flood Flow	
Event	cm ³ /s Flow
Sunny Day	1.5 cm ³ /s
1:50	12 cm ³ /s
1:100	28 cm ³ /s



General

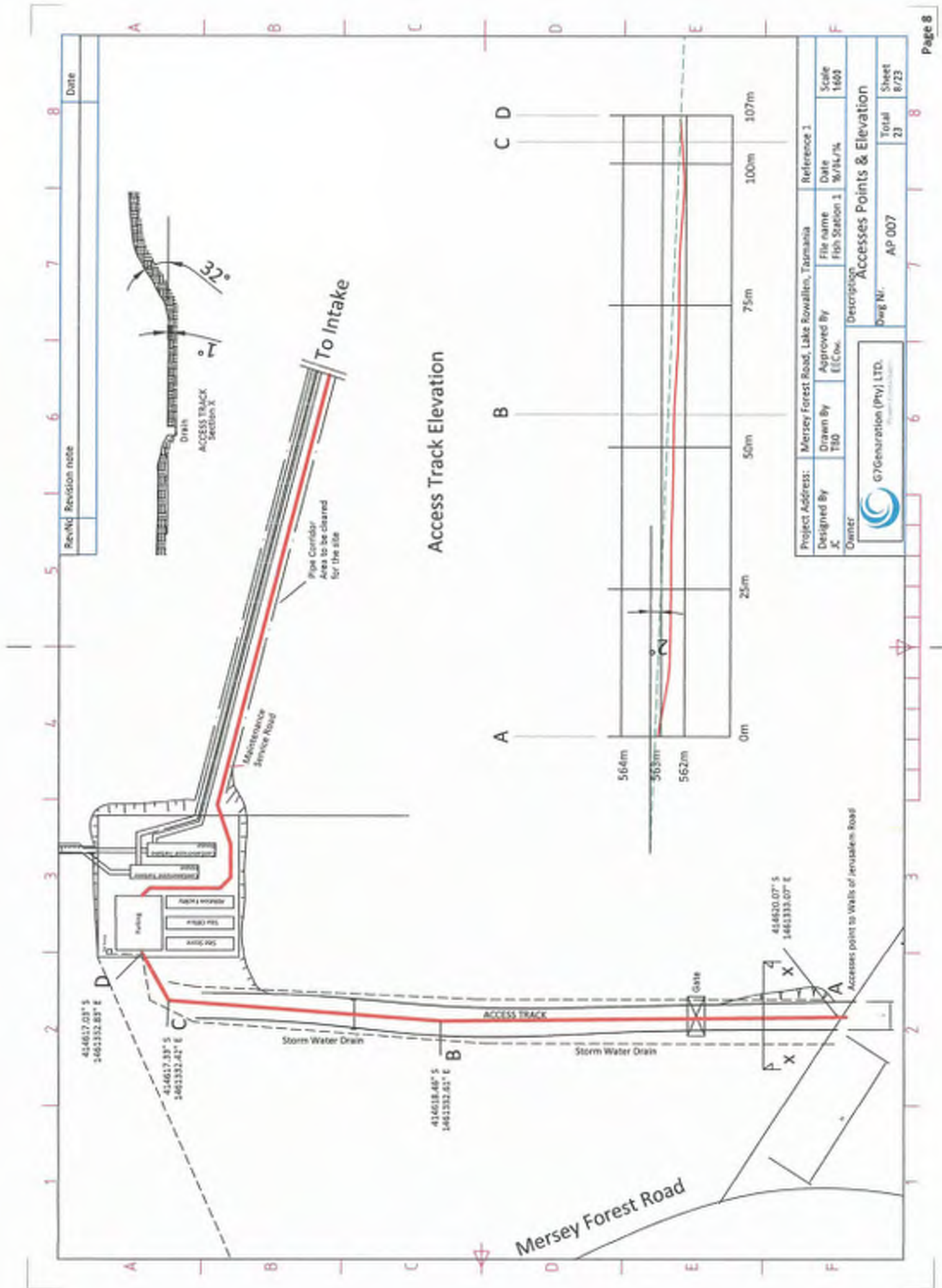
This map delineates areas in blue along the Fish River that are subject to inundation by floods at the proposed Fish River 1 Power Station derived from 1:100 year flood condition.

The map does not show flooding which could occur in smaller tributaries as a result of high intensity rainfall. The limit of inundation shown for this map does not represent a boundary between flood-prone and flood-free zones.

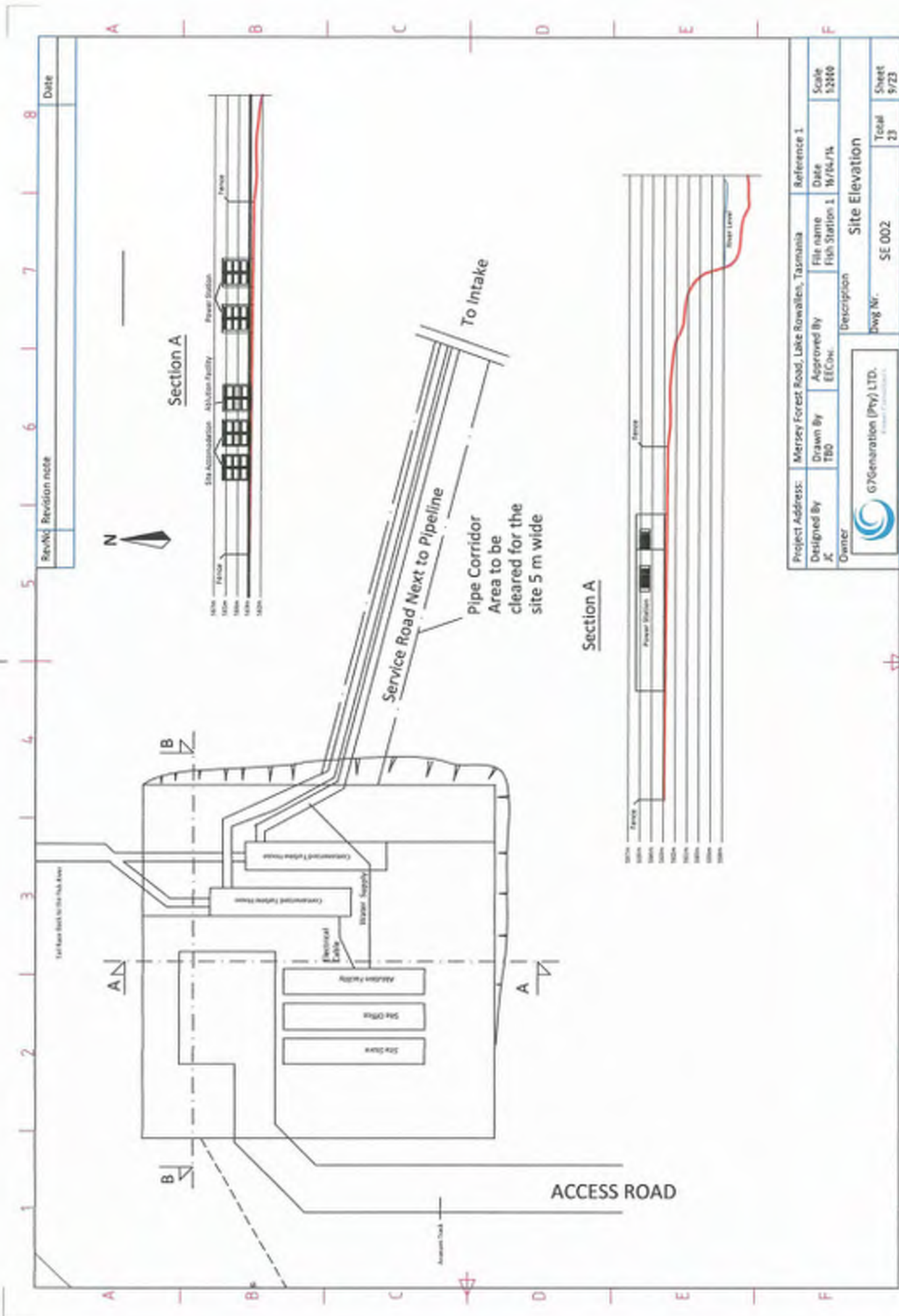
The estimates of flood levels may change with future analysis as a result of additional data or changes in floodplain topography or river geomorphology cross sections derived from 1:25 000 map.

Rev/No	Revision note	Date

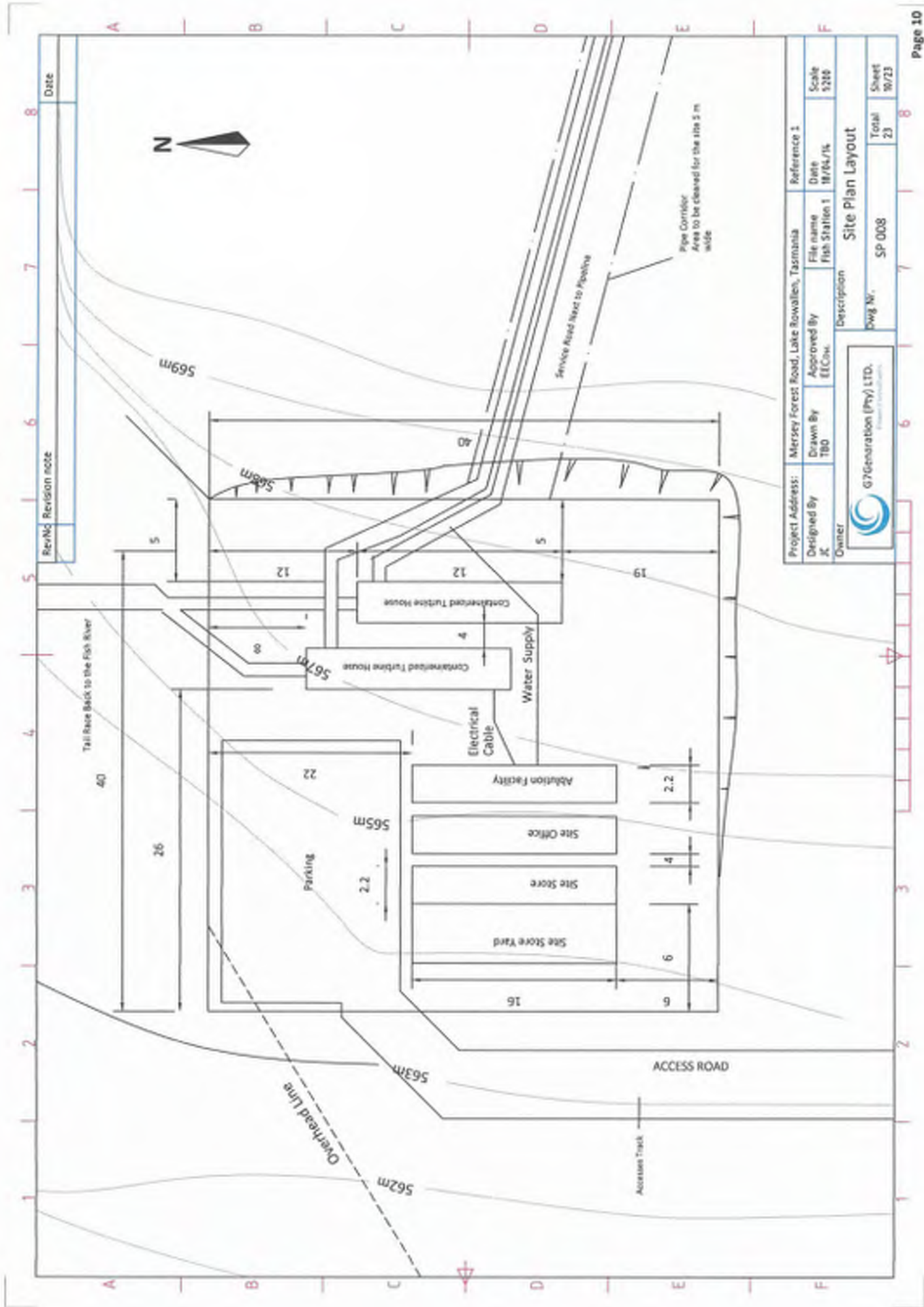
Project Address: Mirsey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By JC	Drawn By TBD	Approved By ETC/oc	Date 16/04/16
File name Fish Station 1		Scale 1:5000	
Owner G7Generation (Pty) LTD. <small>Power & Infrastructure</small>		Description 1-100 Flood Plan	
Dwg No. FP 004		Total 23	Sheet 7/23



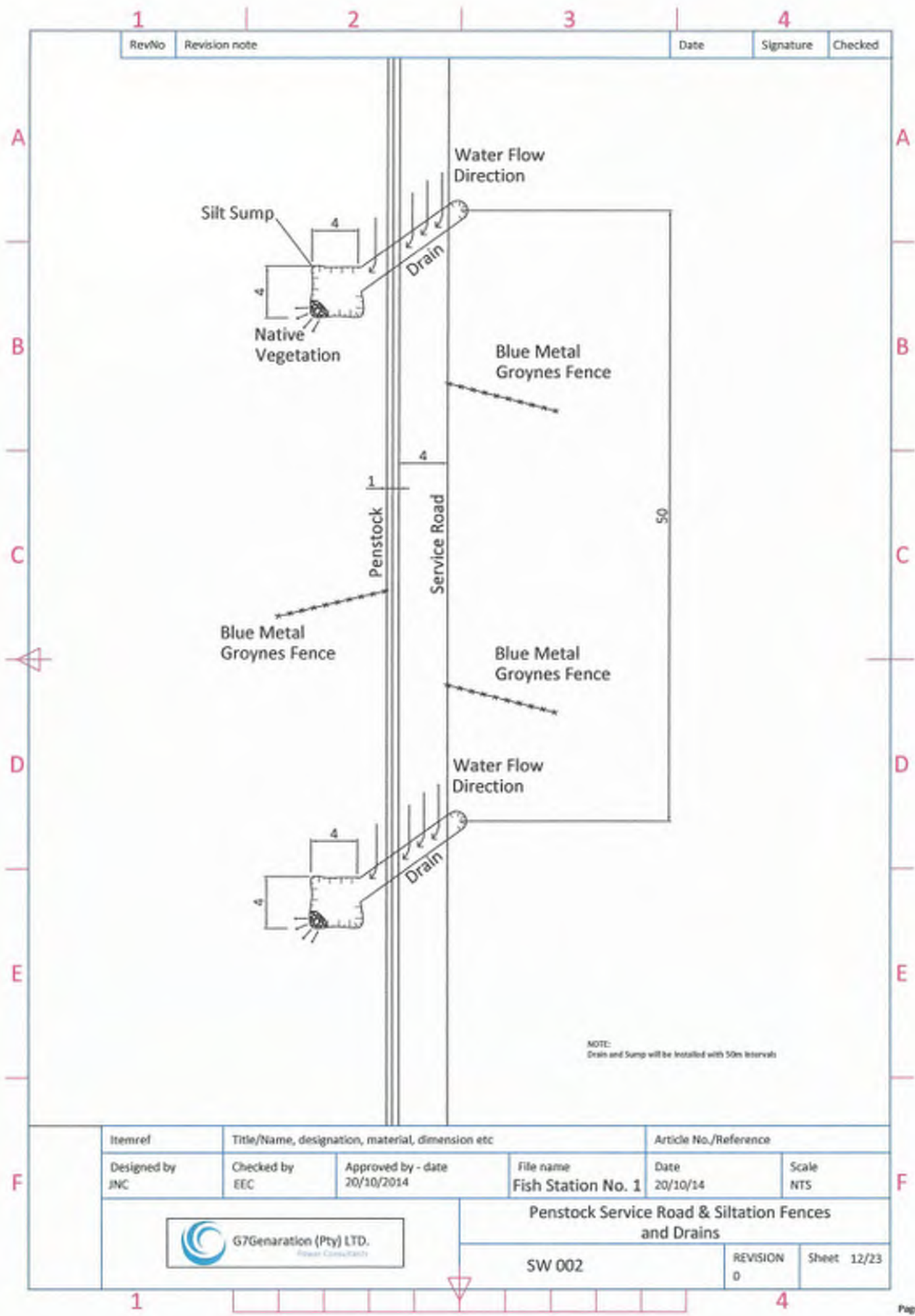
DEV 1



Rev/No	Revision note	8	Date
Project Address: Mersey Forest Road, Lake Rowallan, Tasmania			
Designed By	Drawn By	Approved By	Reference 1
JC	TB0	EE/Cow	File name
Owner	Description		Date
G7Generation (Pty) LTD.	Site Elevation		18/04/14
	Dwg Nr.	SE 002	Scale
			1:2000
	Total	23	Sheet
		8	9/23

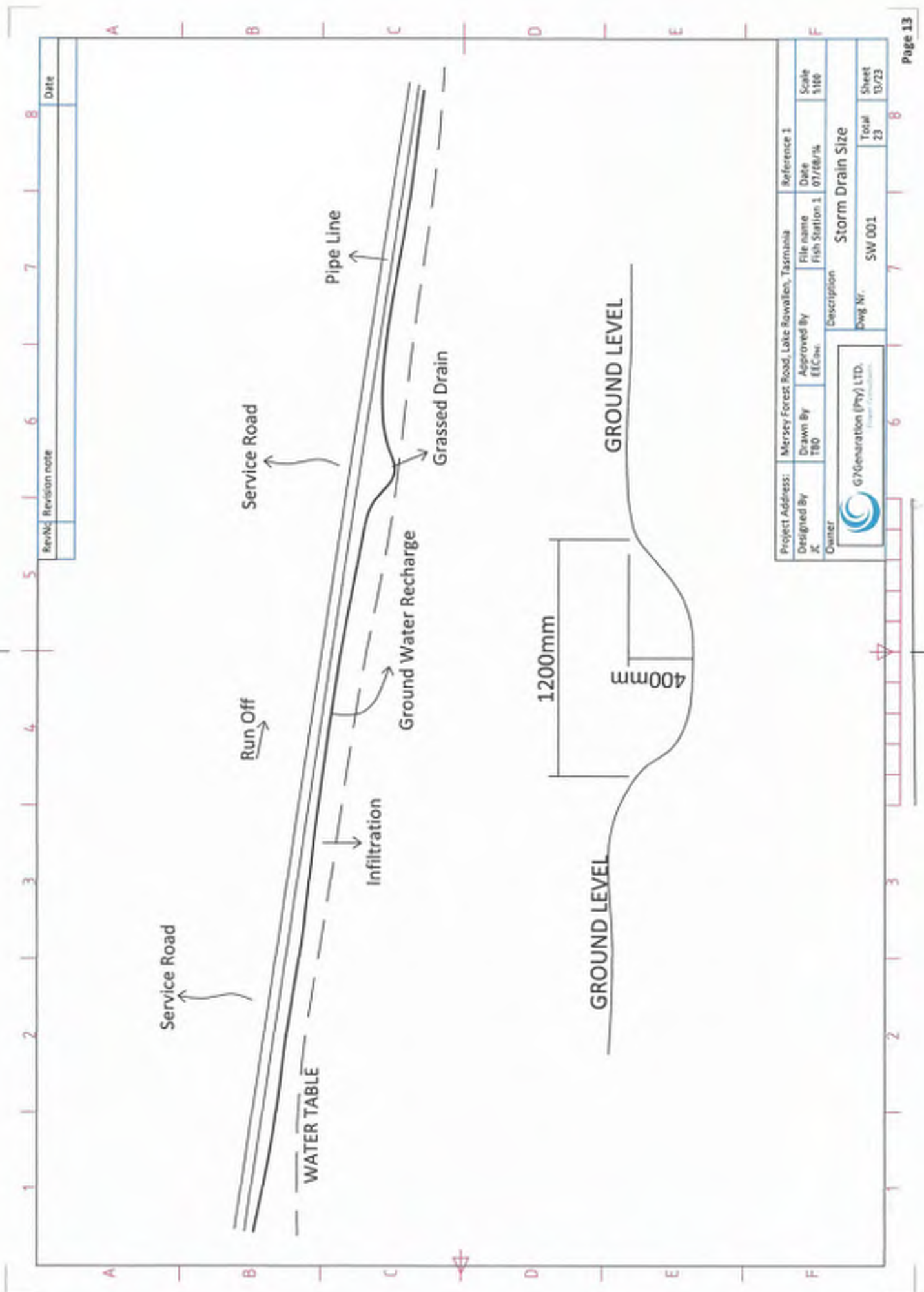


Rev/No		Revision note		Date	
Project Address: Mersey Forest Road, Lake Rowallen, Tasmania Reference 1					
Designed By	Drawn By	Approved By	File name	Date	Scale
JC	TBO	EEC/Ch.	Fish Station 1	18/04/16	1:200
Owner			Description		
G7Generation (Pty) LTD.			Site Plan Layout		
Pkg No. SP 008			Total 23		
			Sheet 10/23		



RevNo	Revision note	Date	Signature	Checked
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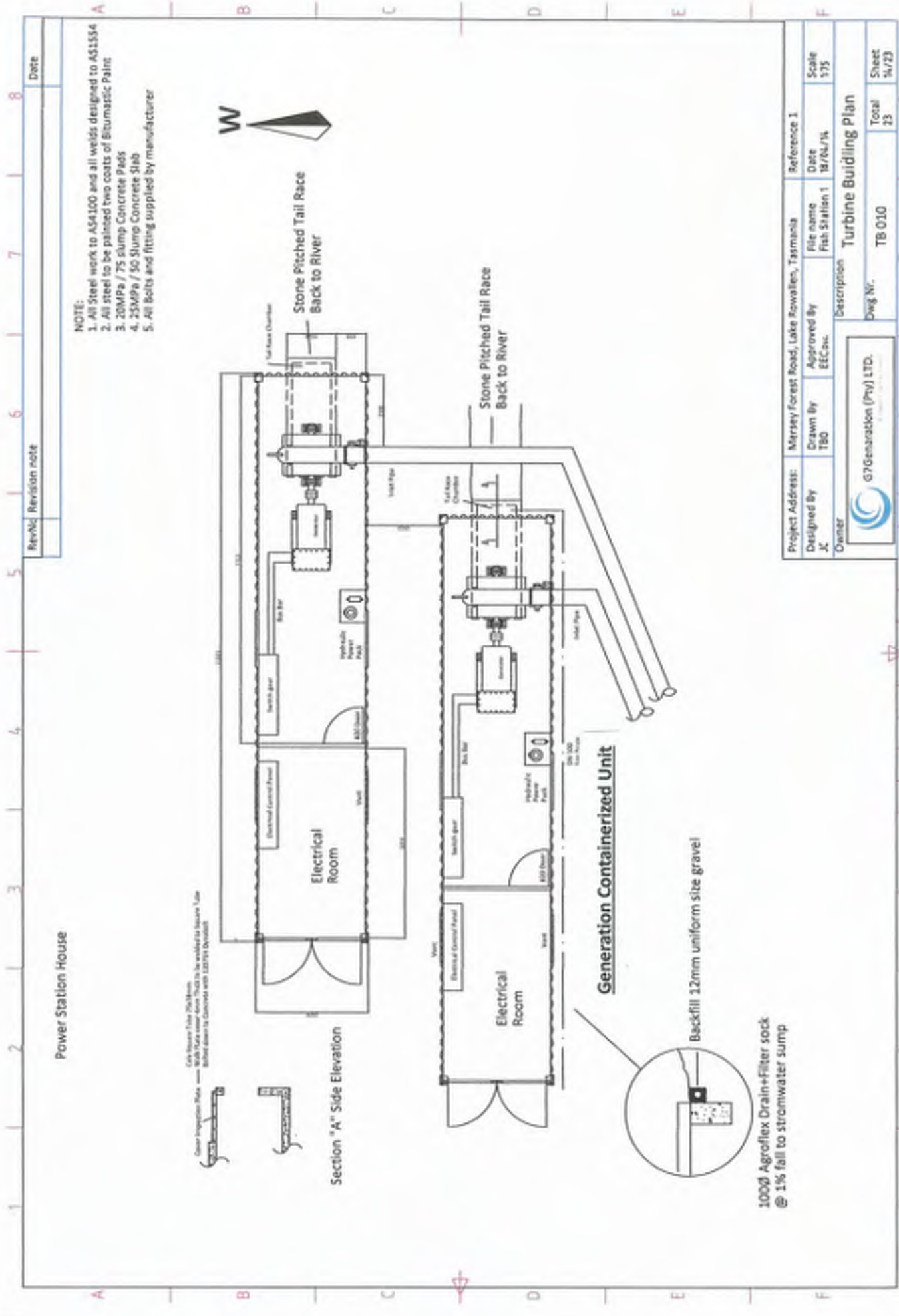
Itemref	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by JNC	Checked by EEC	Approved by - date 20/10/2014	File name Fish Station No. 1	Date 20/10/14	Scale NTS
			Penstock Service Road & Siltation Fences and Drains		
			SW 002	REVISION 0	Sheet 12/23



Rev No	Revision note	Date

Project Address: Mersey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By: J.C.	Drawn By: TBO	Approved By: EEC/Ch.	Date: 07/08/14
Owner: GY-Generation (Pty) LTD.	Description: Storm Drain Size	Dwg Nr.: SW 001	Scale: 1/100
		Total: 23	Sheet: 13/23

DEV 1

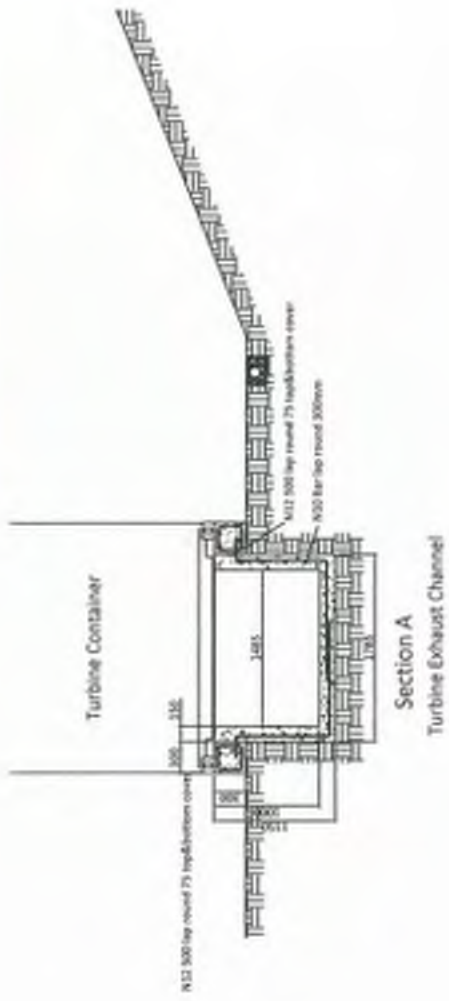


- NOTE:**
1. All Steel work to AS4100 and all welds designed to AS1554
 2. All steel to be painted two coats of Bitumastic Paint
 3. 20MPa / 75 Slump Concrete Pads
 4. 25MPa / 50 Slump Concrete Slab
 5. All Bolts and fitting supplied by manufacturer

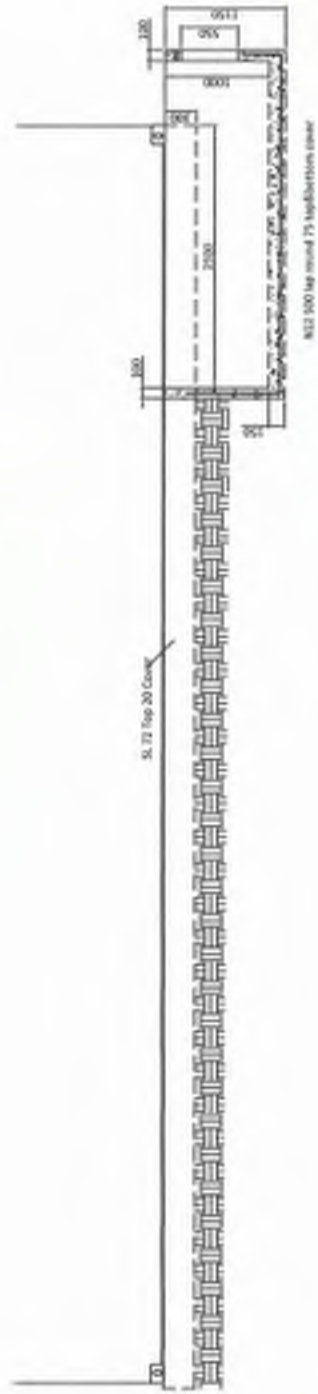
Rev'd	Revision note	Date

Project Address: Mirrey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By: J.C.	Drawn By: TBO	Approved By: EEC/ML	Date: 18/04/14
Owner: G7Generation (Pty) LTD.		Description: Turbine Building Plan	
Dwg. No.: TB 010		Total: 23	Sheet: 14/23

Rev/No	Revision note	Date



Section A
Turbine Exhaust Channel



Section B
Turbine Exhaust Channel

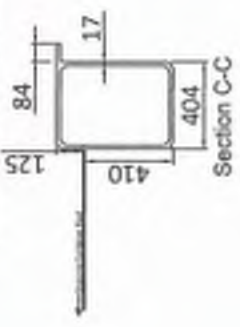
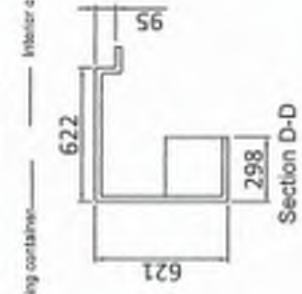
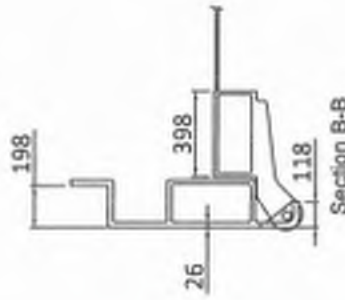
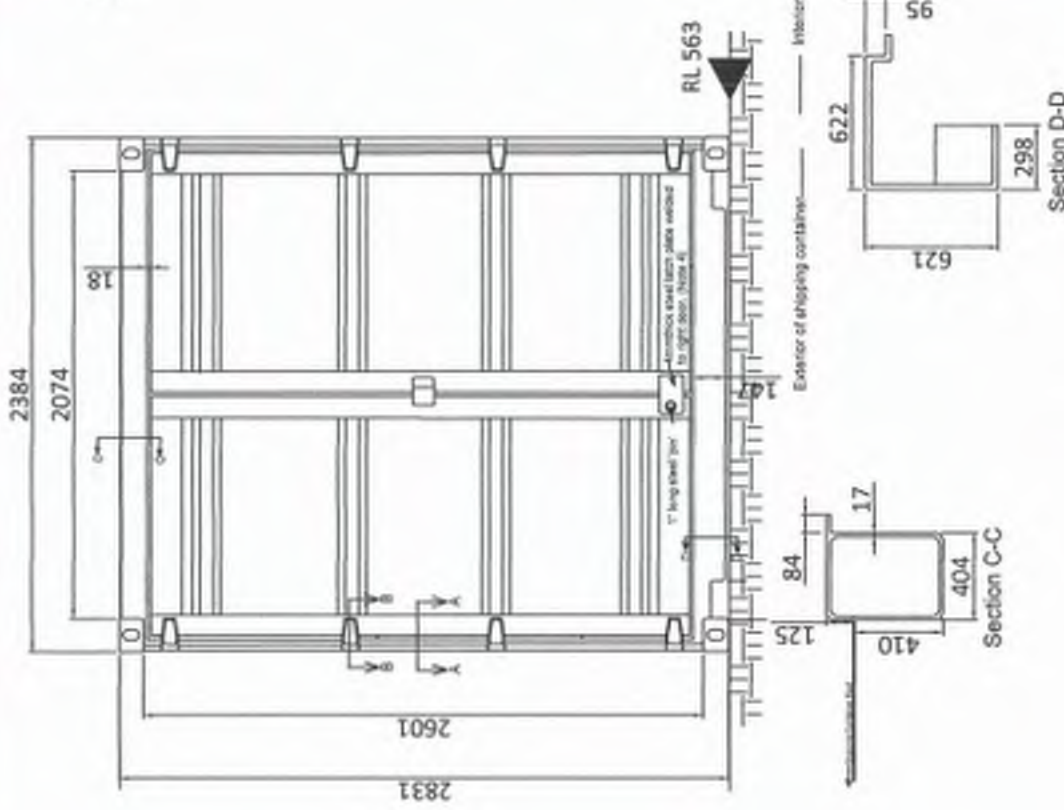
- NOTE:
1. All Steel work to AS4100 and all welds designed to AS1554
 2. All steel to be painted two coats of Bitumastic Paint
 3. 20MPa / 75 slump Concrete Pads
 4. 25MPa / 50 Slump Concrete Slab
 5. Concrete Sleepers to comply with AS 3600
 6. All Bolts and fitting supplied by manufacturer
 7. Threaded fasteners Galvanized in accordance with AS 1214

Project Address:	Mersey Forest Road, Lake Rowallen, Tasmania	Reference 1
Designed By	Drawn By	Approved By
X	T80	ECC/aw
Owner	File name	Date
67Generation (Pty) LTD. <i>Power for a better world</i>	Fish Station 1	30/04/14
	Description	Scale
	Exhaust Channel	1:50
Dwg No.	C 011	Total
		23
		Sheet
		15/23

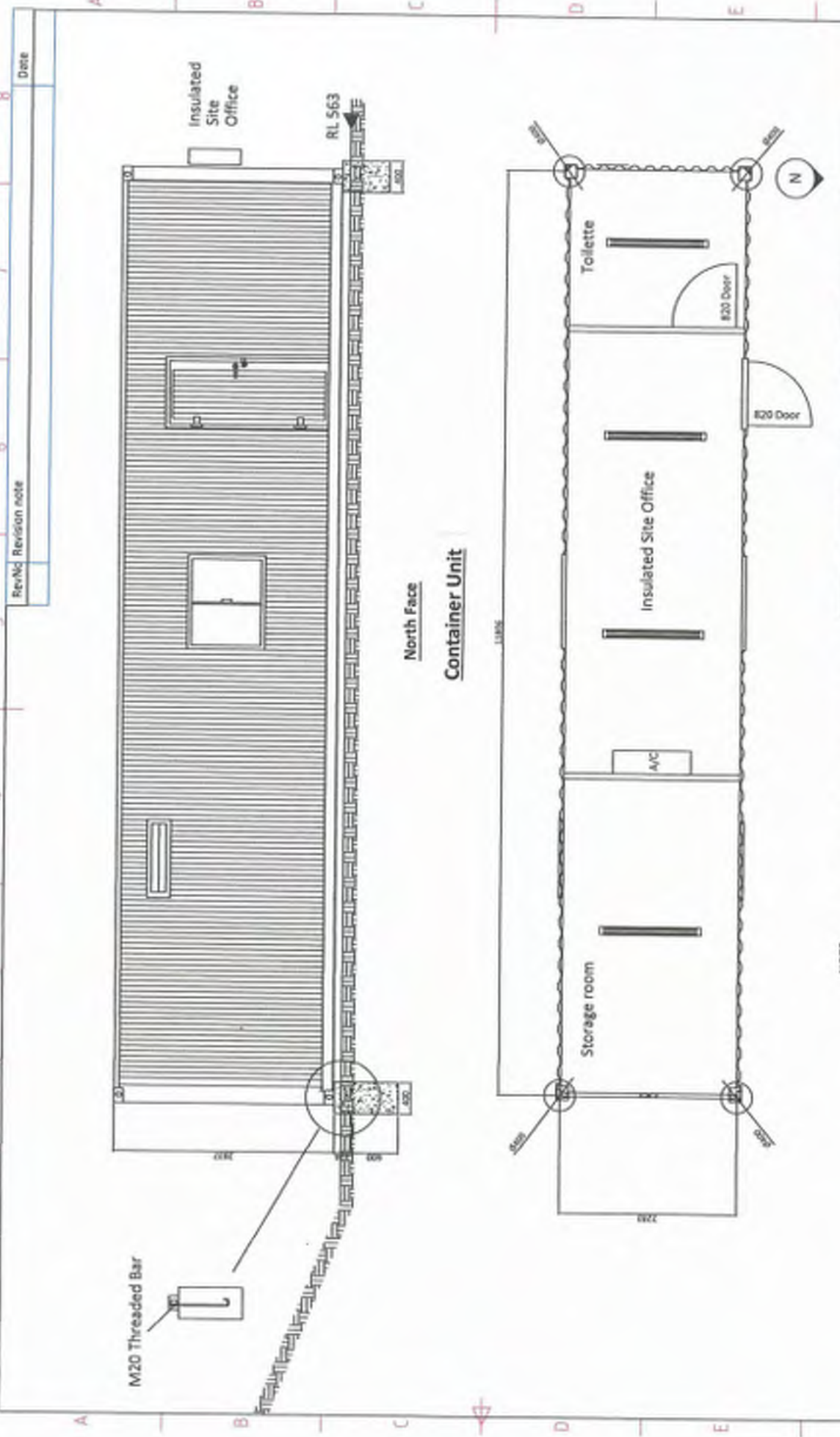
Rev No	Revision note	Date

Notes:

1. Standard shipping container securing bars, latches and related mounting hardware are not shown as these are standard and/or not relevant to the strength or structural integrity of the unit.
2. Weld beads are placed at the top of each hinge as part of securing the doors closed.
5. Rubber sealing gaskets around doors not shown.



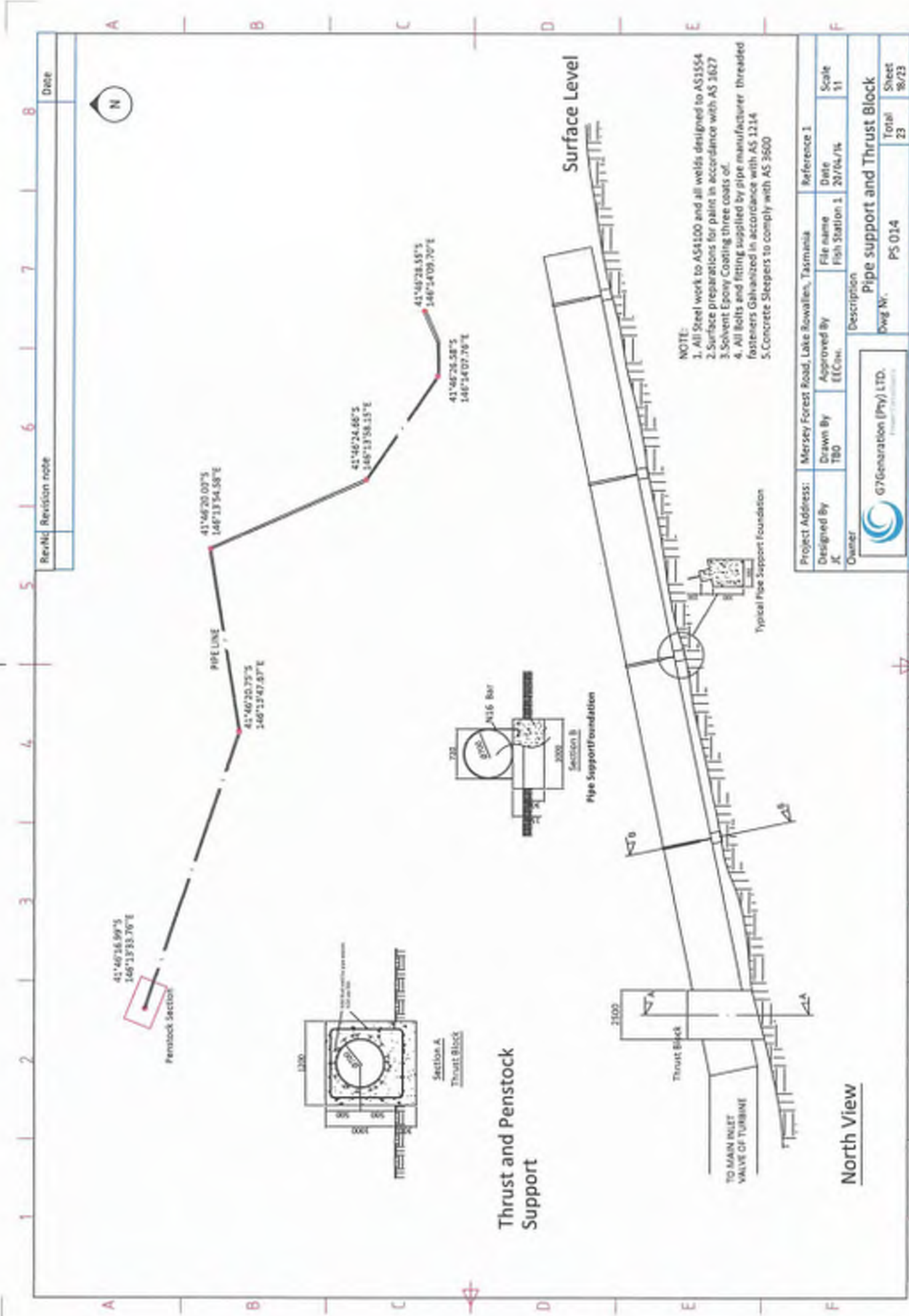
Project Address:	Mersy forest Road, Lake Rowallen, Tasmania	Reference 1
Designed By	Approved By	File name
JC	EECoc	Fish Station 1
Owner	Description	Date
67Generation (Pty) LTD.	Site Office Front Detail	20/04/16
	Dwg Nr.	Scale
	SO 012	1:25
	Total	Sheet
	23	16/23



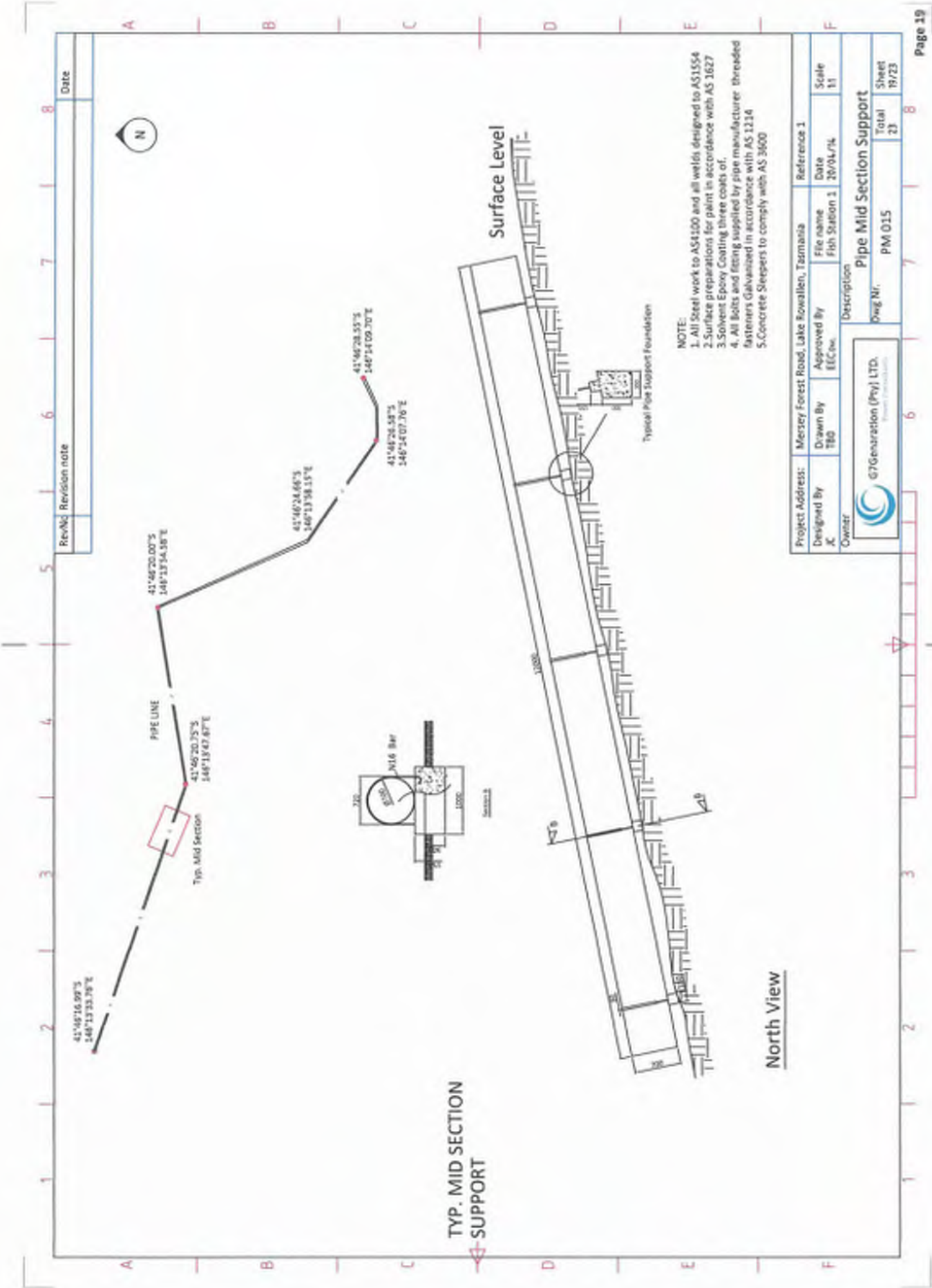
Rev/No	Revision note	Date

- NOTE:
1. All Steel work to AS4100 and all welds designed to AS1554
 2. All steel to be painted two coats of Bicromatic Paint
 3. 20MPa / 75 slump Concrete Pads
 4. 25MPa / 50 Slump Concrete Slab
 5. All bolts and fitting supplied by manufacturer

Project Address: Mersey Forest Road, Lake Rowallen, Tasmania		Reference 1
Designed By: JC	Approved By: EECoc	Date: 26/04/16
Drawn By: TBO	File name: Fish Station 1	Scale: 1:50
Owner: G7Generation (Pty) LTD.	Description: Site Office	Sheet: 17/23
Drug Nr.: SO 013		Total: 23



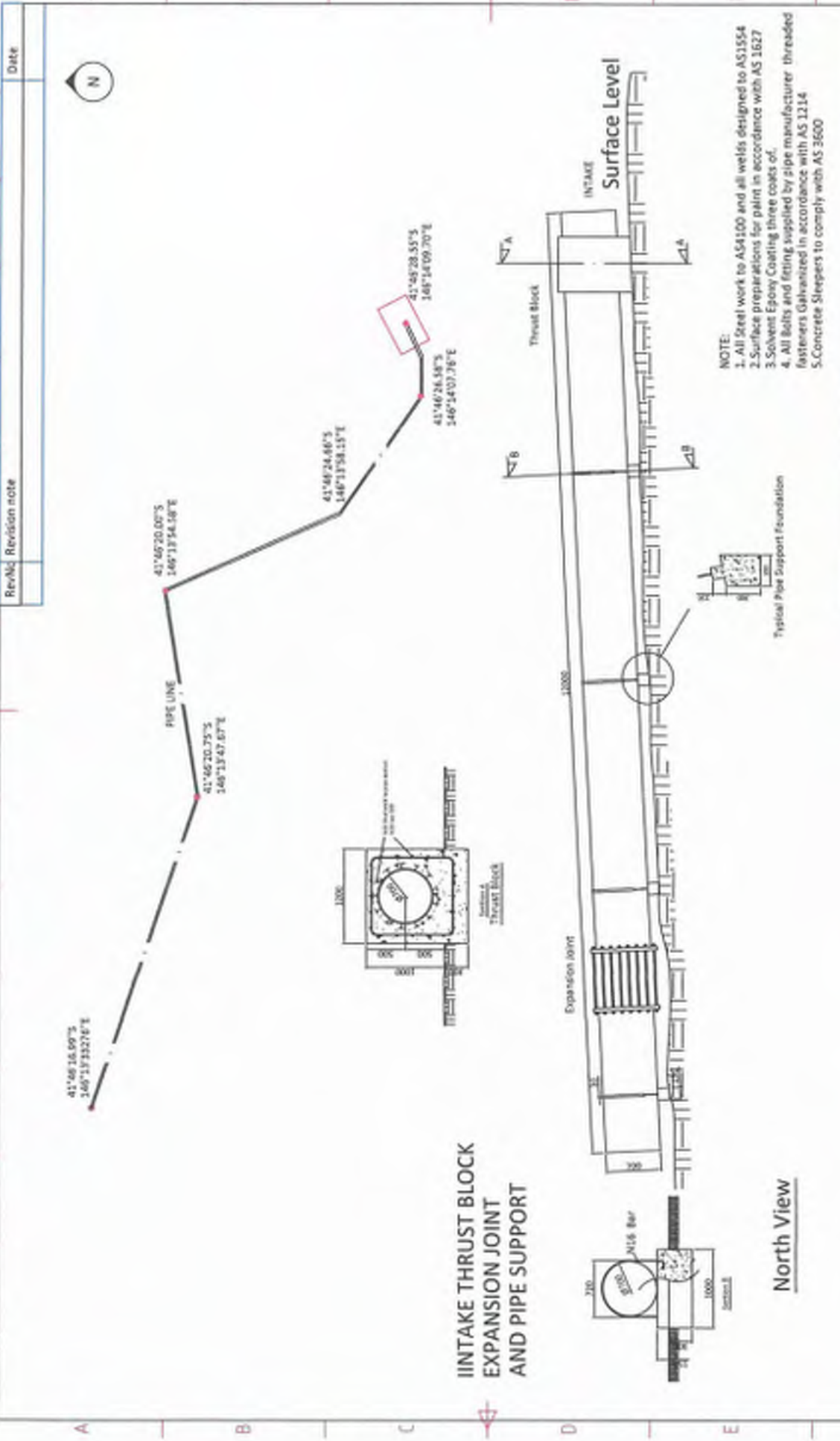
DEV 1



- NOTE:**
1. All Steel work to AS4100 and all welds designed to AS1554
 2. Surface preparations for paint in accordance with AS 1627
 3. Solvent Epoxy Coating three coats of.
 4. All Bolts and fitting supplied by pipe manufacturer. threaded fasteners Galvanized in accordance with AS 1214
 5. Concrete Sleepers to comply with AS 3600

Project Address: Mersey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By J.C.	Approved By EEC/aw	File name Fish Station 1	Date 20/04/14
Owner G7Generation (Pty) LTD. <small>Energy & Infrastructure</small>	Description Pipe Mid Section Support		Scale 1:1
Dwg No. PM 015	Total 23	Sheet 19/23	

Rev/Id	Revision note	Date



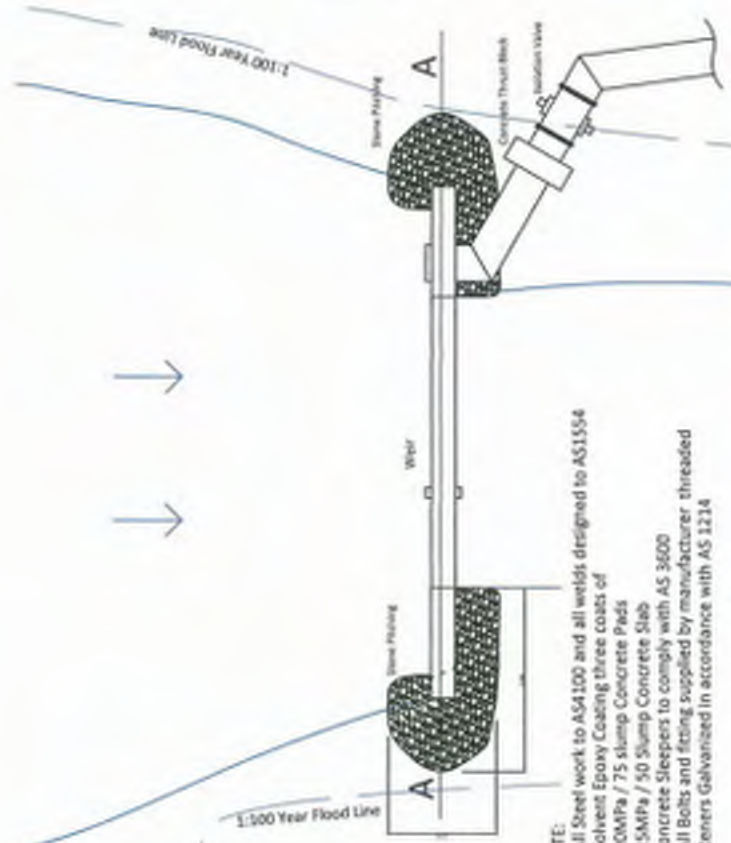
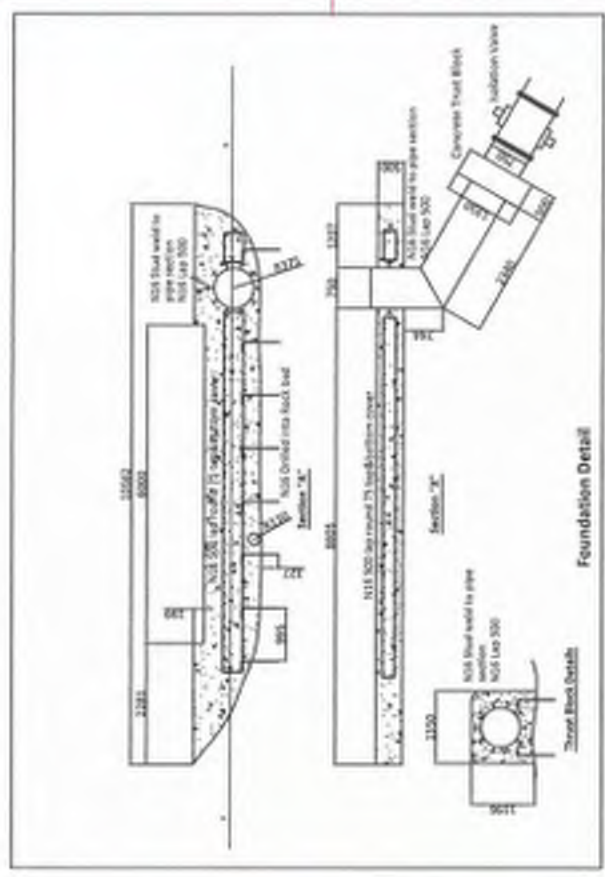
NOTE:

1. All Steel work to AS4100 and all welds designed to AS1554
2. Surface preparations for paint in accordance with AS 1627
3. Solvent Epoxy Coating three coats of.
4. All Bolts and fitting supplied by pipe manufacturer threaded fasteners Galvanized in accordance with AS 1214
5. Concrete Sleepers to comply with AS 3600

Project Address:	Mersley Forest Road, Lake Rowallen, Tasmania	Reference 1
Designed By	J.C. TBO	Approved By
Drawn By	TBO	EEC/acc.
File name	Fish Station 1	Date
Scale	1:1	20/04/13
Description		
Intake Thrust Block and Expansion Joint		
Dwg. No.	IE 016	Total
		23
		Sheet
		20/23

DEV 1

Rev	Revision note	Date

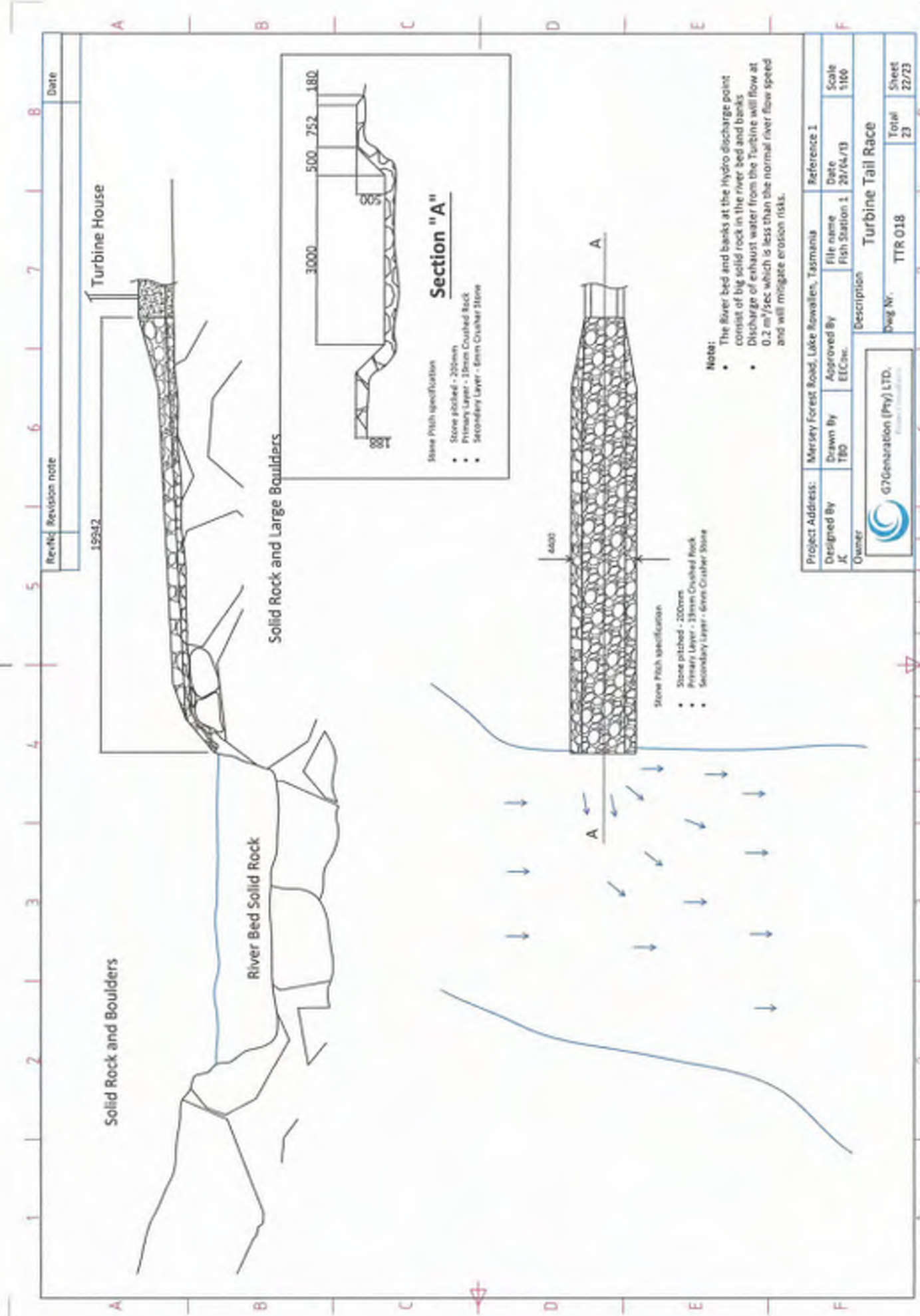


- NOTE:
1. All Steel work to AS4100 and all welds designed to AS1554
 2. Solvent Epoxy Coating Three coats of
 3. 20MPa / 75 slump Concrete Pads
 4. 25MPa / 50 Slump Concrete Slab
 5. Concrete Sleepers to comply with AS 3600
 6. All Bolts and fitting supplied by manufacturer threaded fasteners Galvanized in accordance with AS 1214

Note:

- The River bed and banks at the hydro discharge point consist of big solid rock in the river bed and banks
- Discharge of exhaust water from the Turbine will flow at 0.2 m³/sec which is less than the normal river flow speed and will mitigate erosion risks.

Project Address:	Mersey Forest Road, Lake Rowallen, Tasmania	Reference 1
Designed By	J.C.	Approved By
Drawn By	TBO	File name
Owner	67Generation (Pty) LTD.	Fish Station 1
		Date
		20/04/13
		Scale
		1:50
		Description
		Weir And Inlet
		Dwg N ^o .
		WI 017
		Total
		23
		Sheet
		21/23



FLORA AND FAUNA ASSESSMENT

MERSEY ROAD, LIENA



For
G7 Generation

4th December, 2014

LARK & CREESE LAND AND ENGINEERING SURVEYING

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1.0 Summary

The following Flora and Fauna report has been undertaken on behalf of G7 Generation as part of a development application to the Meander Valley Council for a mini hydro electrical scheme located on the Fish River, Liena. This report is limited to addressing provisions in the Biodiversity and Water Quality Codes contained in Meander Valley's Interim Planning Scheme 2013 (MVIPS2013).

Mini hydro technology is an established, well proven and environmentally friendly energy source. The proposed Fish River hydro power station has an installed capacity of 2MW and produces reasonably profitable revenue streams. The G7 mini hydro scheme is significantly placed in an emerging renewable power generation market, and the scheme is enhanced by its carbon credit components. With the possibility of increased revenue from carbon emissions reduction sales and the existing Aurora tariff for whole sale electricity the scheme could be feasible and profitable. The Crown and Forestry Tasmania (FT) have granted a 53.2 ha lease and two easements to export the power to Fisher River Power Station, approximately 12.5 km to the north.

The Fish River catchment areas receive a minimum annual rainfall of 1100 mm as per national climate centre rainfall maps. Based on the catchment area of 46million m² and 1100 mm rain fall per annum the yearly production of water from the catchment area is 46x1.1=50.6 million m³ per annum. The thirteen small lakes act as reservoirs and water is supplied evenly to the river over the drier summer months. However evaporation is approximately 20% and water available for power generation is thus 50.6x0.8 million m³ per annum, which compute to 1.26 m³ per sec of flow as an average. This calculation compares well with the actual statistics taken from weather stations in the catchment area and acts as a hydrology back up check. A SFAA in conjunction with recent surveys indicate the native vegetation within the proposed power station site, penstock pipe, intake pipe and both proposed power cable routes comply with the following TASVEG 3.0 classification

- WDR- Wet *Eucalyptus delegatensis* forest over rainforest
- WDA- Wet *Eucalyptus dalrympleana* forest
- DDE – Dry *Eucalyptus delegatensis* forest/woodland
- WDB - wet *Eucalyptus delegatensis* forest with broad-leaf shrubs
- DAD – Dry *Eucalyptus amygdalina* forest on dolerite
- NAD - *Acacia dealbata* forest
- SMP – *Sphagnum* peatland

No threatened species were recorded on site at time of survey listed under the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealths' *Environment Protection and Biodiversity Conservation Act 1999*. One threatened vegetation community, *Sphagnum* peatland (SMP) is located within Route B is listed under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*. The proposed power easements traverses through Priority Habitat listed under the MVIPS2013. In addition the proposal triggers provisions within the Biodiversity and Water Quality Codes of the MVIPS2013.

The proposed site power station location is within an approved 53.2 ha lease on Crown Land administered by FT. Two easements have also been approved by FT to export power to Fisher River Power Station approximately 12.5 km to the north. The proposed station site and some parts of the power easements are within or cross Priority Habitat listed under MVIPS2013. Previous and recent surveys indicate the lease and power station site, penstock pipeline and both transmission easements have been subject to forestry operations. The proponents estimate 6064m² of native vegetation will be cleared to facilitate construction of the access, dwellings, penstock pipe and service road. The power station proposal will divert water from intake and return the water to Fish River 1 km downstream from the intake. The hydrology of the river will be altered however the system automatically retains the creek flow at 10 % of minimum dry season flow rate. The water exhaust will be released over rocky streambed which minimises turbidity and the stream banks will be stabilised where necessary to minimise erosion.

Two FT approved 5 metre wide power cable easements will harbour the bundled over head transmission lines adjacent to Mersey Forest Road with route B connecting into a permanent Tasnetwork power easement at Lake Rowallan Power Station to the north. The approved easement follows the eastern boundary of the Tasnetwork easement terminating at Fisher River Power Station (Route B). Power cable Route A detours off Mersey Forest Road on to Dublin Road where the easement runs parallel to Dublin Road ending at the junction with Tasnetwork easement prior to crossing Little Fisher River. Approval also allows for a 5 metre easement across Little Fisher River with the easement continuing adjacent to the Tasnetwork permanent easement terminating at Fisher River Power Station. However, a detour of Route B may be required to avoid impacting on private property (C.T. 131405/1), Dublin Plains. Route B variation proposes to traverse the outside boundary of Priority Habitat listed under MVIPS2013, joining back into Route A.

The loss of vegetation types is to be minimal such that the thresholds set by the Permanent Native Forest Estate policy will not be exceeded. I anticipate no offset for loss of vegetation from within informal reserve is required in accordance with *General Offset Principles* outlined in the Resource Management Planning System for Tasmania. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant Impact Guidelines* due to small disturbance footprint involved in previously logged forest in close proximity to existing infrastructure. In conjunction with appropriate habitat management it is anticipated the loss of marginal habitat will not impact on the survival of threatened flora and fauna species such as the Spotted-tail quoll, Tasmanian Devil, Eastern-barred Bandicoot or the Masked Owl previously documented within 5 km.

Whilst not specifically considering MVIPS2013 planning implications, I am satisfied ECOTas surveys (SFAA) of the power station site and transmission easements encapsulated MVIPS2013 Priority Habitat. Therefore I anticipate impacts would not unduly compromise the representation of species and connectivity of vegetation communities and clearance thresholds would not be exceeded with no significant impacts on Commonwealth listed fauna species. The CEMP provides management prescriptions addressing Performance Criteria contained within the Biodiversity and Water Quality Codes and specifically addresses the provisions set out in Section E8.6 (Biodiversity Code) and E9.6 (Water Quality Code) of the MVIPS2013.

The application provides an opportunity, through the approval process, to achieve a positive conservation outcome. The proposal also seeks to maintain existing conservation and biodiversity values of the area as whole through suitable development and appropriate vegetation and land management. Approval should be linked to a Construction Environmental Management Plan which should:

- Establish guidelines for appropriate management of the Bushfire Management Zone to ensure recruitment of native vegetation and avoid blanket clearance to maintain habitat for biodiversity
- Include Weed Management Plan to control and monitor an existing declared weed and commitment to control future infestations.
- Manage the nature of infrastructure development through compliance of guidelines for
 - Water Quality, Stormwater and Erosion
 - Management of Construction Activities
 - Environmental Training and Inductions
 - Air Emissions
 - Flora and Fauna
 - Hazardous Material
 - Noise and Vibration
 - Traffic
 - Waste, and
 - Rehabilitation

It is recommended the detail of these mitigation measures is developed in consultation with appropriate regulatory agencies to ensure they provide offsets that satisfy the requirements of relevant legislation.

2.0 Introduction

Date of Survey: 4th & 26th/11/2014

Survey: Flora and Fauna Survey – Doug Summers. Supplementary Mapping – Nick Creese

Report: Doug Summers.

Method: Survey – ‘Site examination for threatened and endangered plant species’¹ in addition to “Manual for Assessing Vegetation Condition in Tasmania”².

Purpose: Flora and Fauna assessment as part of a proposal for a mini hydro electrical scheme development application to the Meander Valley Council. Scope of the project includes establishing the power station infrastructure, penstock route and service road to intake location within an approved lease including establishing one of two aboveground power cable easements adjacent to established forestry roads terminating at the Fisher River Power Station. The report specifically limits itself to addressing relevant provisions within the MVIPS2013.

Limitations: Whilst every effort has been made to compile a complete list of native plants factors such as seasonality and absence of identifying features of some plants means that additional species may be found in a subsequent survey if it were carried out in another time of year. Previous SFAA plant list included.

Site Description: The FT approved lease is approx 53.2 ha with the proposed power station located within Crown Land/State Forest regulated by FT while the approved easements are in FT administered land. All development areas have previously been modified by forestry operations. The proposed power station site falls to the northwest < 5% and located in Priority Habitat riparian vegetation on the southern bank of Fish River (Class 4 stream). The proposed intake and penstock pipe route follows Fish River to the east for approximately 995 metre. Two approved transmission line easements are located within FT land and passes through five Priority Habitat listed under MVIPS2013 (see Figure 1).

Geology in proposed location of the power station is described as Lower glaciomarine sequences of mudstone, pebbly mudstone, pebbly sandstone, minor limestone and tasmanite oil shale. Further north on Mersey Road is changes to undifferentiated pelitic rocks and quartzite sequences, with greenschist facies metamorphism. The remainder of the proposed power cable routes is Glacial, periglacial and fluvio-glacial sediments including till and interglacial deposits derived from Quaternary sediments. A survey found no geomorphic conservation features or geoconservation sites within the property⁴.

No Aboriginal or cultural heritage sites have been documented within the study site⁴.

Research indicted no documented cases of *Phytophthora cinnamomi* (Pc) were found within the development site or 5 km of the property⁴.

¹ Dawson & Rochow, 1982

² DPIPW, 2009

³ KPS 2000

⁴ Natural Values Atlas 3.0

3. Native Vegetation

The report addresses flora and fauna within the location of the proposed power station, intake and penstock route and aboveground power cable routes to Fisher River Power Station with specific focus on possible negative impacts to existing vegetation communities and potential threatened species habitat. 89 native plant species were recorded – refer to Appendix A.

No vascular plant species of national conservation significance, listed in the Commonwealth's *Environment Protection & Biodiversity Conservation Act 1999* had been previously recorded on site or at the time of the survey. No vascular plant species listed under Schedule 3, 4 or 5 of the *Threatened Species Protection Act 1995* was recorded on site ⁵ or threatened vegetation communities listed under Schedule 3A of Tasmania's *Nature Conservation Act 2002*.

Table 1: Significant plant species previously recorded within 5 km radius of proposed power station and power cable route ⁵.

Species	Conservation Status ⁶		Observations/Comments
	State	National	
<i>Eucalyptus radiata</i> Subsp. <i>radiata</i> Forth River Peppermint	rare	-	Not recorded. Site constitutes potential habitat.
<i>Scleranthus brockiei</i> Mountain Knawel	rare	-	Not recorded. Site provides marginal habitat.
<i>Agrostis australiensis</i> Southern bent	rare	-	Not recorded. Site constitutes potential habitat.
<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i> (Narrowleaf dogwood) -	rare	-	Not recorded. Site constitutes potential habitat.
<i>Carex capillacea</i> (Yellow sedge)	rare	-	Not recorded. Site constitutes potential habitat.
<i>Rhodanthe anthemoides</i> (Chamomile sunray) – rare(State)	rare	-	Not recorded. Site constitutes potential habitat.
<i>Viola cunninghamii</i> (Alpine violet) - rare(State)	rare	-	Not recorded. Site constitutes potential habitat.
<i>Hovea montana</i> Mountain purplepea	rare	-	Not recorded. Site constitutes potential habitat.

The location of proposed power station and transmission easements encompasses numerous vegetation communities (see Figure 2 & 3). The vegetation structure at the proposed power station site appears modified through previous forestry operations. The previous SFAA indicated the site has been subject to selective logging. The modified canopy has resulted in increased light intensity and a higher abundance of herbs such as *Acaena novae-zilandiae*, *Senecio* spp., and *Ranunculus* spp. in addition to ground ferns such as *Pteridium esculentum* and *Polystichum proliferum* and *Blechnum* spp. The site is dominated by wet sclerophyll forest however surveys

indicate the location is a transition zone between wet *Eucalyptus delegatensis* forest with broad-leaf shrubs (WDB) and wet *Eucalyptus dalrympleana* forest (WDA). This is indicated by the presence of benchmark species from each community such as *Bedfordia salicina*, *Pomaderris* spp, and *Lomatia tinctoria*. Other shrubs associated with wet sclerophyll include *Coprosma quadrifida* and *Notelaea ligustrina*. The riparian zone boarding the Fish River complies with TASVEG 3.0 SBR (Broad leaf scrub).

Both proposed above ground power cable easements pass through native vegetation communities that have been subject to FT operations. Both follow the eastern side of Mersey Forest Road passing through WOB and DAD including Priority Habitat as listed under MVIPS2013. Route B proposal continues along Mersey Forest Road to Lake Rowallan Power Station passing through WDA and DDE vegetation communities and Priority Habitat. Post Lake Rowallan Power Station the power cable is contained within a Tasnetwork power easement terminating at the Fisher River Power Station. The easement consists of one threatened vegetation community, *sphagnum* peatland (MSP). Route A proposal diverts off Mersey Forest Road on to Dublin Road where the easement runs parallel to Dublin Road on the eastern side passing through land that has previously been subject to forestry operations expand.

Tasnetwork easement passes through private land (C.T. 131405/1). A variation to original Route B is required, due to access being denied by the land owner (if required). The detour route passes to the east of the property through WDA and SBR vegetation communities for approximately 1.3 km (see impact of proposal). A recent survey indicated no vascular plant species of national conservation significance, listed in the Commonwealth's *Environment protection & Biodiversity Conservation Act 1999* was recorded within the proposed variation to Route A. No vascular plant species listed under Schedule 3, 4 or 5 of the *Threatened Species Protection Act 1995* was recorded on site⁵ or threatened vegetation communities listed under Schedule 3A of Tasmania's *Nature Conservation Act 2002*.

The Meander Valley Council has a Priority Habitat overlay which encompasses the power station site and 4 additional locations along the proposed power cable route associated with riparian communities adjacent to Dublin Plain (see figure 4 & 5). Additional Priority Habitat located within 200 m of Route A Highland *Poa* grasslands vegetation communities listed under Schedule 3A of the *Tasmanian Nature Conservation Act 2002* (see Figures 4 & 5).

5 Natural Values Atlas Database 3.0, DPIPWE

6 Threatened species Unit, NP&WS & *Tasmanian Threatened Species Protection Act 1995, Commonwealth Environmental Protection, Biodiversity Conservation Act 1999 and Tasmanian Nature Conservation Act 1999.*

7 Harris & Kitchener, 2005

8 Natural Values Atlas Database 3.0, DPIPWE

Survey indicates the native vegetation within the proposed power station site and power cable route comply with the following TASVEG 3.0 classification

- WDR- Wet *Eucalyptus delegatensis* forest over rainforest
- WDA- Wet *Eucalyptus dalrympleana* forest
- DDE – Dry *Eucalyptus delegatensis* forest/woodland
- WDB - wet *Eucalyptus delegatensis* forest with broad-leaf shrubs
- DAM – Dry *Eucalyptus amygdalina* forest on mudstone
- DAD– Dry *Eucalyptus amygdalina* forest on dolerite
- NAD - *Acacia dealbata* forest, and
- SBR – broad-leaf scrub

Table 2 – Vegetation communities present within the property

FPA described floristic community ⁷	Equivalent mapped TASVEG community ⁸	State-wide conservation priority ⁹	Regional conservation priority ¹⁰
Dry (<i>E. amygdalina</i>) forest on Dolerite			
DRY-shAM	<i>Eucalyptus amygdalina</i> Wet forest DAD	Adequately Reserved	Adequately Reserved
Wet (<i>E. delegatensis</i>) forest			
WET-DEL0101,	<i>Eucalyptus delegatensis</i> Wet forest WDB	Not adequately Reserved	Not adequately Reserved
Wet (<i>E. delegatensis</i>) forest			
WET-DEL3,	<i>Eucalyptus delegatensis</i> Wet forest WDB	Adequately Reserved	Adequately Reserved
Wet <i>Eucalyptus dalrympleana</i> forest			
WET - DEL0000	<i>Eucalyptus dalrympleana</i> Wet forest WDA	Adequately Reserved	Adequately Reserved
Wet (<i>E. delegatensis</i>) forest over rainforest			
WET-DEL1000	<i>E. delegatensis</i> Wet forest WDR	Adequately Reserved	Adequately Reserved
Dry (<i>E. delegatensis</i>) forest/woodland			
DRY-shDEL	<i>Eucalyptus delegatensis</i> Dry forest DDE	Adequately Reserved	Adequately Reserved
(<i>A. dealbata</i>) forest			
	<i>Acacia dealbata</i> forest NAD	adequately Reserved	Not adequately Reserved
Dry Broad-leaf scrub			
	Dry Broad-leaf scrub	Adequately Reserved	Adequately Reserved

⁷ Forestry Practices Authority

⁸ Harris & Kitchener, 2005

⁹ TASVEG 3.0, DPI/PWE

¹⁰ Threatened species Unit, NP&WS & Tasmanian Threatened Species Protection Act 1995, Commonwealth Environmental Protection, Biodiversity Conservation Act 1999 and Tasmanian Nature Conservation Act 1999.

4. Introduced Plants

Survey of the proposed power station location, penstock pipe and service road and power cable route indicate no Weeds Of National Significance or Declared weed species. Route B proposal contained a colony of thistles (*Carduus* sp.). It appeared the infestation was 2 generations with numerous rosettes present (see Plate 1). According to Weed Management Plans developed for declared and environmental weeds under the Tasmanian Weed Management Act 1999 there is intent to ensure all infestations of weeds are contained within existing infestations with the intention to control the spread of infestations, or into areas that support threatened species/communities¹².

Phytophthora cinnamomi (Pc)

Vegetation communities present within the study site are not considered susceptible to *Phytophthora cinnamomi*, however individual species present such as *Leucopogon* spp., *Pultenaea* spp., and *Epacris* species are susceptible to Pc. Recent survey of the Natural Values Database indicated no Pc infestation within the proposed power station site or on the proposed power cable route¹³. Management prescriptions are contained in the Construction Environmental Management Plan.



Plate 1 – Photo representing core infestation of thistles (*Carduus* sp) within Route A (Dublin Road) of the overhead cables.

11 Mersey Valley Weed Management Strategy 2013-2018

12 Northern Tasmanian Weed Management Strategy 2005

13 Natural Values Atlas Database 3.0, DPIPWE

5 Conservation Status of Fauna Community

To assess the conservation significance for fauna species an assessment of the habitat occurring was undertaken as well as a visual search for tracks, scats and diggings. This information was then assessed against the requirements of threatened species known to occur in the area from the Natural Values Atlas and FPA Technical notes. Four threatened fauna species listed under the *Environment Protection and Biodiversity Conservation Act 1999* have been recorded within 5 km radius of the study site and proposed power cable route. A search of the Natural Values Atlas database indicated 5 threatened species listed under Schedule 3, 4 or 5 of Tasmania's *Threatened Species Protection Act 1995* that have been documented within 5 km radius of the study site, the closest being the Spotted-tailed Quoll (see Figures .

Table 3 - Significant fauna species previously recorded within 5 km radius of the study area and likelihood of them occurring on site¹³

Species	Conservation Status ¹⁴		Observations/Comments
	State	National	
Birds			
<i>Tyto novaehollandiae</i> subsp <i>Castanops</i> Masked Owl	endangered	Vulnerable	Not recorded. Site constitutes potential habitat.
<i>Aquila audax subsp. fleayi</i> Tasmanian Wedge-tailed Eagle	endangered	Endangered	Not recorded. Site constitutes potential habitat.
<i>Accipiter novaehollandiae</i> (Grey Goshawk)	endangered		Not recorded. Site constitutes potential habitat.
Mammals			
<i>Sarcophilus harrisii</i> Tasmanian Devil	endangered	Endangered	Not recorded. Site constitutes potential habitat.
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> Spotted-tail Quoll	rare	Vulnerable	Not recorded. Site constitutes potential habitat.

¹³ Natural Values Atlas Database 3.0, DPIWE

¹⁴ Threatened species Unit, NP&WS & *Tasmanian Threatened Species Protection Act 1995*, *Commonwealth Environmental Protection, Biodiversity Conservation Act 1999* and *Tasmanian Nature Conservation Act 1999*.

¹⁵ Natural Values Atlas Database 2.0, DPIWE

6. Site Potential for Contributing to Conservation

Overall the native vegetation within the proposed power station site and power easements supports wet sclerophyll community that has been subject to forestry operations and in moderate to good condition. The survey indicates the study site is a transition zone or ecotone between wet *Eucalyptus delegatensis* forest vegetation community and wet *Eucalyptus dalrympleana* forest. Vegetation communities are contiguous with adjacent wet sclerophyll communities to the north, east and south. Mersey Forest Road divides the vegetation community to the west.

There are two listed Threatened plant species recorded within 5 km of the proposed power station site but not found¹⁵:

- *Agrostis australiensis* (Southern bent) - rare (State)
- *Amphibromus neesii* (Southern Swampgrass) - rare (State)

There are five listed Threatened plant species recorded within 5 km of the proposed power cable route but not found¹⁵:

- *Eucalyptus radiata* (Forth River Peppermint) - rare (State)
- *Scleranthus brockii* (Mountain Knawel) - rare (State)
- *Pomaderris phyllicifolia* subsp. *phyllicifolia* (Narrowleaf dogwood) - rare (State)
- *Carex capillacea* (Yellow sedge) – rare (State)
- *Rhodanthe anthemoides* (Chamomile sunray) – rare (State)
- *Viola cunninghamii* (Alpine violet) - rare (State)

The initial assessment indicated the scale of loss and removal of vegetation types will be minimal indicating that it will not exceed thresholds set by the Permanent Native Forest Estate policy (Approx. 6046m²). In addition the report suggests that no offset for loss of vegetation type from within informal reserve will be required due to small area involved.

Contained within property there is potential habitat for 5 threatened fauna species found within 5 km¹⁵ (based on habitat range).

- *Dasyurus maculatus* subsp. *maculatus* (Spotted Tailed Quoll) – rare (State), Vulnerable (National)
- *Sarcophilus harrisii* (Tasmanian Devil) - endangered (State and National)
- *Tyto novaehollandiae* subsp *Castanops* (Masked Owl), endangered (State), Vulnerable (National)
- *Aquila audax* subsp. *Fleayi* (Tasmanian Wedge-tailed Eagle) – endangered (State and National)
- *Accipiter novaehollandiae* (Grey Goshawk) – endangered (State),
- *Beddomeia* spp. Freshwater snails

Dasyurus maculatus subsp. *Maculatus* has previously been recorded in close proximity to proposed power station but a recent survey failed to observe either scats or potential nesting hollows¹⁶ (see Figures 4 & 5). Nesting hollow survey indicates limited nesting habitat for *Tyto novaehollandiae* subsp *Castanops*. The proposed power cable route adjacent Mersey Forest Road passes through areas that constitutes potential habitat for *Sarcophilus harrisii* and

Dasyurus maculatus subspp. *Maculatus*. Recent survey of the power station site indicated no dens or potential nesting hollows. Previous surveys anticipated no significant impacts on threatened fauna. Recent surveys indicated impacts on Commonwealth-listed fauna species (potential habitat only) is not considered “significant” within the EPBCA *Significant Impact Guidelines* due to small disturbances footprint involved in previously logged forest and that no additional management actions need to be considered.

15 Natural Values Atlas Database 2.0, DPIWE

16 Fauna Technical Note No. 1 ‘Eagle Nest Searching, Activity Checking and Nest Management’

17 Threatened species Unit, NP&WS

7. Comment of Impact of Proposal

Establishment of Power Station Infrastructure and Penstock Pipe

Impacts associated with rural developments are well documented. The retention of flora and fauna values in the long term is complex and problematic. This report comments on possible negative ecological impacts of the proposal and against provisions in the MVIPS2013 Biodiversity and Water Quality Codes. The project proponents have secured a 30 year 53.2 ha lease to contain the proposed power station dwellings and associated infrastructure including power easements (see Figure 8).

The proposed access off Walls of Jerusalem Road will facilitate construction and service the power station post construction (approximately 116m). The construction will be in accordance with FT's Construction Standards and the *Wetlands and Waterways Works Manual*. The proponents estimate the access road and building envelope will require approximately 1089 m² of vegetation to be cleared. The penstock corridor to the inlet site will be 5 metres wide and 995 metres long will require the removal of approximately 4975m² of native vegetation (combined total area of vegetation clearance approximately 6064m²) (see Figure 10).

Survey of the native vegetation within proposed power station site indicates the structure of the native vegetation has been modified by forestry operations (WDR and WDB). Neither vegetation community is listed under Tasmania's *Nature Conservation Act 2002*. However the location of the proposed power station and penstock pipe and uptake is within MVIPS2013 Priority Habitat. Survey of this site constitutes potential habitat for threatened species found within 5 km. The proponents estimate only 9% of the proposed lease requiring clearing. Previous SFAA survey indicates the impact from construction of water intake point, pipeline clearing and construction, power station construction and associated access roads in terms of vegetation loss is to be minimal and will not exceed the thresholds set by the Permanent Native Forest Estate policy.

Previous and recent surveys of the proposed power station site and penstock and water intake indicates minimal loss of vegetation and marginal disturbances of widespread habitat types present in immediate and surrounding areas with no significant impacts on threatened fauna anticipated. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant Impact Guidelines* due to small disturbance footprint located in previously logged forest and that no additional management actions need to be considered.

The water exhaust from the power station will be released over rocky streambed which minimises turbidity and stream bank. This exhaust point is also the outlet for stormwater generated from the access road and power station. Survey indicates the proposal will have low impacts on the Fish River and wilderness values of the area due to previous disturbances in the area of proposal. The proposed pipeline and power station will be unseen from all public viewpoints including the nearby Walls of Jerusalem walking track. Conservation of Freshwater Ecosystem Values (CFEV) database indicated no significant species present. The previous SFAA indicated no further prescriptions are required.



Figure 6 - Meander Valley Council's Priority Habitat overlay indicating the zone around Proposed Fish River power Station.

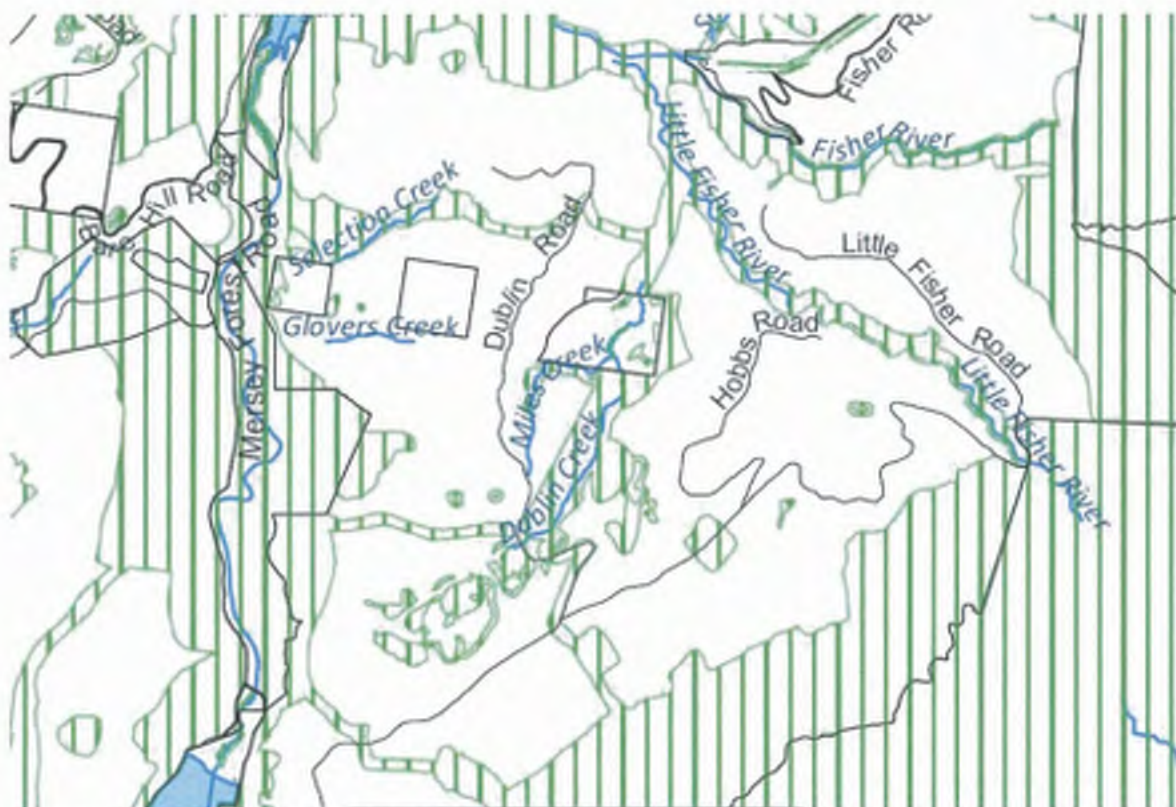


Figure 7 - Meander Valley Council's Priority Habitat overlay indicating the zone around Lake Rowallan Power Station and Route A & B.

Despite the predicted loss of vegetation I anticipate this will not affect the survival of WDR, WDB or SBR and the representation of species and ecological functions they provide. In addition I anticipate this will not impact on the survival of the rare *Eucalyptus radiata* Subsp., *Radiata*. *Scleranthus brockiei* and *Agrostis australiensis* have been observed within 5km but not found within the study site. It is expected the removal of native vegetation for the proposed power station will not negatively impact on the survival of threatened bird species such as the *Tyto novaehollandiae* subsp *Castanops*, *Aquila audax* subsp. *Fleayi*, or *Accipiter novaehollandiae* which has been observed within 5 km. Whilst the study site constitutes potential habitat for some threatened species it is expected the proposal will not negatively impact on their survival, or reduce existing connectivity thus maintaining existing biodiversity of the site. In addition it is anticipated other animals such as native birds, arboreal marsupials and bat species that may utilise the community as habitat will not be significantly impacted on.

Means of vegetation removal

It is anticipated quality trees with potential to become power poles will be harvested by felling with a chainsaw and prepared onsite. Other trees will be felled at the discretion of the contractor with the good quality timber sold.

Effluent disposal

Given the power station is not permanently occupied it is anticipated low volumes of effluent will be required to be treated. Providing guidelines are followed in terms of minimum areas for distribution and filtration it is predicted no effluent will enter fish River.

Intake

The proposal will divert water from the intakes and return the water to Fish River 1 km downstream from each of the intakes (see figure 10). The construction of the pipeline intake will be undertaken during low periods. A one metre high natural stone concrete composite weir will be constructed across the Fish River. The hydrology of the river will be altered however the system automatically retains the creek flow at 10 % of minimum dry season flow rate. The intakes are designed to ensure that total creek/river flow is not diverted. During the construction the CEMP outlines management prescriptions to mitigate soil disturbance and sediment entering Fish River. The intake point will be monitored regularly to ensure that no erosion/degradation of the stream banks is occurring. Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance. The original SFAA indicated no other management actions need to be considered as the activity will have a low impact on the water flows and no impact on the water quality.



8. Installation of Power Cable

The proposal indicates the power cable exiting Fish River Power Station will be suspended above Fish River within the lease to gain access to Mersey Forest Road easement (see figures 2 & 3). It is proposed overhead power cable will be within a 5 metre easement suspended approximately 9.7 metres above the ground at its lowest point. G7 propose to remove trees within the easement while retaining vegetation not exceeding 3.0 metres. The proposal is to use timber from suitable trees while the remainder will be sold. Previous and recent surveys of the approved power easements indicated no threatened species listed under Schedule 3 of Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*. Recent surveys indicate the existing permanent easement (Route B) passes close through SGP (*Sphgnam peatland*) vegetation community, listed as threatened vegetation communities under Schedule 3A of Tasmania's *Nature Conservation Act 2002*. The initial survey indicated this proposal posed no significant impacts indicating no further prescriptions are required.

A variation to Route B will be submitted to FT if required to detour around private property (see figure 15) Survey of the proposed variation indicated no threatened species listed under the Tasmanian Schedule 3 of the *Nature Conservation Act 2002* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* or vegetation communities listed under Schedule 3A of Tasmania's *Nature Conservation Act 1999*. The proposed detour will traverse the margin of Priority Habitat listed under MVIPS2013. The detour route passes through WDA (wet *E. dalrympleana* forest) vegetation community which is open woodland with scattered trees. It is anticipated few or none of these trees will be removed.

Both FT approved transmission line routes are surrounded by tall eucalypt forest and open plains. The routes follow existing linear features through the landscape, following the Mersey Forest Road, Dublin Road and a permanent power easement. Survey indicated the entire power line route is through an area that a moderate to high level of disturbance has occurred over much of the route. Every effort will be made to avoid locating power poles on or near watercourses and riparian zones. Geocloth, hay bales and sediment fences will be used where appropriate to minimise soil disturbance. SFAA indicated no other management actions need to be considered as the activity will have low impact on water flows and no impact on water quality as soils are low to moderate erodibility.

Whilst accepted the installation of overhead power cable will result in the removal of vegetation, previous SFAA assessments indicate the loss of native vegetation will be minimal and thresholds set by the Permanent Native Forest Estate policy will not be exceeded. Furthermore, it states the proposal will only result in marginal disturbance of widespread habitats present in immediate and surrounding areas indicating that no significant habitat features (e.g. dens of mammals, potential nest/roost hollows) were identified within disturbance footprint. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant impact guidelines* due to small disturbance footprint involved in previously logged forest.

The public sensitivity level is moderate due to the visibility along the Mersey forest Road. The overhead “bundled” black cable will have minimal visual impact; following existing linear features in the landscape. The installation period of the power line will not restrict access to walking tracks or boat launching areas along the Mersey Forest Road. Walking track access will not be affected. Some short delays may occur on the Mersey Forest Road during the installation period due to tree felling. No significant impacts are anticipated.

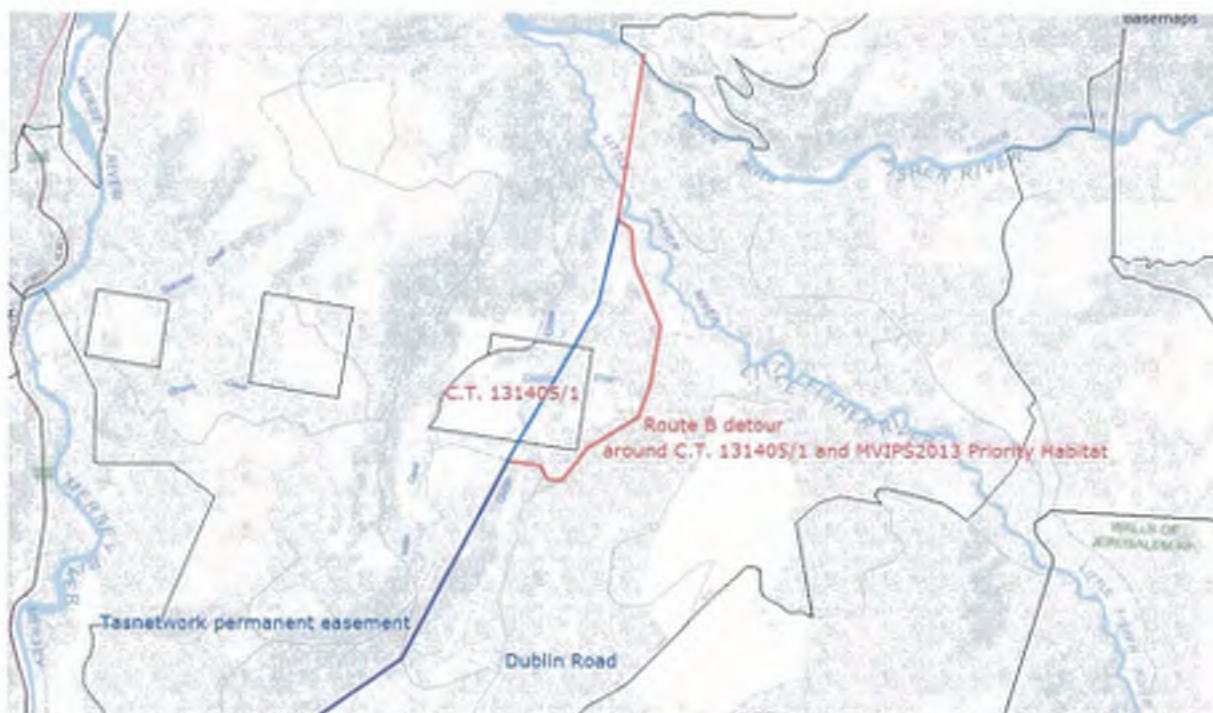


Figure 15 – Map of proposed detour of Route B around private property C.T. 131405/1.

9. Legislative Implications

Commonwealths' Environmental Protection & Biodiversity Conservation Act 1999 (EPBCA).

There are four issues of National significance relating to the Act, the Nationally Endangered and Vulnerable fauna¹⁸

- *Aquila audax subsp. Fleayi* - Tasmanian Wedge-tailed Eagle
- *Sarcophilus harrisii* - Tasmanian Devil
- *Tyto novaehollandiae subsp. Castanops* - Masked Owl,
- *Dasyurus maculatus subsp. maculatus* - Spotted Tailed Quoll

There are no issues relating to nationally endangered and vulnerable flora.

Under the EPBC Act referral is required if:

'An action has, will have, or is likely to have a significant impact on a vulnerable/endangered species if it does, will or is likely to (amongst other things):

- *Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline*
- *Adversely affect habitat critical to the survival of a species'*

Whilst the above species have been observed within 5 km of the proposed power station site none were observed during site surveys. The proposed footprint (access, establishment of building envelopes, construction of the penstock pipe and service road and subsequent bushfire management zone) is not considered 'significant' within the EPBCA *Significant impact Guidelines* due to small disturbance in previously logged forest. On this basis the proposal is unlikely to lead to a decline in the endangered species population or the habitat used by these species. Therefore, on this basis a referral under the EPBC Act or additional management actions will not be required¹⁸.

Tasmanian Threatened Species Protection Act 1995 (TSPA)

Any impacts to threatened species listed under the TSPA will require a permit from the Policy and Conservation Assessment Branch (PCAB) DPIPWE¹⁹. No threatened species were recorded within the study site previously or during recent surveys. Whilst *Aquila audax subsp. Fleayi*, *Sarcophilus harrisii*, *Tyto novaehollandiae subsp. Castanops*, *Dasyurus maculatus subsp. maculatus* has been documented within 5 km, surveys of mature Eucalypts within the development area indicated limited potential for nesting hollows but could offer potential foraging habitat. *Agrostis australiensis*, *Amphibromus neesii*, *Eucalyptus radiata*, *Viola cunninghamii*, *Pomaderris phyllicifolia subsp. Phyllicifolia*, *Carex capillacea*, *Rhodanthe anthemoides* and *Scleranthus brockii* have been observed within 5 km of the development site and power cable route. Survey of these study sites found no evidence of either flora or fauna species. When the ecology of these species is taken into account it is anticipated the development proposal will not affect the survival of these species. Therefore a permit for PCAB will not be required with regard to this species.

¹⁸ Commonwealths' Environmental Protection and Biodiversity Conservation Act 1999

¹⁹ Tasmanian Threatened Species Protection Act 1995

Tasmanian Nature Conservation Act 2002 and Land Use Planning and Approvals Act 1993

WDB and SBR vegetation community present within the study site and are not considered vulnerable under the *Nature Conservation Act 2002*. Under the Act and under the Land Use Planning and Approvals Act 1993 the clearance or conversion of more than 1ha of land or 100 tonnes of timber or any 'vulnerable' land is not permitted without referral to the FPA and the development of a Forest Practices Plan²⁰. The implementation of the proposed development will not require clearing more than one hectare or more than 100 tonnes of timber from threatened vegetation communities. Therefore a Forest Practice Plan will not be required.

Tasmanian Weed Management Act 1999 (WMA)

Declared weeds are subject to management plans under the WMA with the objective of prevention of spread from the core site, spread to other regions containing threatened plant communities and threatened habitat of flora and fauna species. Quarantine measures must include not only a wash down of earth moving machinery before entering the State Forest but also a wash down on-site before leaving following works. To minimise this risk it is recommended a 'knock down' of any weeds or at least careful removal of the flower heads prior to works at any of the development sites. This proactive management approach is the most cost effective way to control Thistles in the early stage. The weed hygiene mechanism is also designed to prevent the accidental introduction of *Phytophthora cinnamomi*²² which when established cannot be eradicated (See CEMP).

Tasmanian Forestry Act 1920

The proponents have negotiated with the Crown and Forestry Tasmania for a 30 year lease for the power station site and 2 easements which allows the harvesting of native vegetation within and establishment of infrastructure such as the power station and establishment of easements in State forests

Commonwealth's Environmental Management and Pollution Control Act 1994 (EMPCA).Tasmania's State Policy for Water Quality Management 1997 and Forestry Act 1920 & Forestry Practices Act 1985

Water used in the process of power generation will be exhausted back into the Fish River. The water exhausted contains no contaminants and therefore not considered a 'Pollutant' under the Commonwealth's *Environmental Management and Pollution Control Act 1994* (EMPCA). FT's State Forest Activity Assessment for medium and high level activities indicated the proposal complied with Forestry operation guidelines. The proposal is not considered 'significant' within the EMPCA *Significant impact Guidelines* due to small disturbance in previously logged forest. On this basis the proposal is unlikely to lead to a decline in the endangered species population or the habitat used by these species. Therefore, on this basis a referral under the EPBC Act or additional management actions will not be required¹⁸.

20 Tasmanian Nature Conservation Act 1999 & Land Use Planning and Approvals Act 1993

21 Northern Tasmanian Weed Management Strategy. 2005-2010 &

Mersey Valley Weed Management Strategy 2005 - 2013

22 Tasmanian Weed Management Act 1999

10. **Meander Valley Council Requirements**

E8.6 Development Standards - Biodiversity Code

E8.6.1 (P1 & P2) Habitat and Vegetation Management

Habitat and vegetation management objectives are to ensure:

- a) *Vegetation identified as having conservation values as habitat has priority for protection and is appropriately managed to protect those values; and*
- b) *The representation and connectivity of the veg communities is given appropriate protection when considering the impacts of use and development*

Power Station, Penstock and Water Intake Location

The proposed power station, penstock pipe and intake site are within Priority Habitat as listed in the MVIPS2013. SFAA and recent surveys indicate the site has modified vegetation structures as a result of FT operations. Survey of this site constitutes potential habitat for 5 threatened species found within 5 km. The proponents estimate only 9% of the proposed lease requires clearing, approximately 6064m². Survey of the lease indicated no threatened species listed under Schedule 3 of Tasmania's *Threatened Species Protection Act 1995*, Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* or vegetation communities listed in Tasmania's *Nature Conservation Act 1999*. Previous SFAA indicates the impact from construction of water intake point, pipeline clearing and construction, power station construction and associated access roads in terms of vegetation loss is to be minimal and will not exceed the thresholds set by the Permanent Native Forest Estate policy and thus will not require an offset under the RMPS.

Surveys of the proposed power station site and penstock and water intake indicates minimal loss of vegetation and marginal disturbances of widespread habitat types present in immediate and surrounding areas with no significant impacts on threatened fauna anticipated. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant Impact Guidelines* due to small disturbances footprint involved in previously logged forest and that no additional management actions need to be considered.

Power cable routes

Whilst both proposed Route A & B pass through MVIPS2013 Priority Habitat, SFAA survey of both routes found no threatened species listed under Schedule 3 of the *Nature Conservation Act 2002* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* or vegetation communities listed under Schedule 3A of Tasmania's *Nature Conservation Act 1999*. Survey of the power line easement from Rowallan Power Station to Fisher River Power Station (Route B) is mapped as Permanent easement (FPE). These mapping units are not classified as "threatened" under State or Commonwealth legislation. Investigation of Route B indicates the Tasnetwork's dedicated power easement passes through MSP (*Sphagnum* peatland) vegetation community, listed as threatened vegetation communities under Schedule 3A of Tasmania's *Nature Conservation Act 2002*. However, it is anticipated this area can void direct impact by placing power poles outside vegetation community boundary and using the CEMP to mitigate impacts. The initial SFAA survey indicated Route B posed no significant impacts indicating no further prescriptions are required.

If Route B is used a route variation is required to detour around private property (C.T. 13145/1) (Approx. 1.35 km). The detour has been discussed and agreed to in principle by FT providing it complies with flora and fauna assessments. This variation, if required, proposes to use an existing road to access Dublin road which then continues to Fisher River Power Station as per Route A. The proposed detour route passes through WDA (wet *E. dalrympleana* forest) vegetation community which is open vegetating with scattered trees. It is anticipated few or none of these trees will be removed. In addition the detour traverses around the margin of Priority Habitat as listed under MVIPS2013. Surveys indicates no threatened species listed under Schedule 3 of the *Nature Conservation Act 2002* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* or vegetation communities listed under Schedule 3A of Tasmania's *Nature Conservation Act 1999* are present within the study site.

Whilst it is accepted the installation of overhead power cable will require the removal of vegetation, previous assessments (SFAA) indicate the loss of native vegetation will be minimal and not exceed thresholds set by the Permanent Native Forest Estate policy or trigger/require and offsets in accordance with RMPS . Furthermore, proposal will only result in marginal disturbance of widespread habitats present in immediate and surrounding areas indicating that no significant habitat features (e.g. dens of mammals, potential nest/roost hollows) were identified within disturbance footprint. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant impact guidelines* due to small disturbance footprint involved in previously logged forest.

I am satisfied provisions within Performance Criteria 1 & 2 in Section E8.6.1 (Development and Construction Practices and Riparian Vegetation) are adequately addressed by this report and the CEMP. The plan outlines management prescriptions to mitigate erosion, weed infestation, avoid unnecessary removal of vegetation, appropriate landscaping, revegetation ensuring species representation and connectivity whilst not impacting on Priority Habitat, hydrological or ecological values within the lease site and transmission easements.

E9.6 Development Standards - Water Quality Code

E9.6.1: Development and Construction Practices and Riparian Vegetation

Objective

To protect the hydrological and biological roles of wetlands and watercourses from the effects of development"

CFEV database indicates no significant conservation values within the study site. SFAA indicates the impact of development terms of vegetation loss is to be minimal and will not exceed the thresholds set by the Permanent Native Forest Estate policy. Previous and recent surveys of the proposed power station site and penstock and water intake indicates minimal loss of vegetation and marginal disturbances of widespread habitat types present in immediate and surrounding areas with no significant impacts on threatened fauna anticipated. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant Impact Guidelines* due to small disturbance footprint located in previously logged forest and that no additional management actions need to be considered. The SFAA indicated no further prescriptions are required however the Construction Environmental Management Plan contains further prescriptions to address provisions within Performance Criteria P1 in Section E9.6.1. of MVIPS2013. The CEMP address potential impacts to hydrological and biological roles of aquatic ecosystems.

E9.6.2 Water Quality Management

Engineers have designed the stormwater system for the access road and station site in line with a 1 in 50 year storm augmented with strategic landscaping and revegetation to mitigate erosion. G7 have designed the stormwater system to overflow into surrounding site vegetation. The power station water exhausted contains no contaminants and therefore not considered a 'Pollutant' under the Commonwealth's *Environmental Management and Pollution Control Act 1994* (EMPCA). FT's State Forest Activity Assessment for medium and high level activities indicated the proposal complied with Forestry operation guidelines. SFAA added no other management actions need be considered as the activity will have a low impact on the on the water quality indicating 'compliance with Legislation' (SFAA) of activity regarding Commonwealth's *Environmental Management and Pollution Control Act 1994* and Tasmania's *State Policy for Water Quality Management 1997*.

I am satisfied provisions within Performance Criteria 1 & 2 in Section E9.6.1 (Development and Construction Practices and Riparian Vegetation) are adequately addressed in this report. In addition the CEMP address PI & 2 by outlining management prescriptions to mitigate erosion, weed infestation, avoid unnecessary removal of vegetation, appropriate landscaping, revegetation ensuring species representation and connectivity whilst not impacting on Priority Habitat, hydrological or ecological values within the lease site and transmission easements.

E9.6.3 Construction of Roads

The proposal requires two roads. An access road via Walls of Jerusalem Road will service the power station. A second service road will be required to facilitate penstock construction and the intake site with the long term intention of becoming a service track for the penstock pipe and water intake site maintenance. No service roads are required for the installation of power poles as it is anticipated access to pole sites will be gained via Mersey Forest Road and Dublin Road. Both approved Routes A and B use an established crossing at Little Fisher River terminating at Fisher River Power Station. The proposed access road will be approximately 80 m long and consist of a single lane and be constructed by excavator and compactor. Initial SFAA indicates no significant impacts providing construction complies with *Forest Practices Code 2000* and Forestry Tasmania requirements. Appropriate signage will be used on Mersey Forest Road and Walls of Jerusalem Road during construction for public safety.

The development application clearly defines the location and extent of vegetation removal. Providing conditions in the Construction Environmental Management Plan are followed I anticipate compliance with provisions within Performance Criteria 1 and that levels of disturbance to ecological values will not impact on hydrological or ecological features within the development sites.

// Conclusions and Recommendations

The Crown and FT have approved a 53.2 ha operating lease for Fish River mini-hydro Power Station site including the choice of two different easements to export the power from Fish River power station via overhead power cables to Fisher River Power Station approximately 12.5 km to the north. It is estimated 6064m² of native vegetation will be cleared to construct the access, dwellings, penstock pipe and service road. A SFAA undertaken in 2010 indicates the impact on native vegetation from construction of the power station infrastructure and installation of overhead transmission lines will be minimal and not exceed thresholds set by the Permanent Native Forest Estate policy. The SFAA also indicated both approved power easements required minimal loss of vegetation and marginal disturbances of widespread habitat types present in immediate and surrounding areas with no significant impacts on threatened fauna anticipated. Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA *Significant Impact Guidelines* due to small disturbance footprint involved in previously logged forest. Recent survey indicates no threatened species were recorded at any of the proposed development sites previously or at time of survey listed under the *Tasmanian Threatened Species Protection Act 1995* or the Commonwealths' *Environment Protection and Biodiversity Conservation Act 1999*. One threatened vegetation community, MSP (*Sphagnum peatland*), is listed under Schedule 3A of the *Nature Conservation Act 2002* and exists within Route B.

It is my opinion the SFAA accurately represents and adequately addresses relevant provisions set out in Section E8.6 (Biodiversity Code) and E9.6 (Water Quality Code) of the MVIPS2013. I am satisfied previous SFAA undertaken by EcoTas, whilst not specifically considering MVC planning implications, surveyed MVIPS2013 Priority Habitat whilst undertaking the SFAA, concluding impacts would not unduly compromise the representation of species and connectivity of vegetation communities, adding clearance thresholds would not be exceeded with no significant impacts on Commonwealth listed fauna species. The CEMP provides management prescriptions specifically addressing performance criteria contained within the Development Standards of the Biodiversity and Water Quality Codes.

This proposal serves the conservation of all vulnerable and priority flora and fauna communities well providing opportunity for improvements toward their conservation and an opportunity to tackle other issues such as weeds. Approval should be linked to a Construction Environmental Management Plan which should:

- Establish guidelines for appropriate management of the Bushfire Management Zone to ensure recruitment of native vegetation and avoid blanket clearance to maintain habitat for biodiversity
- Include Weed Management Plan to control and monitor an existing declared weed and commitment to control future infestations.
- Manage the nature of infrastructure development by establishing guidelines for
 - Water quality, stormwater and erosion
 - Management of Construction Activities
 - Environmental Training and Inductions
 - Air emissions
 - Flora and fauna
 - Hazardous material

- Noise and vibration
- Traffic
- Waste, and
- Rehabilitation

It is recommended the detail of these mitigation measures is developed in consultation with appropriate regulatory agencies to ensure they provide offsets that satisfy the requirements of relevant legislation.

APPENDIX 'AA'

- **PLANT LIST AND REFERENCES**

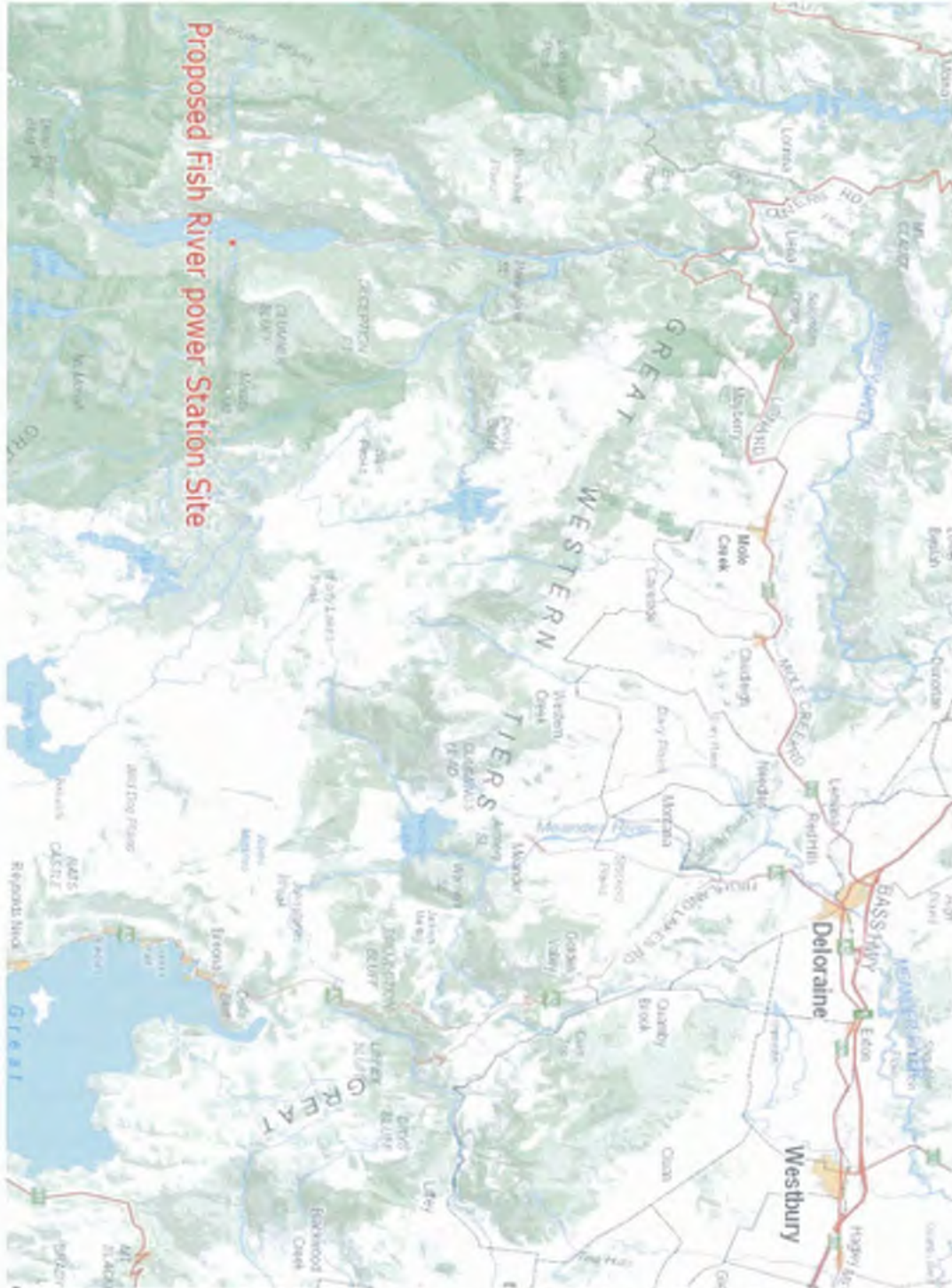


Figure 1 – Locality map of G7 Fish River Power Station, Mersey Forest Road, Liena.

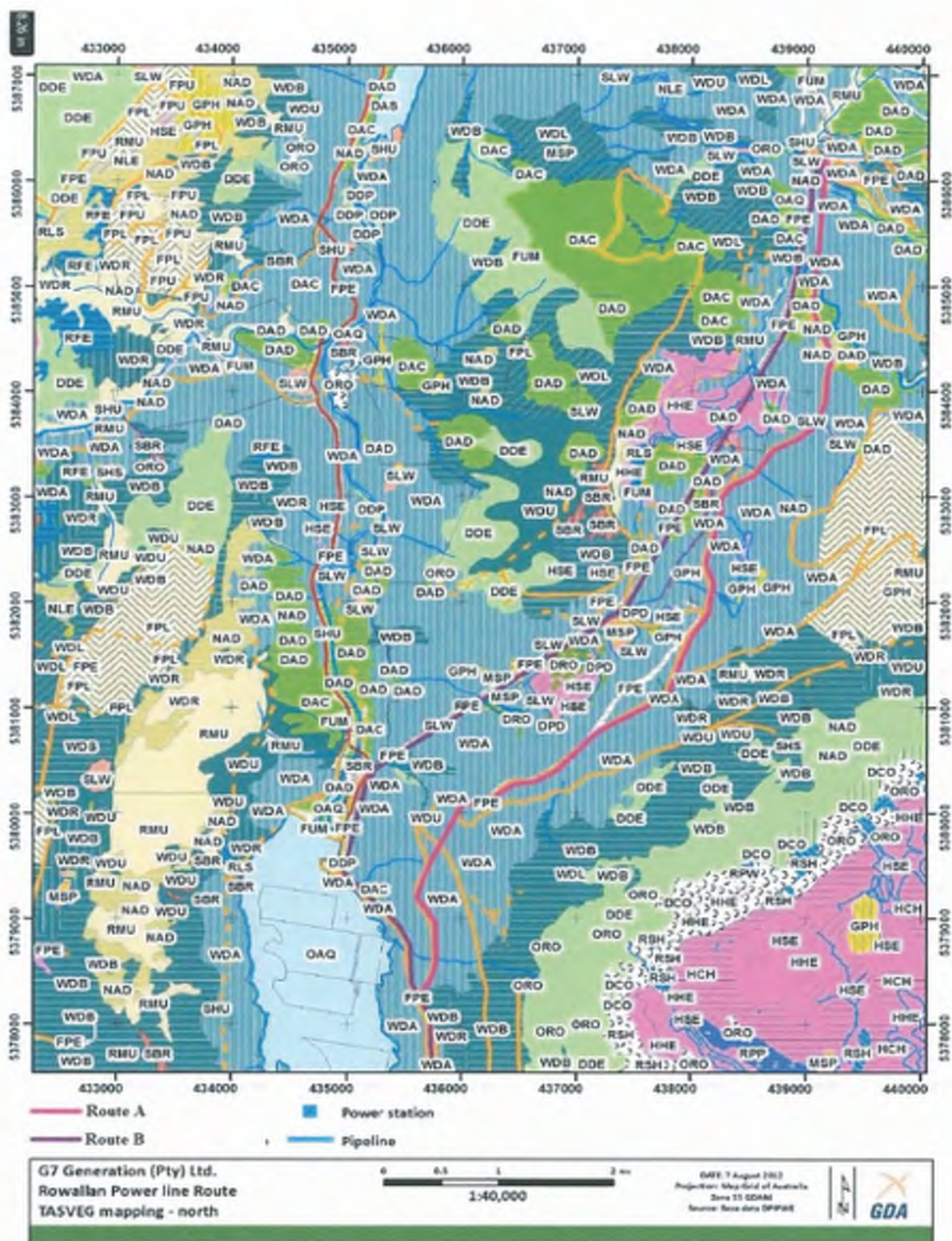


Figure 3 – TASVEG 3.0 vegetation communities in proximity to overhead power cable Routes A & B.

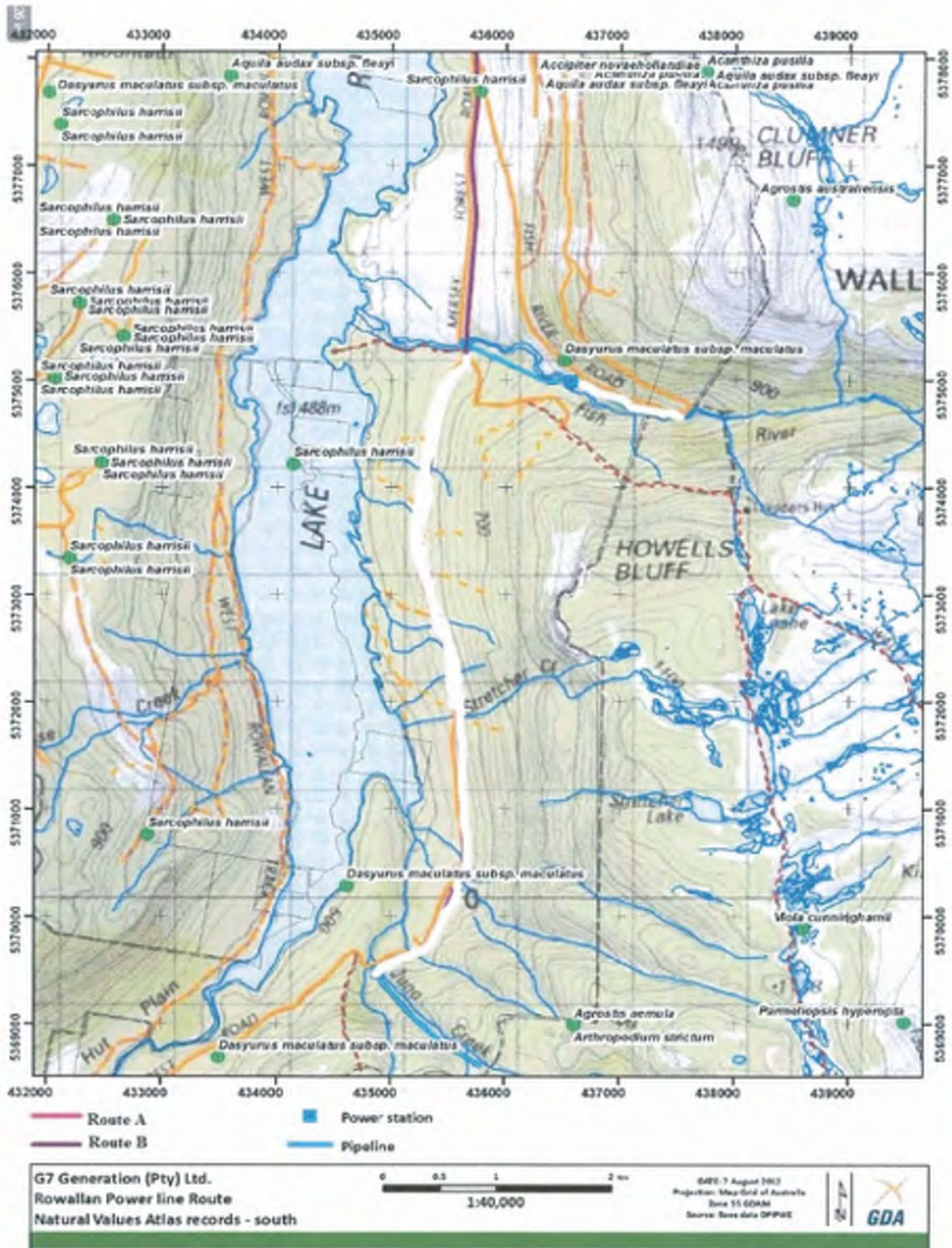


Figure 4 – NVA database distribution of threatened flora and fauna in proximity to proposed Fish River Power Station.

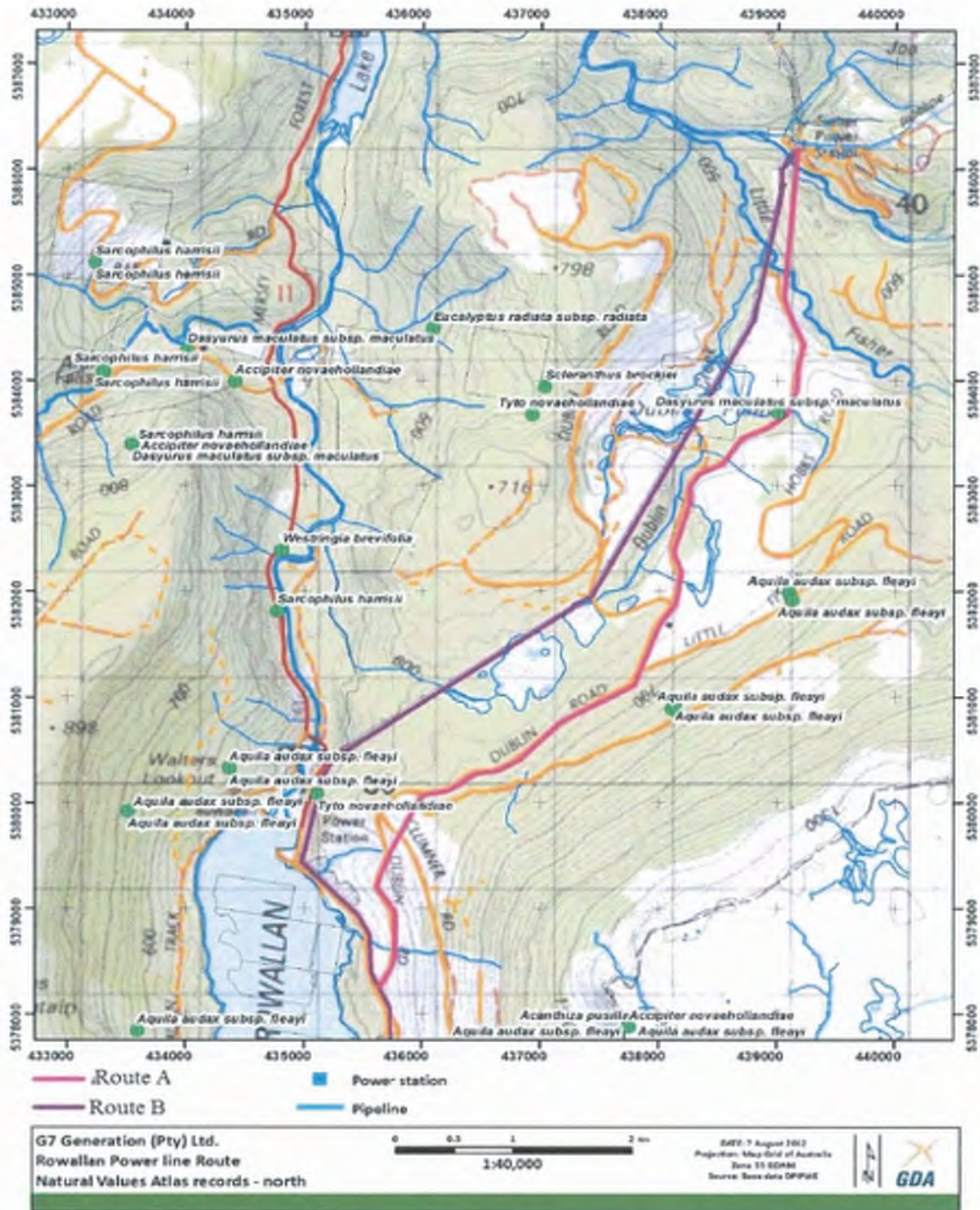


Figure 5 – NVA database distribution of threatened flora and fauna in proximity to overhead power Routes A & B.

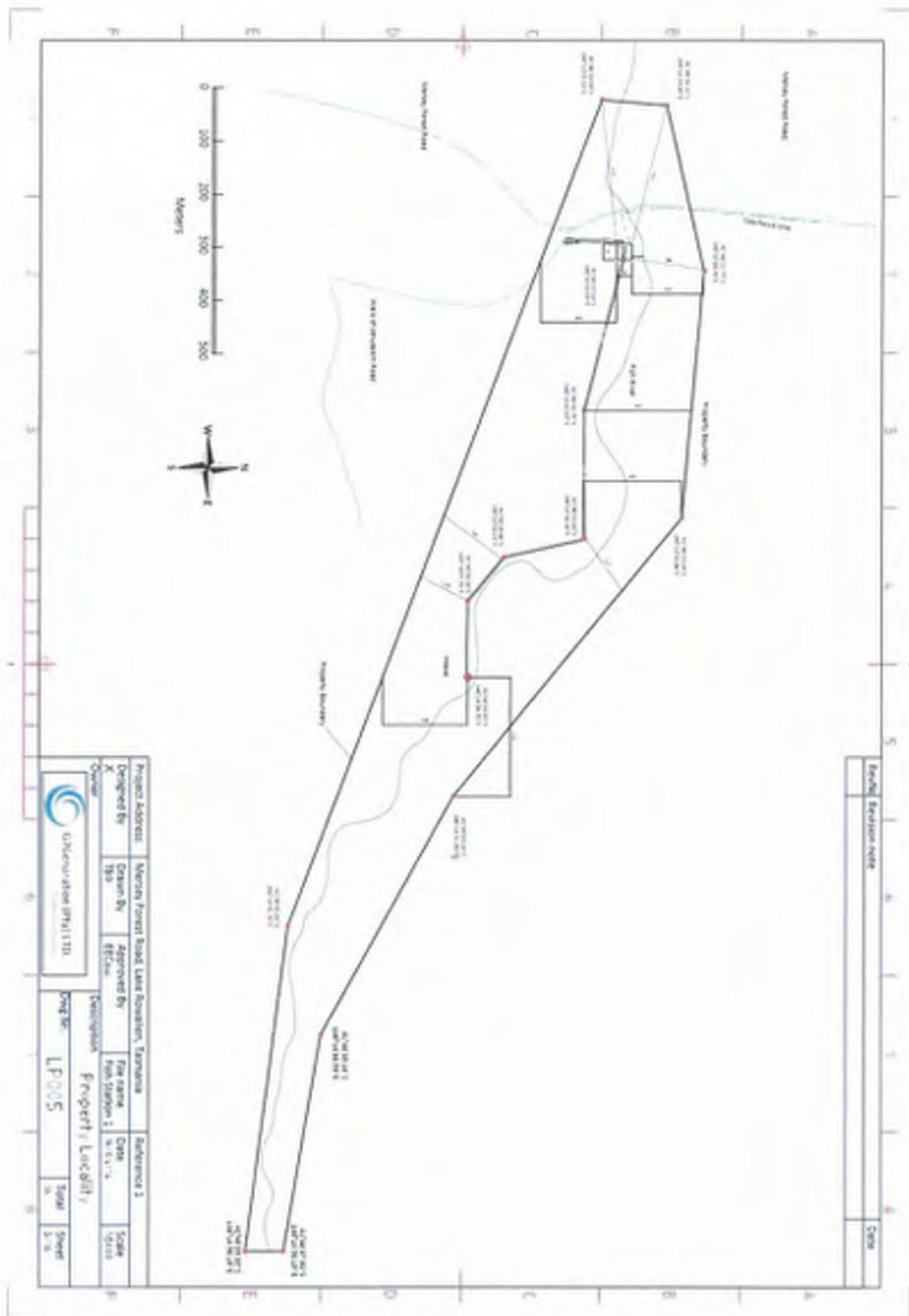


Figure 8– Site plan showing location of the Fish River power station infrastructure relative to proposed lease boundaries.

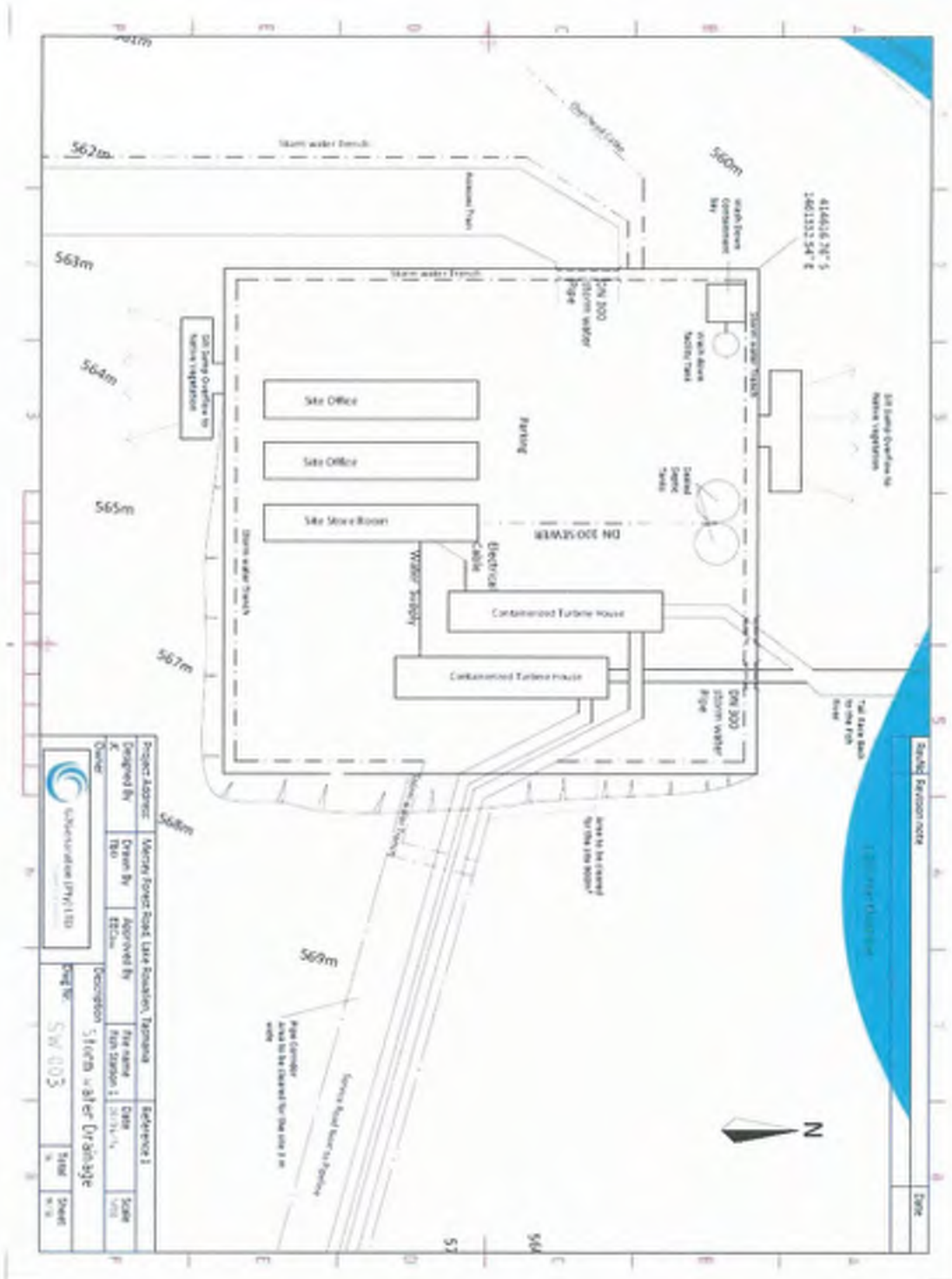


Figure 9 – Proposed Fish River Power Station site plan and stormwater system.

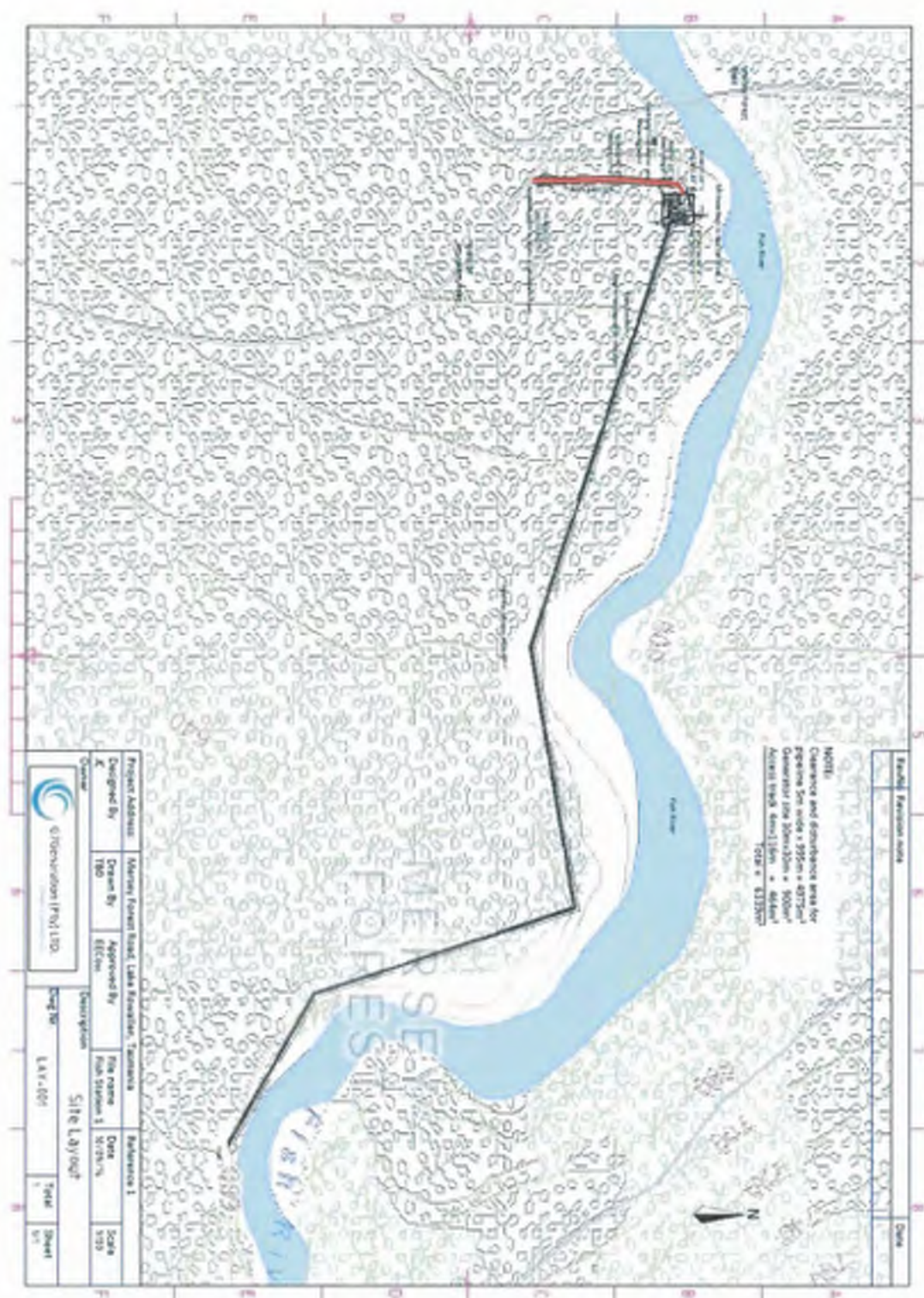


Figure 10 – Site plan illustrating proposed power station site, penstock pipe and intake location.

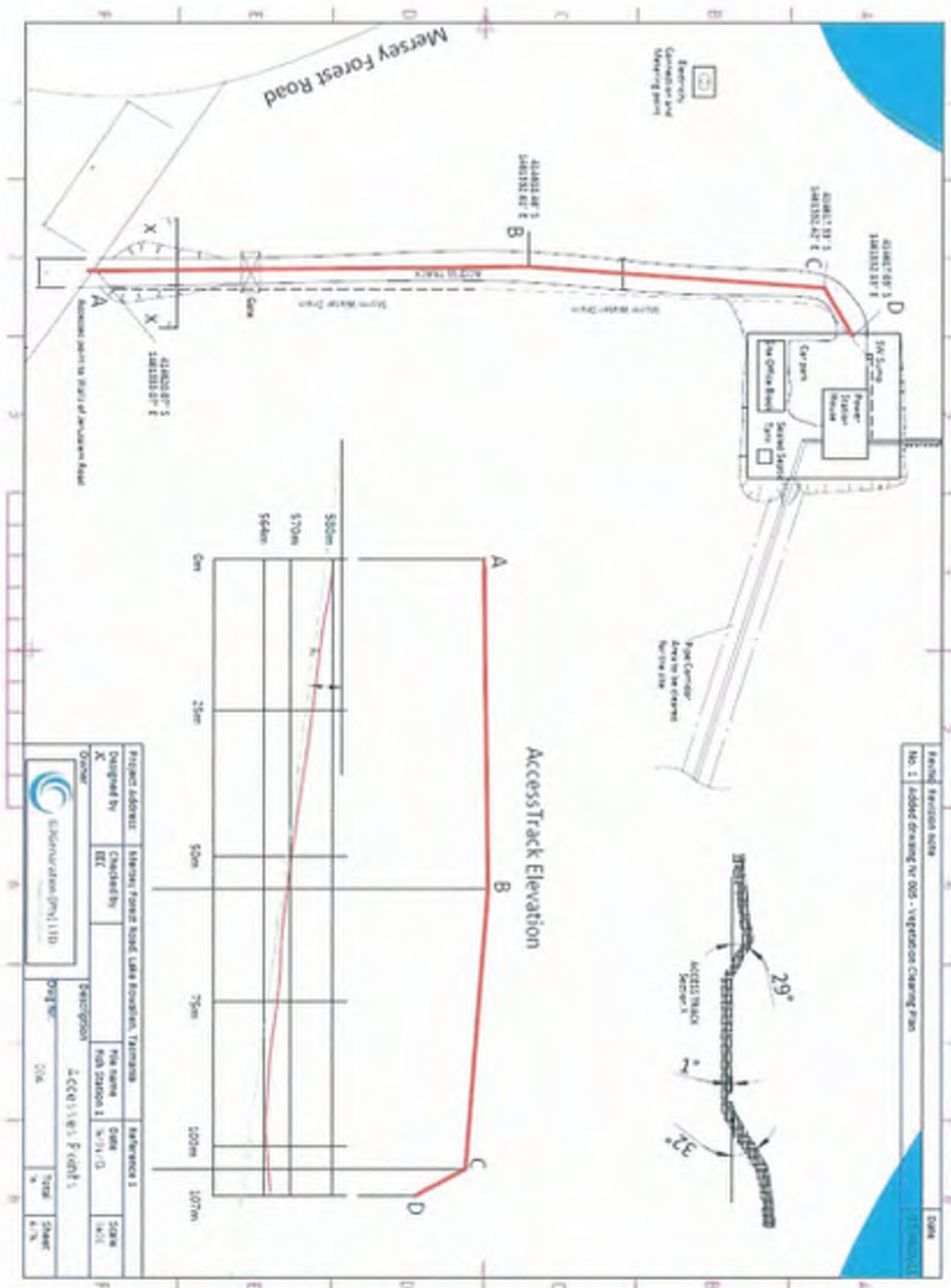


Figure 11 – G7 engineers drawings showing designs of access road to power station (note: power station layout has been altered – see figure 9 for final layout design).

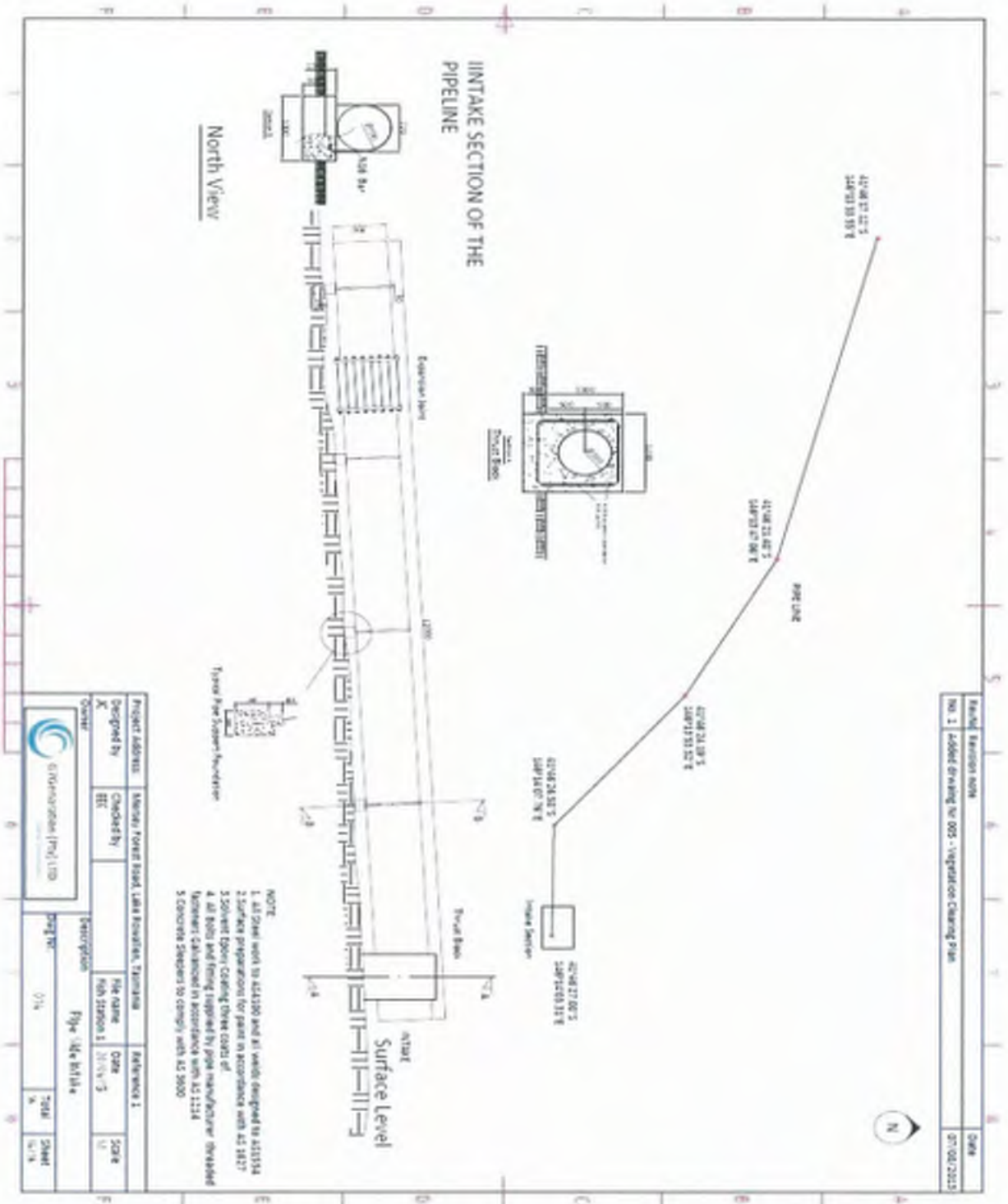


Figure 12 – Engineers designs for penstock pipe installation

Figure 13
— Engineer drawings for penstock pipe installation

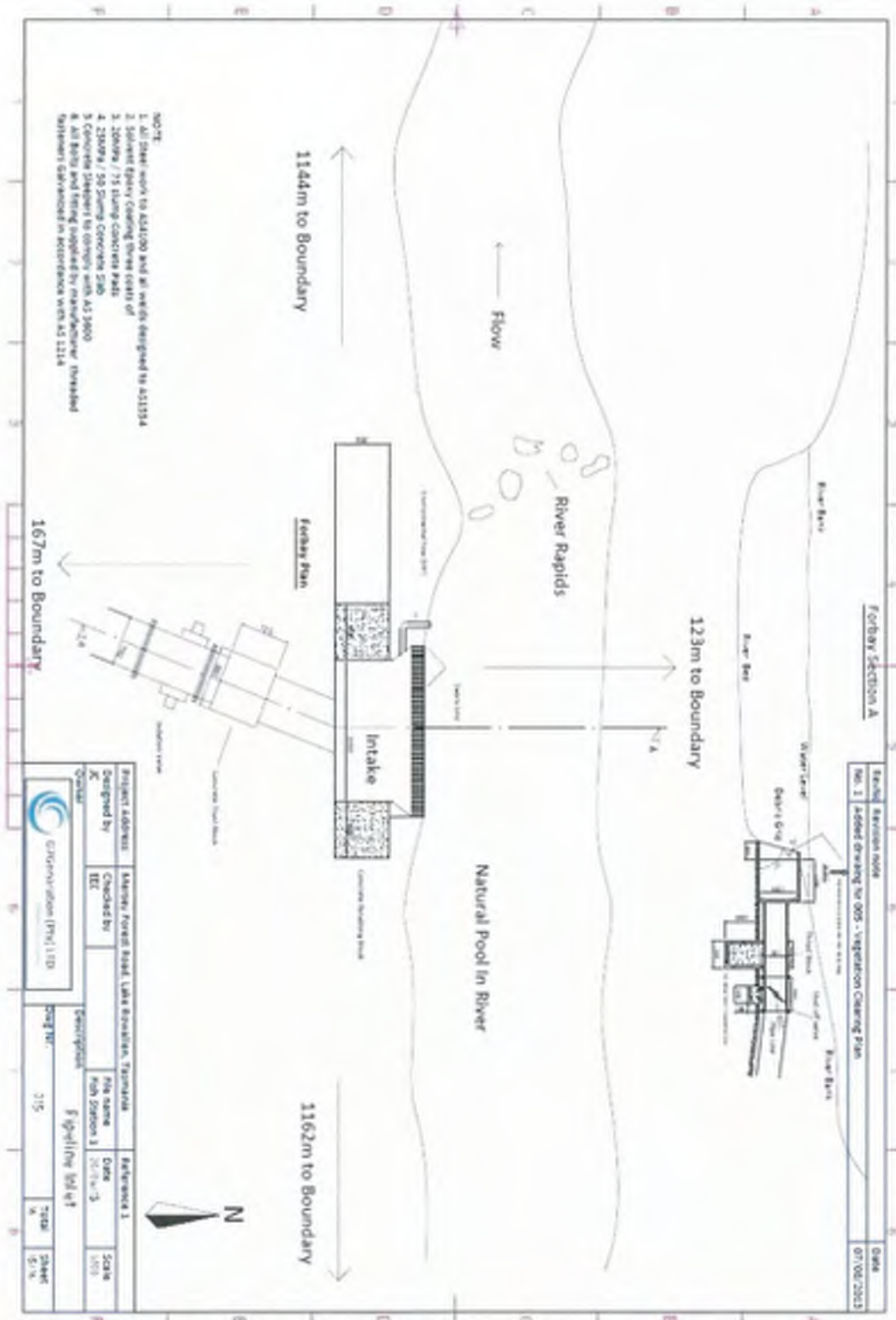


Figure 14 – Engineer drawings for Fish River power station water intake site.

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APPENDIX A: VASCULAR PLANT SPECIES LIST

G7 Generation - Power line plant species list

Botanical nomenclature follows A Census of the Vascular Plants of Tasmania Baker and Duretto (2011); common nomenclature follows Wapstra et al. (2005).

i = introduced/naturalised; e = endemic to Tasmania

DICOTYLEDONAE**ARALIACEAE**

Hydrocotyle sibthorpioides shining pennywort

ASTERACEAE

e *Bedfordia linearis* subsp. *linearis* slender blanketleaf

e *Bedfordia salicina* tasmanian blanketleaf

Cassinia aculeata subsp. *aculeata* common dollybush

i *Cirsium arvense* var. *arvense* creeping thistle

Coronidium scorpioides curling everlasting

Cotula alpina alpine buttons

Euchiton collinus common cottonleaf

i *Hypochaeris glabra* smooth catsear

i *Hypochaeris radicata* rough catsear

Lagenophora stipitata blue bottledaisy

Olearia argophylla musk daisybush

Olearia lirata forest daisybush

Olearia myrsinoides silky daisybush

Olearia phlogopappa dusty daisybush

Olearia viscosa viscid daisybush

e *Ozothamnus antennaria* sticky everlastingbush

Senecio biserratus jagged fireweed

Senecio linearifolius var. *linearifolius* common fireweed

Senecio minimus shrubby fireweed

ATHEROSPERMATAEAE

Atherosperma moschatum subsp. *moschatum* sassafras

CUNONIACEAE

Bauera rubioides wiry bauera

ERICACEAE

Acrothamnus montanus snow beardheath

Acrotriche serrulata ants delight

e *Cyathodes glauca* purple cheeseberry

Epacris gunnii coral heath

e *Leptecophylla juniperina* subsp. *parvifolia* mountain pinkberry

Monotoca glauca goldey wood

FABACEAE

Acacia dealbata subsp. dealbata
Acacia melanoxylon
Daviesia latifolia
Pultenaea juniperina

silver wattle
blackwood
hop bitterpea
prickly beauty

LAMIACEAE

Ajuga australis
Prostanthera lasianthos var. lasianthos

australian bugle
christmas mintbush

MYRTACEAE

e Eucalyptus amygdalina
Eucalyptus dalrympleana subsp. dalrympleana
e Eucalyptus delegatensis subsp. tasmaniensis
Eucalyptus obliqua
e Eucalyptus rodwayi
Leptospermum lanigerum
Melaleuca pallida
e Melaleuca virens

black peppermint
mountain white gum
gumtopped stringybark
stringybark
swamp peppermint
woolly teatree
yellow bottlebrush
prickly bottlebrush

NOTHOFAGACEAE

Nothofagus cunninghamii

myrtle beech

OLEACEAE

Notelaea ligustrina

native olive

PITTOSPORACEAE

Billardiera macrantha
Pittosporum bicolor

highland appleberry
cheesewood

PLANTAGINACEAE

Veronica calycina

hairy speedwell

PROTEACEAE

Banksia marginata
Hakea lissosperma
e Lomatia tinctoria
Persoonia juniperina
e Telopea truncata

silver banksia
mountain needlebush
guitarplant
prickly geebung
tasmanian waratah

RANUNCULACEAE

Clematis aristata
Ranunculus lappaceus

mountain clematis
woodland buttercup

RHAMNACEAE

Pomaderris apetala subsp. apetala

common dogwood

ROSACEAE*Acaena novae-zelandiae*

common buzzy

RUBIACEAE*Coprosma hirtella*

coffeeberry

Coprosma quadrifida

native currant

Galium australe

tangled bedstraw

RUTACEAE*e Nematolepis squamea* subsp. *retusa*

blunt satinwood

Zieria arborescens subsp. *arborescens*

stinkwood

STYLIDIACEAE*Stylidium graminifolium* narrowleaf

triggerplant

THYMELAEACEAE*Pimelea drupacea*

cherry riceflower

VIOLACEAE*Viola hederacea* subsp. *hederacea*

ivyleaf violet

WINTERACEAE*Tasmania lanceolata*

mountain pepper

GYMNOSPERMAE**PODOCARPACEAE***e Phyllocladus aspleniifolius*

celerytop pine

MONOCOTYLEDONAE**CYPERACEAE***Carex appressa* var. *virgata*

longleaf tall sedge

Gahnia grandis

cutting grass

Lepidosperma elatius

tall swordedge

Lepidosperma laterale

variable swordedge

Uncinia tenella

delicate hookedge

HEMEROCALLIDACEA*Dianella tasmanica*

forest flaxlily

IRIDACEAE*Diplarrena moraea*

white flag-iris

JUNCACEAE*Juncus bassianus*

forest rush

Juncus pallidus

pale rush

LAXMANNIACEAE*Lomandra longifolia*

sagg

LUZURIAGACEAE*Dryophila cyanocarpa*

turquoise berry

ORCHIDACEA*Pterostylis melagramma*

blackstripe greenhood

POACEAE*Australopyrum pectinatum**Poa gunnii* gunns*Poa labillardierei* var. *labillardierei*

prickly wheatgrass

snowgrass

silver tussockgrass

PTERIDOPHYTA**ASPLENIACEAE***Asplenium flabellifolium*

necklace fern

BLECHNACEAE*Blechnum minus**Blechnum nudum*

soft waterfern

fishbone waterfern

DENNSTAEDTIACEAE*Histiopteris incisa**Pteridium esculentum*

batswing fern

bracken

DICKSONIACEAE*Dicksonia antarctica*

soft treefern

DRYOPTERIDACEAE*Polystichum proliferum**Rumohra adiantiformis*

mother shieldfern

leathery shieldfern

GRAMMITIDACEAE*Grammitis billardierei*

common fingerfern

HYMENOPHYLLACEAE*Hymenophyllum flabellatum**Hymenophyllum rarum* narrow

shiny filmyfern

filmyfern

POLYPODIACEAE*Microsorium pustulatum* subsp. *pustulatum*

kangaroo fern



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The Directors of G7 Generation

G7 Generation (Pty) Ltd.
PO Box 714
North Hobart, TAS 7002

17 May 2012

RE: Juno and Fish power scheme SFAAs

Please find enclosed the completed State Forest Activity Assessments (SFAAs) and associated maps and data base reports for the proposed power scheme projects in the Fish River and Juno Creek sites.

In summary, our study and initial field assessments did not identify any "fatal flaws" to the proposed project.

Please do not hesitate to contact me if you have any further queries.

Yours sincerely

Mark Wapstra
Senior Scientist/Manager

cc: ericsnr@clacksonpower.com

STATE FOREST ACTIVITY ASSESSMENT SHEET FOR MEDIUM AND HIGH LEVEL ACTIVITIES

Activity Details:

Project Title:	G7 Generation – Fish River Mini Hydro Power Schemes 1 & 2		
Reserve Name:	Not applicable	Block Name:	
Contact Officer:	Jonathon Clack, G7 Pty Ltd	Activity Level:	High Level
District:	Bass	Location (GDA Ref):	436507mE, 5375009mN
Planned Activity:	Construction of two 1-2 MW hydro power stations with associated pipelines, intakes and access		
Proposed timing of activity:	9 – 12 months	Proposed duration of activity:	30 years
Extent/Area (ha):	10 ha lease area(s)	FOD Operation ID:	
District File Number:		Head Office File Number:	
Other options considered:	None		
Information on the works proposed:	Construct, manage and operate two 1 -2 MW mini hydro power stations. See attached documentation for detailed information on the proposal.		
Permit details (permit issuer, permit number, permit expiry date):			
Summary of prescriptions required: <u>(Conditions to be added to any agreement/ operations plan/lease or licence)</u>	<p>G7 Generation (or subcontractors) will ensure that:</p> <ul style="list-style-type: none"> • Works are conducted in a manner that maintains all State Forest roads in a trafficable condition at all times. • Works are conducted in a manner that does not cause any roads on State Forest to be blocked or in any way restrict the use of these roads to any other party. • Any significant damage caused to roads or road structures are immediately reported to Forestry Tasmania. • Every effort will be made to minimise disturbance and the number of trees removed within operation area. • Where practical trees will be directionally felled to ensure that road access to this area is unhindered and that damage to roading infrastructure is minimized. • All hazardous forest activities will cease in accordance with the current guidelines 'Fire Prevention at Forest Operations'. • All rubbish will be removed to an approved municipal tip site. • Appropriate safety signage and procedures will be established by the contractor to ensure appropriate notification of activity in this area to the general public during operations. • On completion of works Forestry Tasmania is to be contacted to allow a final inspection of the site. 		

Compliance with Legislation ¹:

Does the activity comply with the following statutes/policies?	Yes (compliant)	Maybe (further assessment reqd)	No (non-compliant)	N/A	Details of compliance/ approvals required
<i>Environmental Protection and Biodiversity Conservation Act 1999</i> Nationally threatened species, threatening processes.	Yes				
<i>Threatened Species Protection Act 1995</i> Threatened species.	Yes				
<i>Aboriginal Relics Act 1975</i> Aboriginal sites.	Yes				
<i>Historical Cultural Heritage Act 1995</i> Heritage listed sites.	Yes				
<i>Environmental Management and Pollution Control Act 1994</i> Environmental harm and pollution.	Yes				
<i>Land Use Planning and Approvals Act 1993</i> Developments/Structures.	Yes				
<i>Water Management Act 1999</i> Protection of water resources.	Yes				

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<i>Fire Services Act 1979</i> Fuel reduction or ecological burning.				N/A	
<i>Forestry Act 1920</i> All activities on State forest.	Yes				
<i>RFA, Permanent Native Forest Estate</i>	Yes				

Compliance with FT Policy ²:

Does the activity comply with the following statutes/policies?	Yes (compliant)	Maybe (further assessment reqd)	No (non- compliant)	N/A	Details of compliance/approvals required
Forest Reserve Register /Reserve Objectives				N/A	
Property Rights	Yes				
Rainforest Policy				N/A	
Giant Tree Policy				N/A	
Huon Pine Policy				N/A	
King Billy Pine Policy				N/A	
Landscape Management Policy	Yes				
Forest Management Plan (Sustainability Charter)				N/A	
Dams on State forest				N/A	

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Natural and Cultural Values³: (Make sure you consider all aspects of the activity including peripheral disturbance associated with the activity e.g. access to site, construction disturbance, etc.)

Value	Existing conditions (record all values present on site, N/A if values not present)	Site surveys (who conducted field surveys, specialists involved, references consulted)	Impact of activity on value (including cumulative effects)	Management action to be taken to avoid/mitigate impact (including ongoing monitoring and rehabilitation)
<p>FLORA (vegetation communities present, threatened species, priority communities)</p>	<p>Vegetation communities present are: Floristic communities: WET-DEL1000, WET-DEL0100, WET-DEL0101, WET-DEL3, DRY-shDEL and DRY-shAM. TASVEG community: <i>Eucalyptus delegatensis</i> forest over rainforest (WDR), <i>E. delegatensis</i> forest with broad-leaf shrubs (WDB), <i>E. delegatensis</i> dry forest and woodland (DDE) and <i>E. amygdalina</i> forest and woodland on dolerite (DAD). These mapping units are not classified as “threatened” under State and Commonwealth legislation; RFA equivalents: D, DT and AD – not required for additional reservation on public land under the RFA; Databases do not indicate presence of threatened flora; no threatened flora detected during detailed site assessment.</p>	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 DPIPWE <i>Natural Values Atlas</i> report (appended) <i>Conservation Enquiry Report</i> dated 10 May 2012 DSEWPC <i>Protected Matters Search Report</i> (appended) FT special values report, including TASVEG map (appended) <i>Forest Botany Manual</i> for Woolnorth and Central Highlands Regions See also attached vascular plant species 	<p>Impact by construction of water intake point, pipeline clearing and construction, power station construction and access road to power station site. Loss of vegetation types is to be minimal such that the thresholds set by the Permanent Native Forest Estate policy will not be exceeded. No offset for loss of vegetation type from within informal reserve suggested due to small area involved (c. 9% of lease area). Potential introduction of weed species.</p>	<p>Monitoring should be conducted annually for the presence of potentially invasive weed species with suitable control measures to be implemented for the control of declared species, if identified. It is recommended that the power station site be gravelled and the disturbed surfaces be covered with mulch (recommend eucalypt mulch, ideally sourced from local material to minimise risk of weed contamination). The use of mulch will impede weeds from germinating on disturbed ground around the site. Clearing should be restricted to the identified access track and power station site, with vegetation debris to be used for rehabilitation of disturbed areas at the site.</p>
<p>FAUNA (threatened species and habitats, management agreements)</p>	<p>The proposed site is within the range of the following threatened fauna species (based on information sources in column to right). Potential for the site to support these species is discussed in terms of the descriptions of potential habitat provided by FPA’s <i>Biodiversity Values Database</i>. <u>Wedge-tailed eagle</u> There are no known wedge-tailed eagle nest sites located within 5000 metres of the proposed works site (see attached map). No nests were located during the field assessment. Potential habitat (“large tracts (more than 10 ha) of eucalypt or mixed forest”) is present. It is likely that this species uses the area opportunistically for foraging.</p>	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 DPIPWE <i>Natural Values Atlas</i> report (appended) <i>Conservation Enquiry Report</i> dated 10 May 2012 DSEWPC <i>Protected Matters Search Report</i> (appended) <i>Biodiversity Values Database</i> search dated 7 May 2012 	<p>No significant impacts on threatened fauna are anticipated. Marginal disturbance of widespread habitat types present in immediate and surrounding areas. No significant habitat features (e.g. dens of mammals, potential nest/roost hollows) identified from disturbance footprint.</p>	<p>Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered “significant” within the EPBCA <i>Significant Impact Guidelines</i> due to small disturbance footprint involved in previously logged forest close to existing infrastructure (roads). Clearing should be restricted to the identified access track, pipeline and power station sites. No management actions need to be considered.</p>

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	<p><u>White-bellied-sea-eagle</u> There are no known white-bellied sea-eagle nest sites located within 5000 metres or 1 kilometre line-of-sight of the proposed works site (see attached map). Potential habitat assessment as per wedge-tailed eagle (see above).</p> <p><u>Masked owl</u> Potential habitat (“all areas with trees with large hollows, generally mature forest with little regrowth present”) is present. No significant hollows were noted in any mature trees during the field assessment. It is likely that this species uses the area opportunistically for foraging. uses the area oppor tunistically for foraging.</p> <p><u>Grey goshawk</u> Potential habitat (“native forest with mature elements below 600 m altitude, particularly along watercourses”) is absent as much of the proposal area is above 600 m in altitude. No evidence for this species was noted (nest sites) but the species may use the area opportunistically for foraging.</p> <p><u>Spotted-tailed quoll</u> Potential habitat (“riparian areas, rainforest, wet forest and damp forest where structurally complex and steep rocky areas are present”) is present. Strategic State forest fauna management planning for the eastern and spotted-tailed quoll has resulted in the retention of large tracts of high quality habitat necessary to support these species. No specific management actions are recommended in this instance. Note that no evidence of the species (in the form of dens or scats) was observed.</p>			
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**FOREST MANAGEMENT SYSTEM
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	<p><u>Tasmanian devil</u> Potential habitat (“all terrestrial native habitats”) is present. Note that no evidence of the species (in the form of dens or scats) was observed. See comments on habitat management under quoll species.</p>			
<p>GEOLOGY/SOILS (soil types, erosivity, geofeatures, karst)</p>	<p>Primary soil types are: Red to brown clayey soils under wet forest (<i>Forest Soils of Tasmania, 15 Soils on Jurassic dolerite, 15.4 Red to brown clayey soils under wet forest</i>). This soil type dominates the lower half of the pipeline and the power station site. It is likely that the area near the Mersey Forest Road is dolerite talus slope deposits. Red to brown clayey soils under mid to high altitude dry forest (<i>Forest Soils of Tasmania, 15 Soils on Jurassic dolerite, 15.5 Red to brown clayey soils under mid to high altitude dry forest</i>). This soil type dominates the relatively high altitude upper section of the pipeline. The above soils are low erodibility. The proposals are located in the vicinity of the following geoconservation sites. The significance of each site is indicated in brackets:</p> <ul style="list-style-type: none"> • Central Highlands Cainozoic Glacial Area (continent); • Central Plateau terrain (global); • Fish River alluvial fan (region); • Fish River Rhythmite section (local); • Upper Mersey – King William Range terrain (continent). 	<ul style="list-style-type: none"> • Survey conducted by Brian French on 17/04/2012 • Grant, J.C., Laffan, M.D., Hill, R.B. and Neilsen, W.A. (1995). <i>Forest Soils of Tasmania, A Handbook For Identification and Management</i>. Forestry Tasmania. • McIntosh, P. (2002). <i>Guidelines for Forestry Operations on Soils Formed in Dolerite Slope Deposits (Dolerite Talus)</i>. Forest Practices Board, Hobart. • DPIPWE <i>Natural Values Atlas</i> report (appended) 	<p>There will be a minimal impact at the sites with light soil disturbance for the construction of the power station, pipeline and intake footings and associated infrastructure (access road, small buildings). The main disturbance area is in the vicinity of the Power Stations which have low erodibility soils. The attached documents outlining the proposal should be referred to for detailed information on the construction details of the development.</p>	<p>During the construction phase, all attempts will be made to ensure that minimal soil disturbance will occur and that no sediment will enter Fish River. The construction of the pipeline intake will require minimal disturbance to the creek. Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see “Water/Streams” and “General Protection Measures” below for further information). No other management actions need to be considered as the soils are low to moderate erodibility.</p>
<p>WATER/STREAMS (water intakes, water quality and quantity)</p>	<p>The existing site conditions consist of Fish River which flows from the Central Plateau/Walls of Jeru salem National Park to the Hydroelectric impoundment of</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 17/04/2012 • Conservation of Freshwater Ecosystem Values (CFEV) 	<p>The proposal will divert water from the intakes and return the water to Fish River 1 km downstream from each of the</p>	<p>During the construction phase, all attempts will be made to ensure that minimal soil disturbance will occur and that no sediment will enter Fish River. The construction of the pipeline intake will</p>

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	<p>Lake Rowallan. Lake Rowallan is an altered environment associated with the Mersey-Forth Power Scheme.</p> <p>There are no water intakes for domestic use below the proposal.</p>	<p>Database, http://cfev.dpiw.tas.gov.au/ accessed on 03/05.2012 (appended)</p>	<p>intakes. The hydrology of the river will be altered, however the system automatically retains the creek flow at 10 % of minimum dry season flow rate. The intakes are designed to ensure that total creek/river flow is not diverted. The water exhaust will be released over rocky streambed which minimises turbidity and the stream banks will be stabilised where necessary to minimise erosion.</p>	<p>require minimal disturbance to the river.</p> <p>The water exhaust will be released over rocky streambed which minimises turbidity and the stream banks will be stabilised where necessary to minimise erosion.</p> <p>The proposed system automatically retains the creek flow at 10 % of minimum dry season flow rate, ensuring environmental integrity of the creek.</p> <p>The intake and exhaust points will be monitored regularly to ensure that no erosion/degradation of the stream banks is occurring.</p> <p>Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see "Water/Streams" and "General Protection Measures" below for further information).</p> <p>No other management actions need to be considered as the activity will have a low impact on the water flows and no impact on the water quality.</p>
<p>LANDSCAPE (visual impact and management)</p>	<p>Fish River is in a west facing gully surrounded by tall eucalypt forest. The landscape character type is high mountains landscape character type with extensive areas of similar vegetation with few evident patterns. The public sensitivity level is moderate due to the Mersey Forest Road and a number of regularly used walking tracks and visibility from fishermen on Lake Rowallan.</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 17/04/2012 • Forest Practices Authority (2006). <i>A Manual for Forest Landscape Management</i>. http://www.fpa.tas.gov.au/__data/assets/pdf_file/0004/58594/Landscape_manual_background_and_contents_pages.pdf 	<p>The proposed pipeline and power station will be unseen from all public viewpoints. The small footprint of the power station (25 x 25 m) and pipeline (5 m wide) and the high canopy of the eucalypt forest will not have any visual impact.</p> <p>The proposal area is unseen from the nearby Walls of Jerusalem walking track.</p>	<p>The power stations and pipelines are located so that vegetation will screen the development from the Mersey Forest Road, Fish River Road, Walls of Jerusalem Road and Walls of Jerusalem walking track. The small clearance width of the pipeline (<10 m wide) under the forest canopy will not create a linear feature in the landscape and also will be unseen.</p> <p>No further prescriptions are required.</p>
<p>WILDERNESS and WILD RIVERS (High Quality Wilderness, Wild River Catchment)</p>	<p>The location of the Fish 1 site (pipeline and power station) has been selectively harvested in the past with the upper section of the pipeline occurring in undisturbed eucalypt forest. The Fish 2 site is essentially undisturbed, however, the site is bounded by the Fish River Road to the north, Walls of Jerusalem Road/track to the south and an old access track to the national park to the east. The intake point for Fish 2 is next to the Walls</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 17/04/2012 	<p>The pipeline will have less than a 10 m wide clearing and only light disturbance will be required for the footings of the pipeline. There will be minimal disturbance to Fish River for the construction of the intakes at the head of the pipelines.</p>	<p>The proposal will have a low impact on the wilderness values of the area due to the previous disturbance in the area of the developments and there will only be minimal disturbance with the construction of the pipeline and water intake.</p>

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	of Jerusalem National Park boundary. Below the schemes, the river flows through production forest into the hydroelectric impoundment of Lake Rowallan.			
ABORIGINAL VALUES (sites, APZ Zone)	APZ: Low No aboriginal site triggers are present (<i>Forest Practices Code 2000</i>). No aboriginal sites mapped.	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 FT special values report including APZ map (appended) 	No significant impacts are anticipated.	If any historic sites are located during works, operations are to cease and officers of Bass District are to be notified. Such sites will be assessed and recorded, and management determined in consultation with Forest Practices Authority's Senior Archaeologist prior to operations recommencing.
HISTORIC VALUES (sites)	No historic sites are mapped within the proposed disturbance footprint or close to the disturbance footprint such that the proposed activity will impact on mapped sites.	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 <i>Conservation Enquiry Report</i> dated 10 May 2012 FT special values report and map (appended) 	No significant impacts are anticipated.	If any historic sites are located during works, operations are to cease and officers of Bass District are to be notified. Such sites will be assessed and recorded, and management determined in consultation with Forest Practices Authority's Senior Archaeologist prior to operations recommencing.
RECREATION and SOCIAL VALUES (known uses/users as evident in the field or by local knowledge)	The start of the Walls of Jerusalem track is approximately 300 m to the south of the proposed power station/pipeline. This track is frequently used by bushwalkers/fishermen accessing the region.	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 	The construction period of the power station will not restrict access to this or other tracks along the Mersey Forest/Walls of Jerusalem Roads. The Walls of Jerusalem Track will not be affected by the proposal and it is anticipated that the power station will emit a "low hum" which will not be heard above the noise of both of the creeks at the site. No significant impacts are anticipated.	Appropriate safety signage and procedures will be established by the contractor to ensure appropriate notification of activity in this area to the general public during operations. No significant impacts are anticipated.
GENERAL PROTECTION MEASURES (fire, weeds, PC, soil, rehabilitation, spills)	Weeds The site is currently weed free. Plant disease <u>Myrtle wilt</u> – no evidence of myrtle wilt noted. <u>Phytophthora cinnamomi (rootrot, PC)</u> – no evidence noted, site at an elevation generally too high to support the pathogen.	<ul style="list-style-type: none"> Survey conducted by Brian French on 17/04/2012 <i>Conservation Enquiry Report</i> dated 10 May 2012 DPIPWE <i>Natural Values Atlas</i> report (appended) 	Potential of weed species introduction and chemical spills. Potential of fire risk during the construction and post construction phases of the proposal.	Monitoring should be conducted annually for the presence of potentially invasive weed species with suitable control measures to be implemented for the control of declared species, if identified. Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see "Water/Streams" and "General Protection Measures" below for further information).

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	<p>Animal disease No known sites for frog <u>chytrid</u> pathogen in area; stream permanent and free-flowing such that amphibian breeding habitat limited; no impacts anticipated from transfer of water as all within the one stream system.</p> <p>Fire There is the potential for fire during the construction phase of the proposal from items such as chainsaws, excavators when the site is being cleared and welders, grinders and other “hot” tools used for the construction of the pipeline and power station. There is also a low risk of fire during maintenance activities post construction.</p>			<p>Any fuels/chemicals stored on site will be in an appropriate “bunded” area to contain any spills/contamination. Chemical spill kits will be visibly stored on site at all times.</p> <p>All vehicles and machinery and vehicles should be cleaned prior to accessing the site to ensure that weed and disease are not introduced (following appropriated machinery hygiene procedures).</p> <p>Fire management will include:</p> <ul style="list-style-type: none"> • Appropriate vehicle or trailer mounted fire fighting equipment; • All vehicles to be fitted with approved fire extinguishers; • All “hot” activities such a grinding, welding and other activities will have access appropriate fire fighting equipment; • All activities which are considered a risk will cease on days which are a total fire ban; • The power station and associated infrastructure will have an appropriate “low forest fuel” and cleared area around the site to reduce fire risk to the surrounding forest and • The power station and associated infrastructure will have appropriate fire fighting equipment (chemical type for electrical fires and water available for vegetation fire) will be permanently and visibly stored on site. <p>All staff/contractors will be inducted onto site and will be made aware of the environmental values of the area and the location/procedures of the above equipment.</p>
<p>OTHER (property rights issues, access, operational issues, etc.)</p>	<p>The proposal is entirely on State Forest managed by Forestry Tasmania with access off the existing Walls of Jerusalem Road. A small gated access road will be constructed to the power station site.</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 17/04/2012 • FT special values report including property right, MDC and other tenure type maps (appended) 	<p>No significant impact on existing road system anticipated, based on design of power station, pipeline and associated infrastructure.</p>	<p>Road maintenance to comply with <i>Forest Practices Code</i> (2000) and Forestry Tasmania requirements.</p> <p>Appropriate signage to be used on Mersey Forest Road and Walls of Jerusalem Road during the construction phase for public safety.</p> <p>Only light vehicle use anticipated post construction phase.</p>

Stakeholder Consultation/Notifications ⁴:

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Stakeholders include neighbours, community groups, recreationists, tourists, licensees/leasees (apiarists, agistment, communication towers, research), etc.

Stakeholder	Consulted? (Yes/No)	Interest Level (Low, Med, High)	Concern Level (Low, Med, High)	Details on consultation

**FOREST MANAGEMENT SYSTEM
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Planning Checklist ⁵:

Activity Level	Responsibility (Nominated Officer)	Compilation of information	Date Completed	By Who
M and H	Planning Branch	◆ Reserve objectives (Forest Reserve Register)		
M and H	Planning Branch	◆ Legislative/external approval requirements		
M and H	Planning Branch	◆ FT Policies		
		Collate existing information (desktop analysis):		
M and H	B. French and M. Wapstra (ECOTas)	◆ MDC Operational Map (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Conservation Enquiry Map and Report (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Tasmanian Vegetation Tasveg Map (1:25,000) – included in attached NVA report	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Eagle Nest Lines Map (1:25,000) – included in attached NVA report	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Geoconservation Map (1:25,000) – included in attached NVA report	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Karst Area/Catchment Map (1:25,000)	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Geofeatures Map (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Town Water Intakes (District Maps)	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Landscape Management Objective Map (1:25,000)	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ High Quality Wilderness Map (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Aboriginal Sites Enquiry Map and Report (1:25,000)	15/05/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ APZ Map (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ PC Management Area Map (1:50,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Property Rights Map (1:25,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Planning Map (1:10,000)	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	Field Surveys – record and/or confirm site information	15/05/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	Assess impacts of proposed activity and develop management actions/prescriptions	15/05/2012	Brian French
M and H		Consult with relevant stakeholders		
M and H		Apply for/obtain external approvals		
M and H		Update SFAA with conditions associated with external approval		
M and H		Obtain FT approvals		

Approvals ⁶:

Name	Signature	Date	Position
Brian French and Mark Wapstra			SFAA Preparer
			District Forest Manager (Approval)
			Conservation Planner (validated)
			Environmental Manager (Approval)
			External Approvals Received (signed by preparer)
			Proponent (if applicable) (agree to follow prescriptions)

Instructions for using the State forest Activity Assessment Sheet for Medium and High Level Activities

Using the little numbers next to the headings on the Assessment Sheet, the following information provides guidelines on how to fill out the sections, and where to find relevant information.

1. Compliance with Legislation:

This section provides a mechanism to check that the proposed activities will not be contrary to any of the legislation. If they are likely to be non-compliant, for example, removal of threatened species, this will trigger the requirement for external approvals (permits). Refer to Section 5, "Determining need for external approvals". If in doubt please contact Planning Branch for confirmation. The undertaking of a new activity may also identify new legislation/legal requirements to which FT has to subscribe.

2. Compliance with FT Policy:

This section provides a mechanism to check that the proposed activities will not be contrary to any of Forestry Tasmania's policies. The Forest Reserve Register can be consulted by clicking on the hyperlink to the database. The Reserve Management Objectives are generally outlined in the Forest Reserve Register. Property rights can be checked by producing a Property Rights Map within Map Composer. Rainforest Policy, Giant Tree Policy, Huon Pine Policy and King Billy Pine Policy are only applicable if any of these values are present. The Landscape Management Policy, Forest Management Plan and MDC should all be consulted to assess consistency of the proposed activity with these management tools.

3. Natural and Cultural Values:

The proposed activity needs to be assessed in terms of the predicted impact on natural and cultural values. Ensure this assessment takes place for the entire activity, including peripheral disturbance that may occur, i.e. access tracks to a new activity, additional clearing for fire breaks or fence lines, etc. For each value, the existing conditions present on site need to be identified. This includes all site specific information, not just identification of special values. This is initially done via a desktop exercise (driven by the map products required in the documentation checklist). The information gathered from the desktop exercise is then confirmed through an on-site inspection. Where identified special values exist, specialists may need to become involved in assessing impacts, providing prescriptions and developing controls for the proposed activity to proceed.

The potential impacts of the proposed activity (including cumulative effects) need to be assessed. Where specialists have been involved in the assessment because of an identified special value, then their expertise can be utilised in assessing the potential impacts for that particular value. The Senior Forest Management Planner is able to assist with this process if required.

4. Community Consultation/Notifications:

While "Recreation and Social Values" are identified in natural and cultural values, these purely recognise traditional and past uses, not specific users. This section purely identifies stakeholders who may have an interest in or may be affected by the proposed activity. Any obvious stakeholders should be identified and contacted, as well as any stakeholders who identify themselves as a result of advertising of the proposed activity.

5. Documentation Checklist:

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

The documentation checklist provides a process to document that all the steps have been taken, and who carried out each of the steps.

6. Approvals:

Approvals that the proposed activity can proceed in accordance with any management actions identified in the planning process. Remember, Planning Branch must approve all medium and high level activities.



**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

STATE FOREST ACTIVITY MONITORING SHEET

Activity Details:

Date of Assessment:		Assessor Name:	
Project Title:		Reserve Name:	
District:		Activity Type:	
Extent/Area (ha):		Activity Level:	
District File Number:		Head Office File Number:	
Permit details (permit issuer, permit number, permit expiry date):			

Monitoring comments: (Comment/record new unidentified impacts or issues and management actions to deal with these and carry these through to the CAR system where appropriate)

Completion checks:

Item	Yes	No	N/A	Comments
Have soil/geodiversity values (including karst) been protected and maintained?				
Has the activity ensured protection of flora and fauna values to the greatest practical extent?				
Has particular care been taken to protect landscape values?				
Have cultural heritage values been protected?				
Have there been any complaints about the activity to FT?				
Have recreational and social values been diminished as a result of the activity?				
Has restoration/rehabilitation been undertaken?				
Has activity complied with legislation and policy?				
Have permit conditions been met?				
For Threatened Species Permits, has a report been sent to Threatened Species Unit within Y months of the completion of the activity for FRB's? (date of the activity, the final area and coverage of activity, and how the activity compared to the intended works).				
Have key decisions about activities been recorded on monitoring forms?				
Have any additional impacts been identified and documented?				
Have management actions identified in the SFAA been implemented?				
Have identified safety and environmental issues and associated control measures been addressed?				
Have other FMS requirements been addressed? E.g. monitoring forms, emergency procedures, FOD updated.				

Sign off (for completion of activity):

Completion compliance assessed by: _____ Signed: _____

Date: _____ Copy of completion sign off send to Planning Branch: **Yes/No** Date: _____

1 Instructions for using State forest Activity Monitoring Sheet

The monitoring sheet must be used throughout the development and implementation of the activity. The monitoring process serves to ensure that identified control measures/prescriptions necessary for the protection of identified values are being implemented and are being effective in mitigation of any environmental impacts.

The monitoring sheet must also be used to record decisions made on the ground that are different to what is in the plan, e.g. the need to fell hazardous trees, make slight changes to plans, record problems encountered, monitoring environmental issues raised during planning, e.g. weeds, *Phytophthora cinnamomi* (PC), myrtle wilt, water monitoring. This monitoring form should also act as a completion certificate, so on completion of the activity, a final monitoring form will be the final signoff that the activity is finished.

The monitoring should assess not only that the identified prescriptions and management actions have all been implemented, but should also assess the effectiveness of these prescriptions and provide feedback to Planning Branch on the outcomes.

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

2 Instructions for using State Forest Activity Assessment Variation Form

A variation to a SFAA should be carried out if there have been significant changes to the original Plan or if the original assessment is past its validity date (see Section 6.7). If a variation form is used, it must be attached to the original SFAA. There is no need for a variation if the original SFAA considered the ongoing management of an activity.

STATE FOREST ACTIVITY ASSESSMENT VARIATION FORM

Activity Details:

Project Title:			
Reserve Name:		Block Name:	
Contact Officer:		District:	
Location (GDA Ref):		Activity Level:	
Proposed timing of activity:		Proposed duration of activity:	
Extent/Area (ha):		FOD Operation ID:	
Planned Activity:			
Information on the works proposed:			
Permit details (permit issuer, permit number, permit expiry date):			
Summary of prescriptions required: (Conditions to be added to any agreement/ operations plan/lease or licence)			
Does the activity still comply with legislative requirements?			
Does the activity still comply with FT Policies?			
Does this variation require any additional community consultation/notifications?			
Has the District Forest Manager approved this variation?			
Has Planning Branch approved this variation?			

Natural and Cultural Values: (Make sure you consider all aspects of the activity including peripheral disturbance associated with the activity e.g. access to site, construction disturbance, etc.)

Value	Existing conditions (<u>record all values present on site</u> , N/A if values not present)	Site surveys (<u>who conducted field surveys</u> , specialists involved, references consulted)	Impact of activity on value (including cumulative effects)	Management action to be taken to avoid/mitigate impact (including ongoing monitoring and rehabilitation)
FLORA (vegetation communities present, threatened species, priority communities)	Vegetation communities present are:			
FAUNA (threatened species and habitats, management agreements)	Threatened species habitat is present for:			

NB All printed copies of this document are uncontrolled. Refer to the electronic copy on the Forest Management System for the latest version.

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

GEOLOGY/SOILS (Soil type, erosivity, Geofeatures, Karst)	Primary soil types are:			
WATER/STREAMS (Water intakes, water quality and quantity)				
LANDSCAPE (visual impact and management)				
WILDERNESS and WILD RIVERS (High Quality Wilderness, Wild River Catchment)				
ABORIGINAL VALUES (Sites, APZ Zone)				
HISTORIC VALUES (Sites)				
RECREATION and SOCIAL VALUES (known uses/users as evident in the field or by local knowledge)				
GENERAL PROTECTION MEASURES (fire, weeds, PC, soil, rehabilitation, spills)				
OTHER (property rights issues, access, operational issues, etc)				

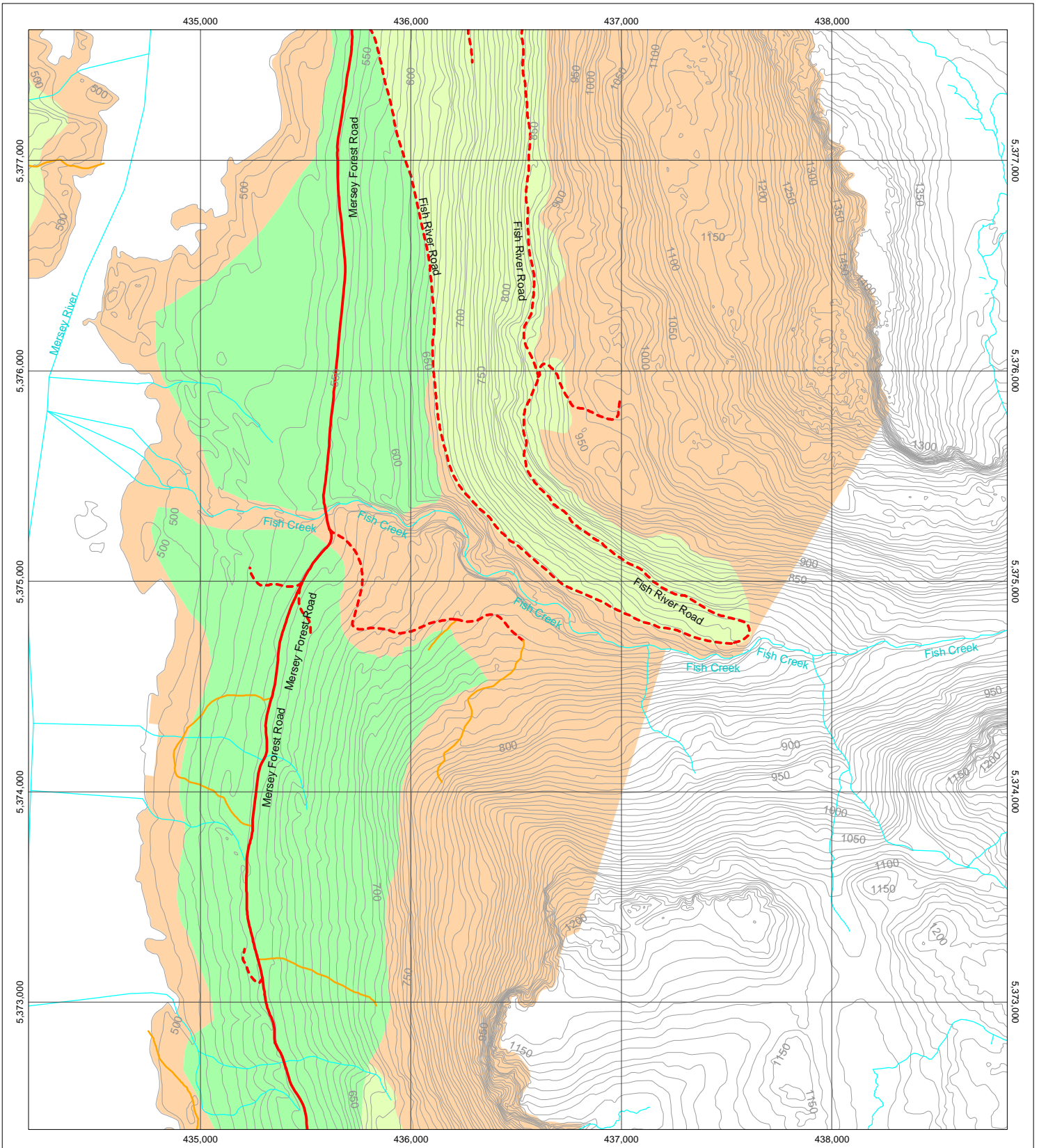
Approvals:

Name	Signature	Date	Position
			SFAA Preparer
			District Forest Manager (Approval)
			Conservation Planner (validated)
			Environmental Manager (Approval)
			External Proponent (if applicable)

3 Glossary of terms

Below is a glossary of terms to help interpret some of the measurable criteria.

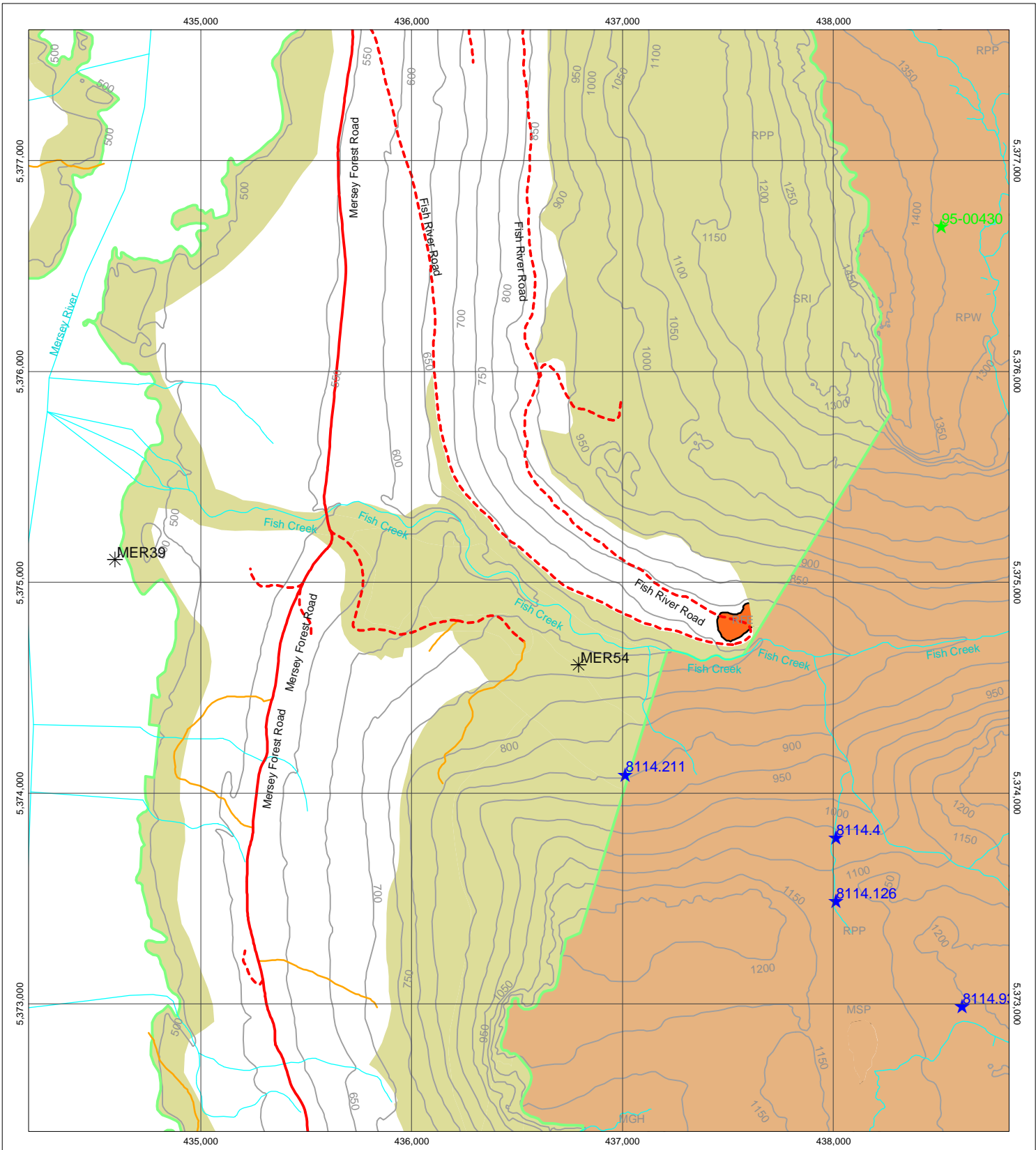
Term	Definition	Section ref
Significant	Impacts are either permanent or may still be visible more than 1 year after the activity. Alternatively, the activity is going to impact a number of special values or stakeholders or a Forest Reserve.	4.1.Y
Minimal	Impacts are either permanent on a small scale, (e.g. walking tracks, bike tracks) or will not be visible one year after the activity. Alternatively, the activity is a fuel reduction burn with no special value issues and no stakeholder issues.	4.1.2
Minor		
Negligible	Impacts are either not visible or will not be visible within 6 months after the activity. Alternatively, the activity is on such a small area (e.g. Apiary sites, installing rubbish bins) that no vegetation or ground disturbance is required.	4.1.1



<ul style="list-style-type: none"> Significant all weather 2 lane feeder road Single lane all weather minor road Vehicular access track Contours 	<ul style="list-style-type: none"> Production with additional Special Management Production Protection Informal Reserve 	<p>LOCATION MAP</p> <table border="1"> <tr><td>4239</td><td>4439</td></tr> <tr><td>4238</td><td>4438</td></tr> <tr><td>4237</td><td>4437</td></tr> <tr><td>4236</td><td>4436</td></tr> <tr><td>4235</td><td>4435</td></tr> </table>	4239	4439	4238	4438	4237	4437	4236	4436	4235	4435
4239	4439											
4238	4438											
4237	4437											
4236	4436											
4235	4435											

NOTE: Map co-ordinates are based on GDA94 Topographic map data is supplied by DPIWE Boundaries may not co-incide due to different capture scales

	<h2>MDC (Primary Zones) External by Coordinates</h2>		<p>DEV 1</p>
	<p>Date: Tuesday, 15 May 2012</p>	<p>Prepared by: Mark Wapstra</p>	
<p>(c) Copyright Forestry Tasmania</p>		<p>Prepared for: G7 Generation</p>	



Threatened Flora	Vehicular access track	Pencil Pine rainforest	LOCATION MAP <table border="1"> <tr><td>4239</td><td>4439</td></tr> <tr><td>4238</td><td>4438</td></tr> <tr><td>4237</td><td>4437</td></tr> <tr><td>4236</td><td>4436</td></tr> <tr><td>4235</td><td>4435</td></tr> </table>	4239	4439	4238	4438	4237	4437	4236	4436	4235	4435
4239	4439												
4238	4438												
4237	4437												
4236	4436												
4235	4435												
Geoconservation points	State Forest Boundaries	Highland grassy sedge land											
Historical Sites	50 Metre Contour (25K)	Rainforest fernland											
Significant all weather 2 lane feeder road	Informal Reserves - MDC	Riparian scrub											
Single lane all weather minor road	Formal Reserves	Sphagnum peatland											
	Pencil Pine open woodland												

NOTE: Map co-ordinates are based on GDA94 Topographic map data is supplied by DPIWE Boundaries may not co-incide due to different capture scales

	Conservation Inventory Map		 DEV 1
	Date: Tuesday, 15 May 2012	Prepared by: Mark Wapstra	
(c) Copyright Forestry Tasmania	Prepared for: G7 Generation		

Conservation Enquiry Report

Location: 436507mE, 5375009mN

Generated Tuesday, 15th of May 2012 - 11:30:08

Please Note:

1. Conservation Enquiry Maps & Reports are to be used for forest planning purposes only and are not for publication.
2. While based on the best available information, this inventory may not be comprehensive.
3. The absence of recorded sites is not evidence that such sites do not exist in this area.
4. The significance of recorded sites should be interpreted by an appropriate expert.
5. Positional accuracy generally not better than 100 metres.
6. Geoconservation sensitivity scores are ranked from 1 to 10, 1 being the most sensitive to disturbance, 10 being the least sensitive
7. Priority communities identified on Conservation Enquiry Maps are those communities identified in the RFA as a priority for protection on Public Land.
8. The location of PC Management Areas can be identified via MDC or PC Management map compositions.
9. This report does not query Aboriginal data.

Threatened Fauna - 25k Mapsheet					
RECORD TYPE	SPECIES NAME	25,000 MAPSHEET NUMBER	25,000 MAPSHEET NAME	LOCATION	SPECIAL COMMENTS
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4237	ROWALLAN	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Tasmanian Devil (Sarcophilus harrisi)	4237	ROWALLAN	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Grey Goshawk	4237	ROWALLAN	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Wedge-tailed Eagle	4237	ROWALLAN	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4237	ROWALLAN	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4237	ROWALLAN	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	

Habitat which may contain threatened species	Masked Owl	4237	ROWALLAN	Lowland dry sclerophyll forest with old growth components	
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PC Management Areas

PC MANAGEMENT AREA NUMBER	NAME	AREA (Hectares)
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There are no records for this theme within this area.

Threatened Flora

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	ACCURACY	LISTING STATUS STATE	LISTING STATUS NATIONAL
95-00430	Agrostis australiensis(southern bent)	438512	5376683	100	rare	

Threatened Fauna

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	LOCATION	PRINTING NOTE
--------------	--------------	---------	----------	----------	---------------

There are no records for this theme within this area.

Phytophthora Cinnamomi

ACCESSION NO.	EASTING	NORTHING
---------------	---------	----------

There are no records for this theme within this area.

Geoconservation Points

GIS CODE	NAME	EASTING	NORTHING	FEATURE SIZE	OVERALL VUNERABILITY
MER39	Fish River Alluvial Fan	434600	5375100	Large/region	5
MER54	Fish River Rhythmite Section	436800	5374600	small/site	7

Historical Sites

SITE ID	SITE NAME	SITE TYPE	EASTING	NORTHING	ACCURACY
8114.211	Howells Route	Primary Industry; Agriculture	437012	5374083	Sketch Mapping 6 (+/- 100m)
8114.93	Stone Pens	Primary Industry; Agriculture	438612	5372983	Sketch Mapping 6 (+/- 100m)
8114.126	Pre - Trappers Hut	Primary Industry; Terrestrial hunting	438012	5373483	Sketch Mapping 6 (+/- 100m)
8114.4	Trappers Hut	Community Services; Recreation	438012	5373783	Sketch Mapping 6 (+/- 100m)

Historical Line Features

FEATURE ID	FEATURE TYPE	DESCRIPTION
------------	--------------	-------------

There are no records for this theme within this area.

Karst - Catchment

KARST AREA NO.	NAME	KARST CATCHMENT	CONFIRMED
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There are no records for this theme within this area.

Karst - Category

KARST AREA NO.	NAME	CATEGORY	CONFIRMED	KLITH
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There are no records for this theme within this area.

Giant Trees - Protected

TREE ID	SPECIES CODE	EASTING	NORTHING	VOLUME	HEIGHT	POPULAR NAME
---------	--------------	---------	----------	--------	--------	--------------

There are no records for this theme within this area.

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Report number: 47462

Reference: ECOtas_Fish River Power Scheme_3 April 2012

Requested For: G7 Generation Pty Ltd

Timestamp: 12:54:38 PM Tuesday 03 April 2012

Raptors: buffers 500m and 5000m

Threatened Flora: buffers 500m and 5000m

Threatened Fauna: buffers 500m and 5000m

Conservation Significance Flora: Not requested

Conservation Significance Fauna: Not requested

Weeds: buffers 500m and 5000m

TasVeg: buffer 1000m

Threatened Communities: buffer 1000m

Geoconservation: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m



The centroid for this query GDA94 436540,5374961 falls within:

1:25000 Map: 4237 ROWALLAN

Property: 2530822 MERSEY FOREST ROAD, LIENA
TAS 7304

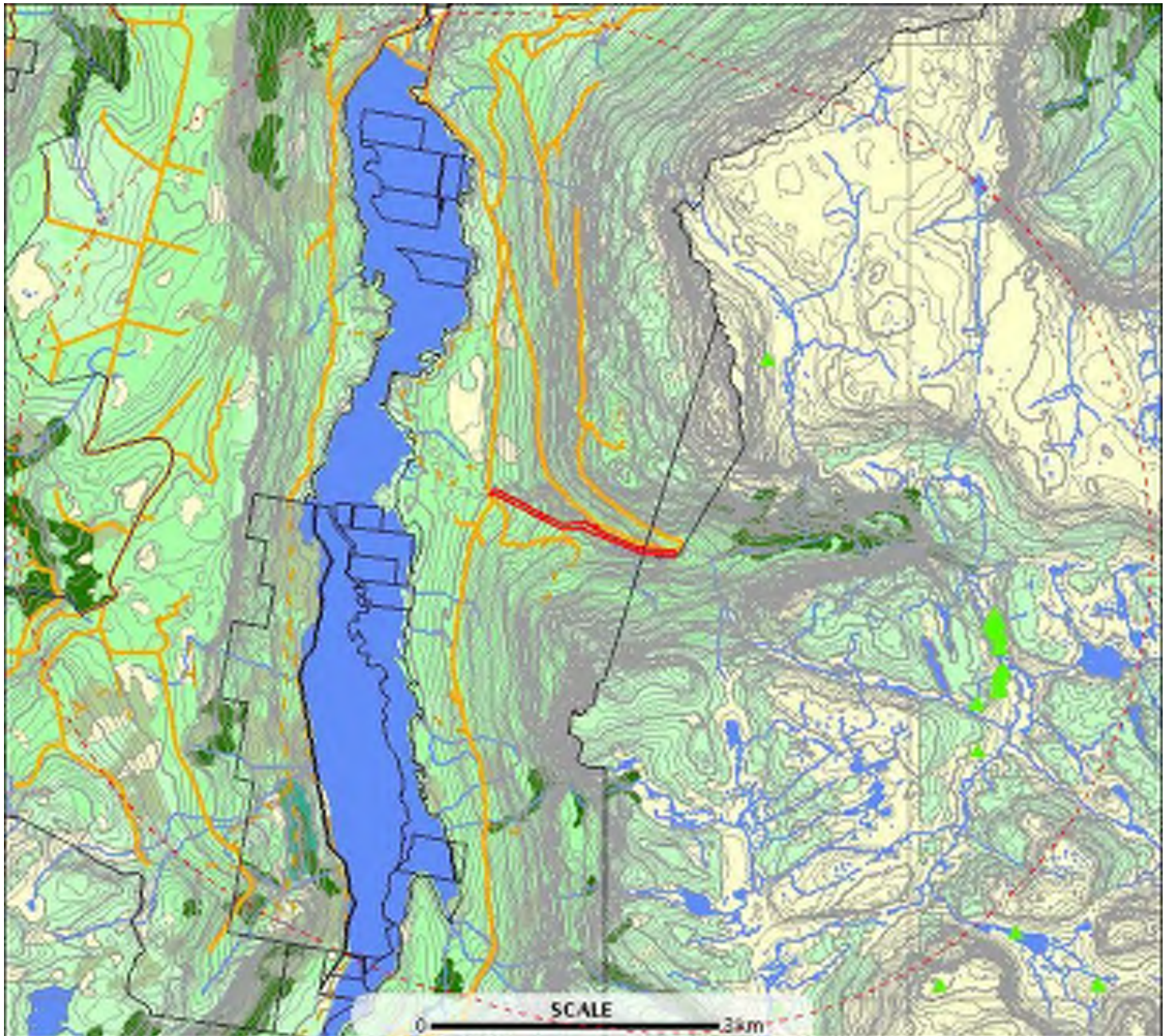
Threatened flora within 500 metres

*** No threatened flora found within 500 metres. ***

Threatened flora within 5000 metres

E: 430505
N: 5380448

E: 442652
N: 5380448



E: 430505
N: 5369558

E: 442652
N: 5369558

- | | | |
|-------------------------|----------------------------|-----------------------------|
| Threatened Flora Point | Land | Other Native Forest |
| Place Names | Road Centrelines | Tall Native Eucalypt Forest |
| Relief Names | National/State Highway | Low Native Eucalypt Forest |
| Major Rivers | Major Arterial Road | Non-forest |
| Other Rivers | Arterial Road | No Data |
| Water Body | Feeder | Sea |
| Estuaries | Access Road | Cadastral Parcels |
| Sea | Forestry | |
| Contours | Vehicular Track | |
| Index | Forest Groups | |
| Intermediate | Rain forest | |
| Depression Index | Hardwood Plantation | |
| Depression Intermediate | Softwood Plantation (cont) | |

Threatened flora within 5000 metres

Threatened flora within 5000 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
273812	<i>Agrostis australiensis</i>	southern bent	r		David Ziegeler (7381)	23-Jan-1988	sight	Point (438512,5376683) +/-100m.
925712	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440951,5373756) +/-20m.
925705	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440937,5373775) +/-100m.
925706	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	14-Nov-2003	sight	Point (440937,5373775) +/-100m.
925703	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440930,5373830) +/-20m.
925698	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440886,5373860) +/-20m.
925697	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440857,5373907) +/-20m.
925702	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440928,5373918) +/-20m.
925696	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440846,5373925) +/-20m.
925700	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440900,5373981) +/-20m.
925699	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440891,5374014) +/-20m.
925711	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440948,5373659) +/-20m.
925704	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440932,5373661) +/-20m.
925695	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440705,5373082) +/-20m.
932436	<i>Hovea montana</i>	mountain purplepea	r		A. Moscal (3708)	22-Jan-1983	sight	Point (440712,5372583) +/-100m.
925701	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440925,5373208) +/-20m.
925707	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440938,5373238) +/-20m.
925710	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440942,5373268) +/-20m.
925708	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440939,5373342) +/-20m.
925709	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440941,5373372) +/-20m.
925713	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440953,5373416) +/-20m.
925714	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	14-Nov-2003	sight	Point (440988,5373429) +/-100m.
925715	<i>Hovea montana</i>	mountain purplepea	r		Peter Franklin (6673)	24-Nov-2004	sight	Point (440988,5373429) +/-100m.
406280	<i>Viola cunninghamii</i>	alpine violet	r		Jamie Kirkpatrick (1315)	1984	sight	Point (438612,5369883) +/-100m.

Unverified Records

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

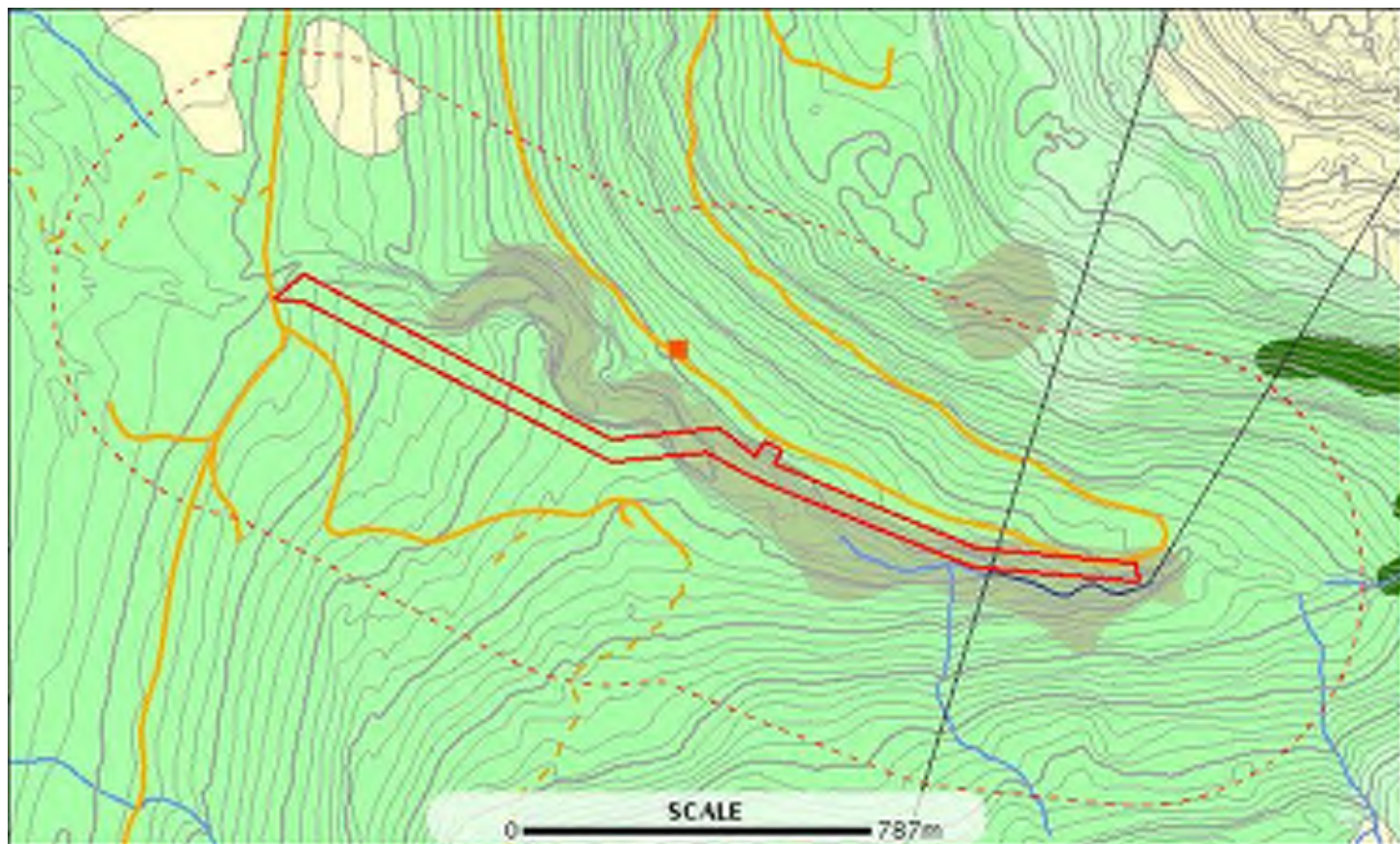
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

E: 435005
N: 5375949

E: 438151
N: 5375949



E: 435005
N: 5374057

E: 438151
N: 5374057

- | | | |
|-------------------------|------------------------|-----------------------------|
| Threatened Fauna Point | Land | Other Native Forest |
| Place Names | Road Centrelines | Tall Native Eucalypt Forest |
| Relief Names | National/State Highway | Low Native Eucalypt Forest |
| Major Rivers | Major Arterial Road | Non Forest |
| Other Rivers | Arterial Road | No Data |
| Water Body | Feeder | Sea |
| Estuaries | Access Road | Cadastral Parcels |
| Sea | Forestry | |
| Contours | Vehicular Track | |
| Index | Forest Groups | |
| Intermediate | Rain forest | |
| Depression Index | Hardwood Plantation | |
| Depression Intermediate | Softwood Plantation | |
| | (cont) | |

Threatened fauna within 500 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
358194	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (436512,5375183) +/- 1000m.

Unverified Records

Threatened fauna within 500 metres (based on Habitat Mapping)

Species	Common name	Ss	Ns	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

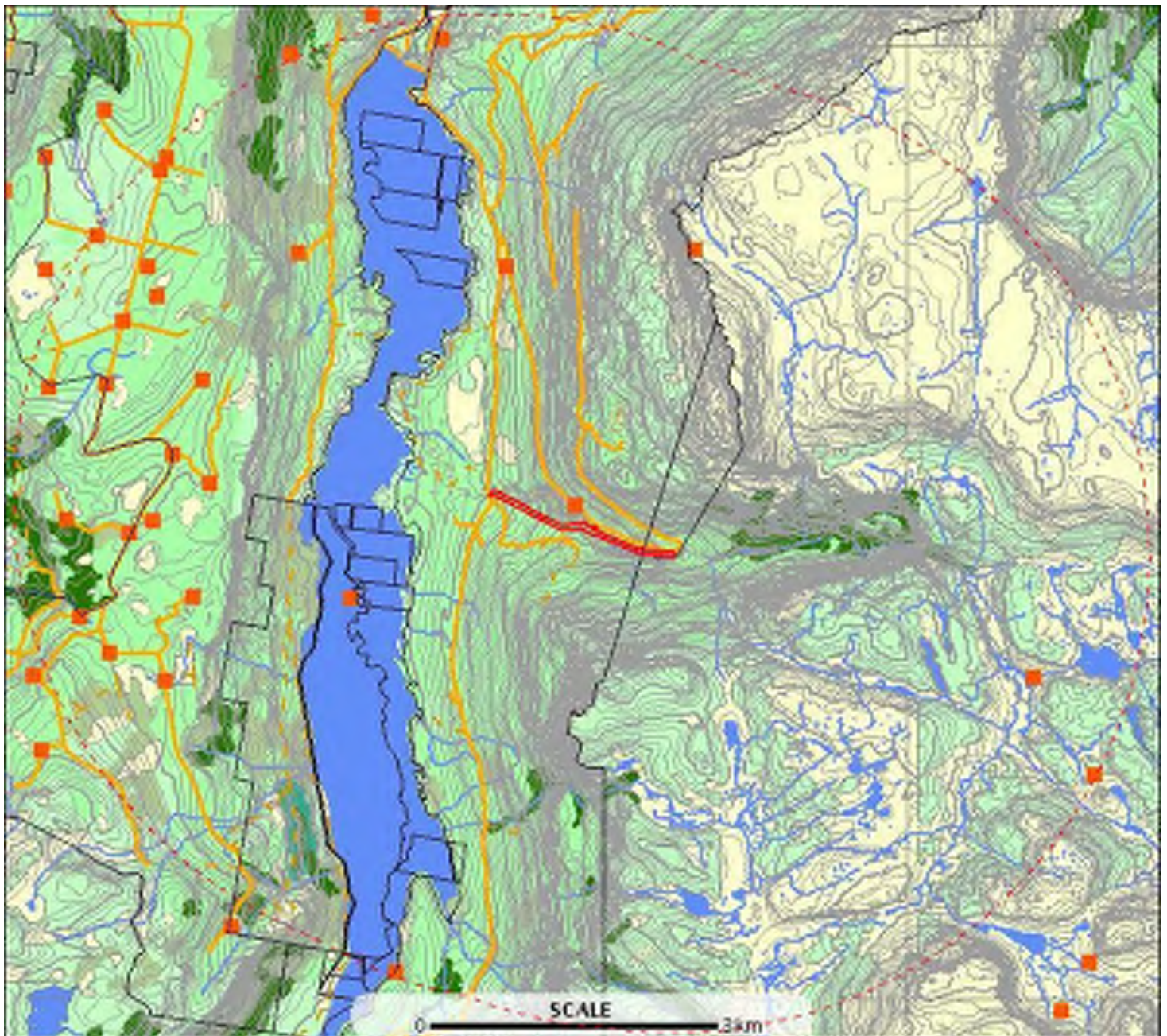
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

E: 430505
N: 5380448

E: 442652
N: 5380448



E: 430505
N: 5369558

E: 442652
N: 5369558

- | | | |
|-------------------------|----------------------------|-----------------------------|
| Threatened Fauna Point | Land | Other Native Forest |
| Place Names | Road Centrelines | Tall Native Eucalypt Forest |
| Relief Names | National/State Highway | Low Native Eucalypt Forest |
| Major Rivers | Major Arterial Road | Non-forest |
| Other Rivers | Arterial Road | No Data |
| Water Body | Feeder | Sea |
| Estuaries | Access Road | Cadastral Parcels |
| Sea | Forestry | |
| Contours | Vehicular Track | |
| Index | Forest Groups | |
| Intermediate | Rain forest | |
| Depression Index | Hardwood Plantation | |
| Depression Intermediate | Softwood Plantation (cont) | |

Threatened fauna within 5000 metres

Threatened fauna within 5000 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
614312	Accipiter novaehollandiae	grey goshawk	e		- Unknown (21598)	11-Jan-1981?	sight	Point (437755,5377875) +/- 18500m.
883015	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Nick Mooney (16443)	01-Nov-1990?	sight	Point (434612,5370283) +/- 100m.
883014	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Nick Mooney (16443)	01-Jan-1979?	sight	Point (441312,5373383) +/- 100m.
358194	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (436512,5375183) +/- 1000m.
1041279	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	- Unknown (21598)	14-Jul-2004	sight	Point (432580,5376494) +/- 7m.
359024	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (432012,5377683) +/- 1000m.
1039837	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1036846	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1034729	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1038139	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1026705	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1034734	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1082663	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	25-Jun-2008	sight	Point (432205,5378822) +/- 0m.
1094835	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (432205,5378822) +/- 10m.
1034726	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1034769	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1029761	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1031454	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1032014	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1028831	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1027915	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1034770	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1034738	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1039215	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1027403	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1040188	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	14-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1039347	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1036342	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1034745	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432668,5375407) +/- 7m.
1030862	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432668,5375407) +/- 7m.
1039023	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (432668,5375407) +/- 7m.
1034766	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432197,5373339) +/- 7m.
1033025	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432197,5373339) +/- 7m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1066372	Sarcophilus harrisii	tasmanian devil	e	EN	Lisa Litchfield (19645)	18-Oct-2006	sight	Point (434142,5374215) +/- 6000m.
1034747	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1043053	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1028354	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	23-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1027673	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1035748	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1040677	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034760	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034748	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034036	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1042761	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1029251	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	23-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1032128	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1034759	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1028027	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1033890	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1032718	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (431762,5377114) +/- 7m.
1027066	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (431762,5377114) +/- 7m.
1034761	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (431762,5377114) +/- 7m.
1040296	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	18-Jul-2004	sight	Point (431762,5377114) +/- 7m.
749380	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	04-Dec-1988?	sight	Point (432112,5377383) +/- 2500m.
753513	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	29-Jan-1992?	sight	Point (432112,5377383) +/- 2500m.
1038308	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1044488	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	18-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1033813	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1044456	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1028515	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	14-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1082665	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	27-Jun-2008	sight	Point (431296,5374008) +/- 0m.
1034736	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1094856	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (431296,5374008) +/- 10m.
1038168	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1031256	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (431155,5375036) +/- 7m.
1034735	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431155,5375036) +/- 7m.
1035774	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (431155,5375036) +/- 7m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1034768	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1034737	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1034762	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1035408	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1035969	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1034728	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1034727	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1036747	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1040437	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1029027	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1201581	Sarcophilus harrisi	tasmanian devil	e	EN	Tracey Anne Hollings (20429)	26-Sep-2009	sight	Point (435772,5377693) +/- 10m.
896950	Thylacinus cynocephalus	thylacine	x	EX	R Dickso (2012)	01-Jan-1962?	sight	Point (441958,5372359) +/- 1850m.
359157	Tyto novaehollandiae	masked owl	pe	PVU	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.

Unverified Records

Threatened fauna within 5000 metres (based on Habitat Mapping)

Species	Common name	Ss	Ns	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	3	0	0
Tyto novaehollandiae	masked owl	pe	PVU	3	0	0
Accipiter novaehollandiae	grey goshawk	e		3	0	3

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

Email: ThreatenedSpecies.Enquiries@dPIPWE.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

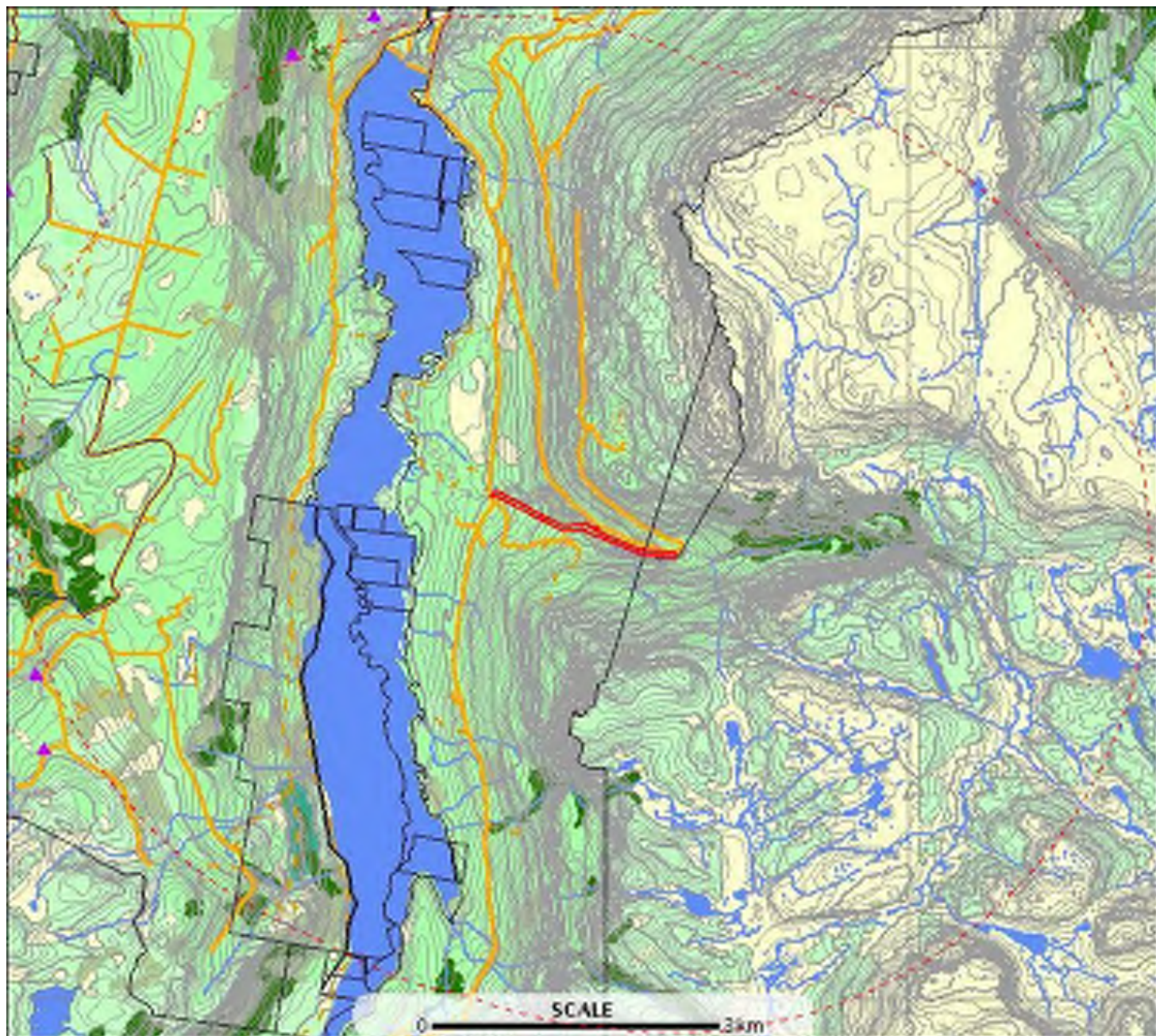
Raptor nests and sightings within 500 metres

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

E: 430505
N: 5380448

E: 442652
N: 5380448



E: 430505
N: 5369558

E: 442652
N: 5369558



Raptor nests and sightings within 5000 metres

Raptor nests and sightings within 5000 metres

Verified Records

Nest id/location foreign id	Species name	Observer	Obs date	Obs type	Position (gda94)	Season	Nest productivity	Nest occupancy
	Tyto novaehollandiae	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.			
	Falco peregrinus	- Unknown (21598)	01-Sep-1976?	sight	Point (433598,5377838) +/- 2000m.			
	Aquila audax subsp. fleayi	- Unknown (21598)	05-Feb-1980?	sight	Point (433598,5377838) +/- 2000m.			
	Accipiter novaehollandiae	- Unknown (21598)	11-Jan-1981?	sight	Point (437755,5377875) +/- 18500m.			
	Aquila audax subsp. fleayi	- Unknown (21598)	31-Aug-1980?	sight	Point (437755,5377875) +/- 18500m.			
	Aquila audax subsp. fleayi	- Unknown (21598)	19-Nov-1980?	sight	Point (437755,5377875) +/- 18500m.			

Unverified Records

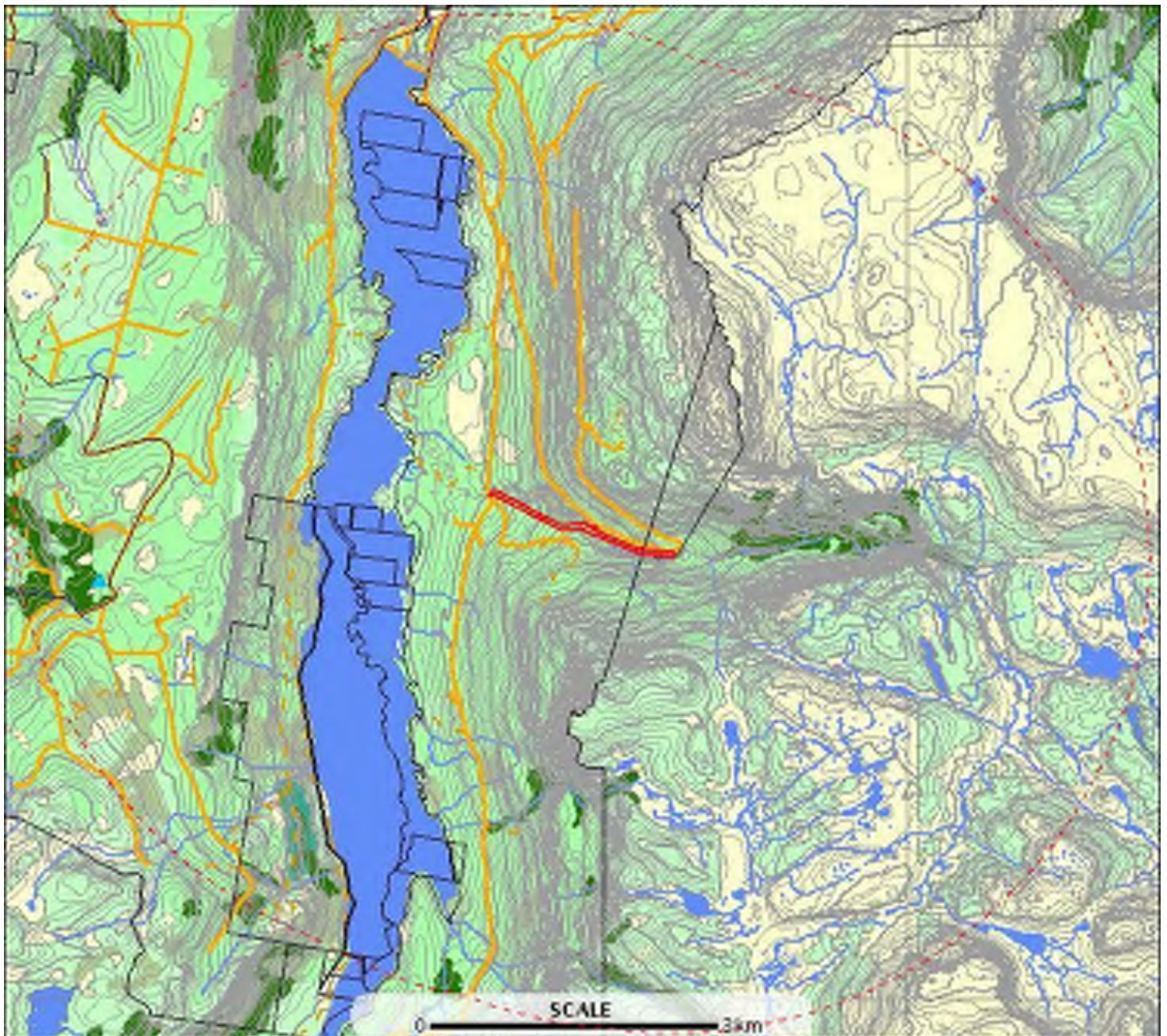
Tas Management Act Weeds within 500 m

*** No weeds found within 500 metres. ***

Tas Management Act Weeds within 5000 m

E: 430505
N: 5380448

E: 442652
N: 5380448



E: 430505
N: 5369558

E: 442652
N: 5369558

- | | | |
|-------------------------------|----------------------------|-----------------------------|
| Weeds Watch List Point | Depression Index | Softwood Plantation |
| Priority Weeds | Depression Intermediate | Other Native Forest |
| Weeds Management Act | Land | Tall Native Eucalypt Forest |
| Place Names | Road Centrelines | Low Native Eucalypt Forest |
| Relief Names | National/State Highway | Non Forest |
| Major Rivers | Major Arterial Road | No Data |
| Other Rivers | Arterial Road | Sea |
| Water Body | Feeder | Cadastral Parcels |
| Estuaries | Access Road | |
| Sea | Forestry | |
| Contours | Vehicular Track | |
| Index | Forest Groups | |
| Intermediate (cont) | Rain forest | |
| | Hardwood Plantation (cont) | |

Tas Management Act Weeds within 5000 m

Tas Management Act Weeds within 5000 m

Verified Records

Id	Species	Common name	Observers	Date	Position (gda94)	Location	Obs state	Wma	Wons density	Data source
165213	Senecio jacobaea	ragwort	A North (2500)	07-Jan-1997?	Point (431512,5374383) +/- 100m.		Present	Yes		

Unverified Records

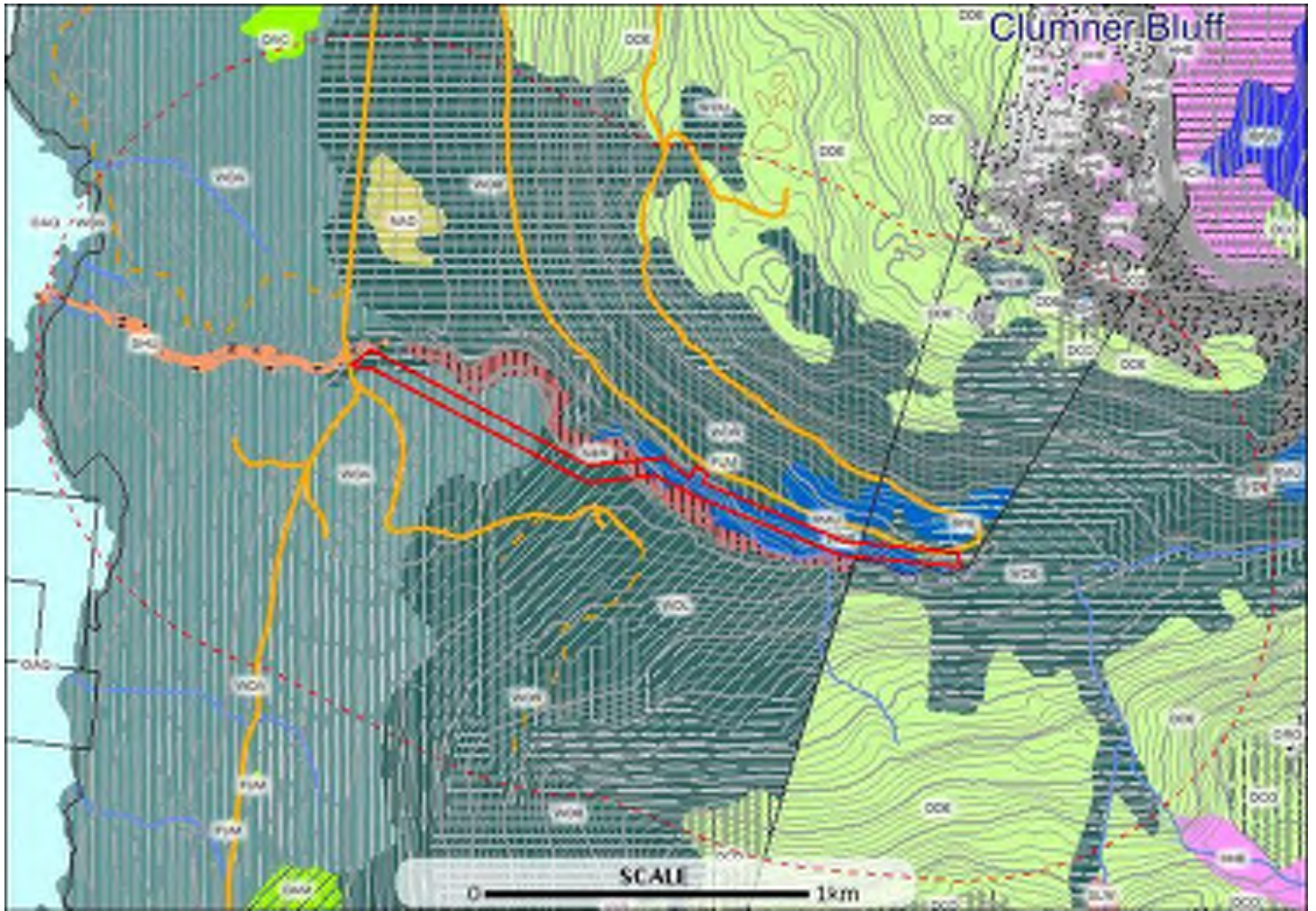
For more information about introduced weed species, please visit the following URL for contact details in your area.

<http://www.dpipwe.tas.gov.au/inter.nsf/WebPages/TPRY-52J8Z3?open>

TASVEG communities within 1000 metres

E: 434505
N: 5376449

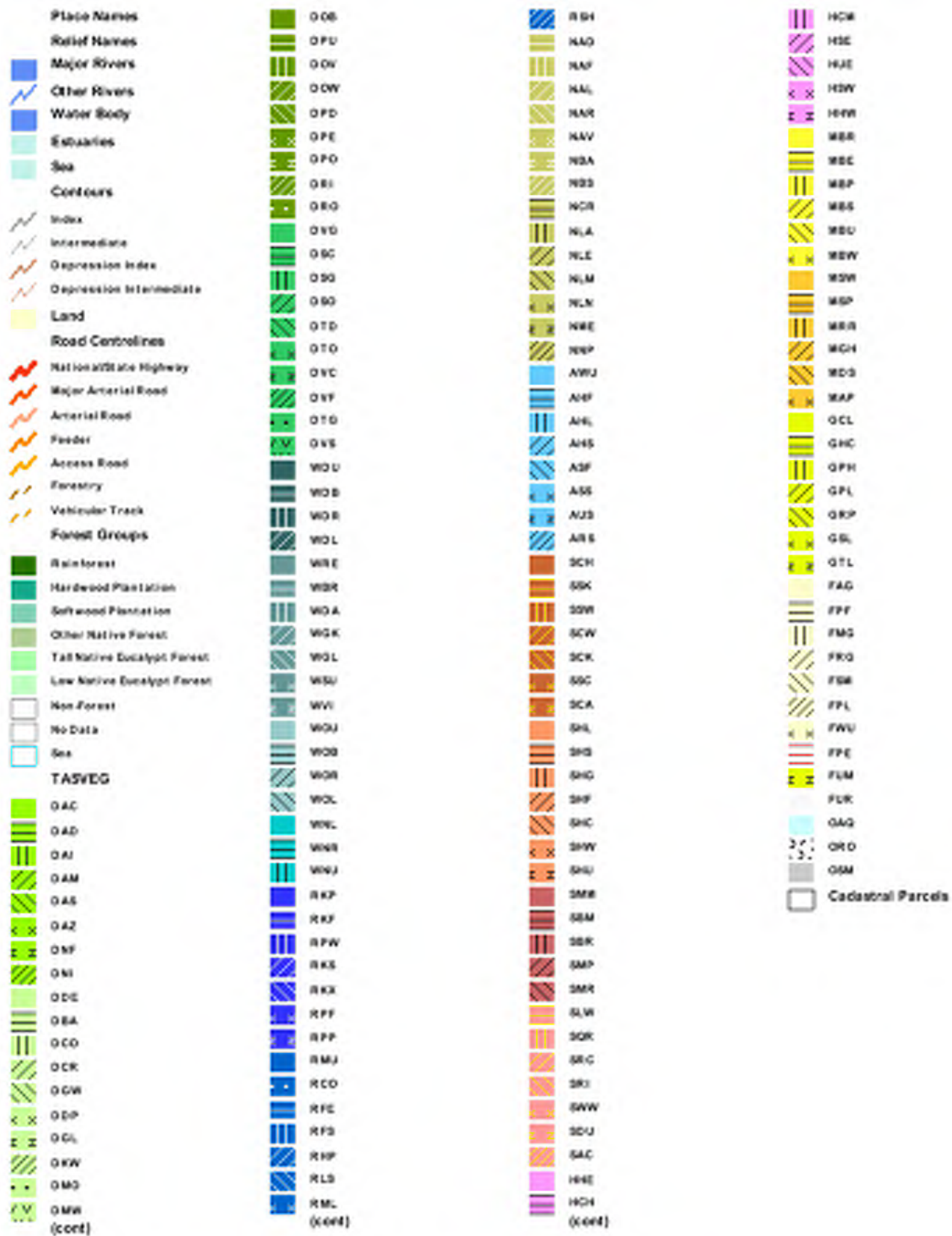
E: 438651
N: 5376449



E: 434505
N: 5373558

E: 438651
N: 5373558

TASVEG communities within 1000 metres



TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101340478	DDE	Eucalyptus delegatensis dry forest and woodland	
101346220	RMT	Nothofagus - Atherosperma rainforest	
101346219	WDR	Eucalyptus delegatensis over rainforest	
101346215	DAC	Eucalyptus amygdalina coastal forest and woodland	
101346217	WDL	Eucalyptus delegatensis forest over Leptospermum	
101342756	DDE	Eucalyptus delegatensis dry forest and woodland	
101344363	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101344768	DDE	Eucalyptus delegatensis dry forest and woodland	
101346206	WDA	Eucalyptus dalrympleana forest	
101343972	DDE	Eucalyptus delegatensis dry forest and woodland	
101342752	DCO	Eucalyptus coccifera forest and woodland	
101345980	OAQ	Water, sea	
101346223	FUM	Extra-urban miscellaneous	
101346218	SBR	Broadleaf scrub	
101346207	WDA	Eucalyptus dalrympleana forest	
101346210	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346221	DDE	Eucalyptus delegatensis dry forest and woodland	
101346222	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101342800	RFE	Rainforest fernland	
101342755	RSH	Highland low rainforest and scrub	
101346212	NAD	Acacia dealbata forest	
101341997	WDR	Eucalyptus delegatensis over rainforest	
101346070	DCO	Eucalyptus coccifera forest and woodland	
101346211	WDA	Eucalyptus dalrympleana forest	
101342799	DDE	Eucalyptus delegatensis dry forest and woodland	
101346204	WDA	Eucalyptus dalrympleana forest	
101346205	SHU	Inland Heathland (undifferentiated)	
101343973	ORO	Rock (cryptogamic lithosere)	
101342801	WDR	Eucalyptus delegatensis over rainforest	
101346224	WDR	Eucalyptus delegatensis over rainforest	
101340479	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346350	ORO	Rock (cryptogamic lithosere)	

For more information about TASVEG maps, please contact the Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6233 4501

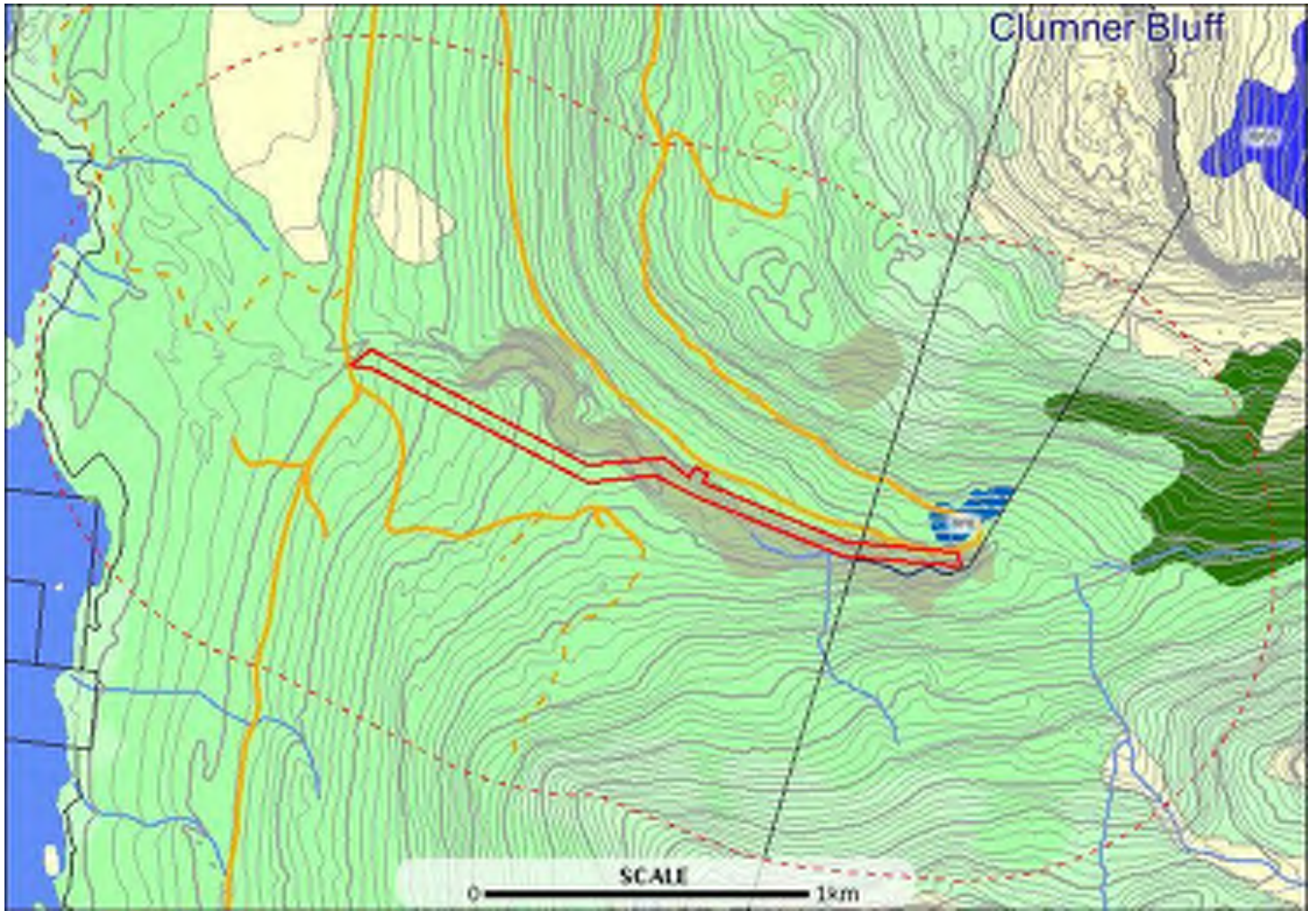
Email: TASVEG@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened communities within 1000 metres

E: 434505
N: 5376449

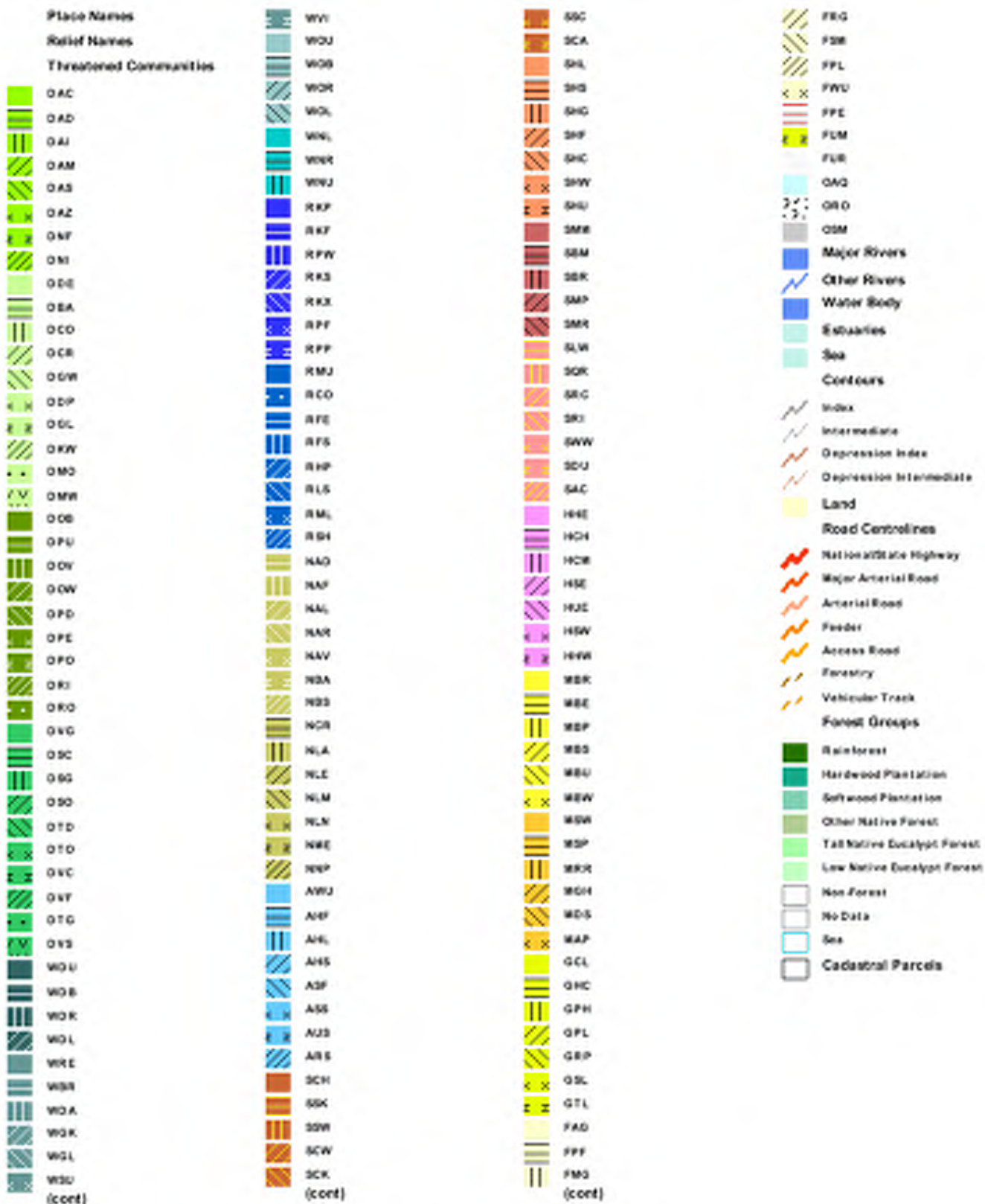
E: 438651
N: 5376449



E: 434505
N: 5373558

E: 438651
N: 5373558

Threatened communities within 1000 metres



Threatened communities within 1000 metres

Code	Title	Status
RFE	Rainforest fernland	R

For more information about threatened vegetation communities, please contact the Resource Management and Conservation Division.

Ph: (03) 6233 4501,

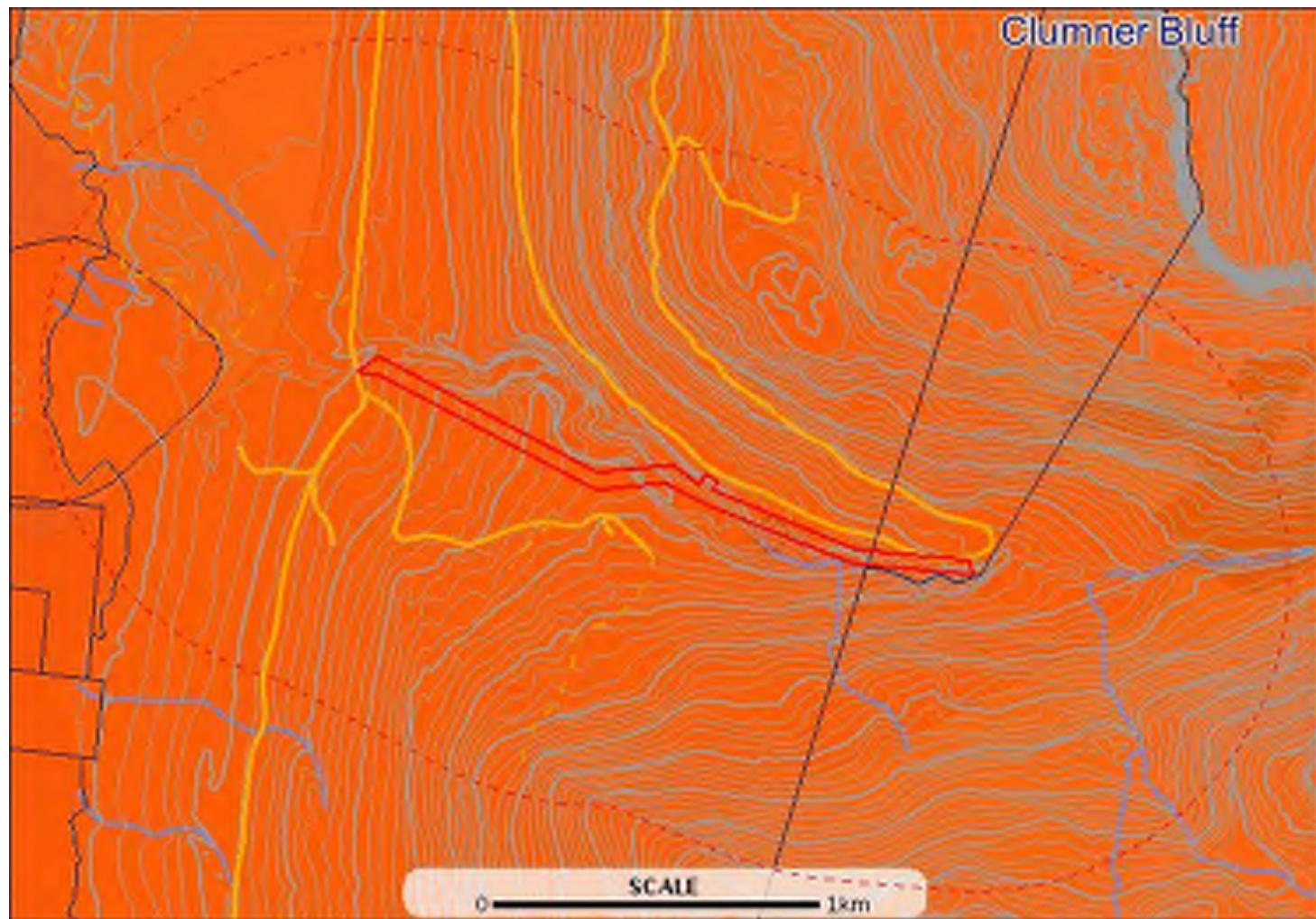
Fax: (03) 6233 3186

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Geoconservation sites within 1000 metres

E: 434505
N: 5376449

E: 438651
N: 5376449



E: 434505
N: 5373558

E: 438651
N: 5373558



Geoconservation sites within 1000 metres

Id	Name	Significance	Geographical significance	Status
2953	Central Highlands Cainozoic Glacial Area	Notable example of type.	Continent	Listed
2684	Central Plateau Terrain	Data not yet completed	Global	Listed
2681	Fish River Alluvial Fan	Notable example of type.	Region	Listed
2694	Fish River Rhythmite Section	Indicates timing of glacier development to the confluence of the Mersey and Fish valleys.	Local	Listed
2707	Upper Mersey - King William Range Terrain	Notable example of type.	Continent	Listed

Note: Restricted sites are not displayed.

For more information about the Geoconservation Database, please visit the DPIPWE web site (www.dpipwe.tas.gov.au) or contact the DPIPWE Geoconservation Officer:

Telephone: (03) 6233 6455

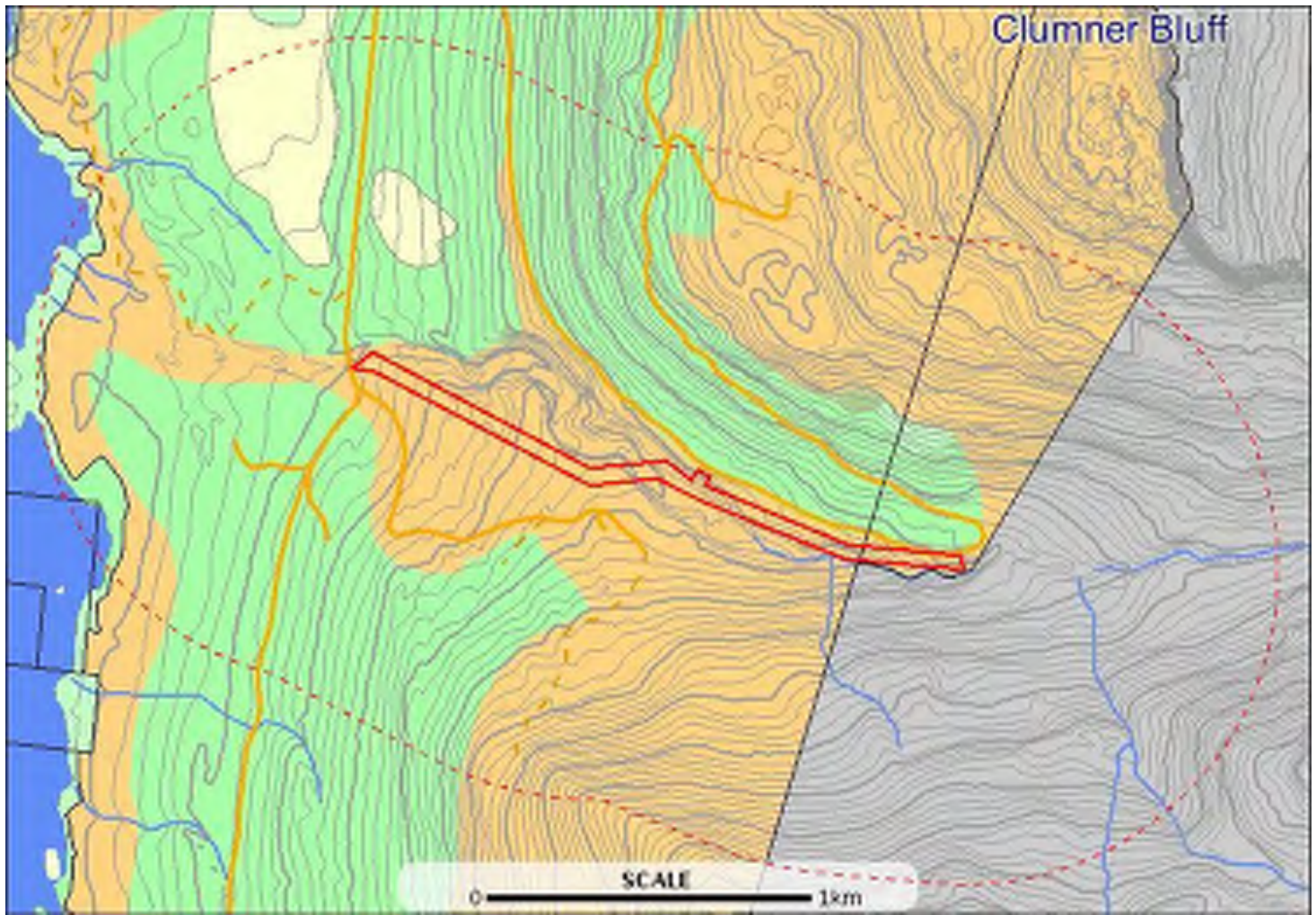
Email: Rolan.Eberhard@dpiwwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

E: 434505
N: 5376449

E: 438651
N: 5376449



E: 434505
N: 5373558

E: 438651
N: 5373558



Reserves within 1000 metres

Name	Classification	Status
Walls of Jerusalem National Park	National Park	Dedicated Formal Reserve
	Informal Reserve on State Forest or Forestry Tas managed land	Informal Reserve

For more information about the Tasmanian Reserve Estate, please contact the Land Conservation Branch DPIPWE.

Ph: (03) 6233 2744

Fax (03) 6223 8603

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information about the EPBC Act including significance guidelines, forms and application process details can be found at <http://www.environment.gov.au/epbc/assessmentsapprovals/index.html>

Report created: 10/05/12 14:34:40

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[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

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[Acknowledgements](#)



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

[Coordinates](#)

[Buffer: 1.0Km](#)



Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance - see <http://www.environment.gov.au/epbc/assessmentsapprovals/guidelines/index.html>

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Areas:	None
Threatened Ecological Communities:	1
Threatened Species:	10
Migratory Species:	9

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place and the heritage values of a place on the Register of the National Estate. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage/index.html>

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species. Information on EPBC Act permit requirements and application forms can be found at <http://www.environment.gov>.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	8
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

Place on the RNE:	2
State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	6
Nationally Important Wetlands:	None

Details

Matters of National Environmental Significance

Threatened Ecological Communities [\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community may occur within area

Threatened Species		[Resource Information]
--------------------	--	--------------------------

Name	Status	Type of Presence
------	--------	------------------

BIRDS		
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Aquila audax fleayi Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat may occur within area
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Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
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Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area
--	------------	--

Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat may occur within area
---	------------	--

Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area
---	------------	---

FISH		
-------------	--	--

Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
---	------------	--

FROGS		
--------------	--	--

Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
---	------------	--

MAMMALS		
----------------	--	--

Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area
--	------------	--

Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
---	------------	--

PLANTS		
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Barbarea australis Native Wintercress, Riverbed Wintercress [12540]	Critically Endangered	Species or species habitat may occur within area
--	-----------------------	--

Migratory Species		[Resource Information]
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* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
--	--	--

Name	Threatened	Type of Presence
------	------------	------------------

Migratory Marine Birds		
-------------------------------	--	--

Apus pacificus Fork-tailed Swift [678]		Species or species habitat may occur within area
---	--	--

Ardea alba Great Egret, White Egret [59541]		Species or species habitat may occur within area
--	--	--

Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
--	--	--

Migratory Terrestrial Species		
--------------------------------------	--	--

Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
---	--	--

Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
--	--	--

Name	Threatened	Type of Presence area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding likely to occur within area
Migratory Wetlands Species		
Ardea alba Great Egret, White Egret [59541]		Species or species habitat may occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat may occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat may occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding likely to occur within area

Extra Information

Places on the RNE	[Resource Information]
Note that not all Indigenous sites may be listed.	

Name	State	Status
Natural		
Central Plateau Region	TAS	Registered
Western Tasmania	TAS	Registered

Regional Forest Agreements [\[Resource Information \]](#)

Note that all areas with completed RFAs have been included.

Name	State
Tasmania RFA	Tasmania

Invasive Species [\[Resource Information \]](#)

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit,

Name	Status	Type of Presence
Mammals		
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Plants		
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Coordinates

-41.77401 146.23465

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World Heritage and Register of National Estate properties, Wetlands of International Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under 'type of presence'. For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Department of Environment, Climate Change and Water, New South Wales](#)
- [-Department of Sustainability and Environment, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment and Natural Resources, South Australia](#)
- [-Parks and Wildlife Service NT, NT Dept of Natural Resources, Environment and the Arts](#)
- [-Environmental and Resource Management, Queensland](#)
- [-Department of Environment and Conservation, Western Australia](#)
- [-Department of the Environment, Climate Change, Energy and Water](#)
- [-Birds Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-SA Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Atherton and Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [-State Forests of NSW](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

[Please feel free to provide feedback via the Contact Us page.](#)

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Canberra ACT 2601 Australia

+61 2 6274 1111

DRAFT - Biodiversity Values Database Search

GDA Easting (6 digits) 436390

GDA Northing (7digits) 5374987

(this may take some time)

[click here to print this report](#)

The coordinate falls within the following threatened species ranges

Common name	Scientific Name	range class	Habitat Description	Web Map
grey goshawk	<i>Accipiter novaehollandiae</i>	Core Range	Potential habitat for the Grey Goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Significant habitat is areas of wet forest and rainforest with a closed mature canopy, low stem density, open understorey in close proximity to a freshwater body (i.e. stream, river, lake, swamp, etc.). In the northwest of the State, significant habitat is mature blackwood, Leptospermum or Melaleuca forest that are in close proximity to a freshwater body (e.g. stream, swamp, etc). For mapping purposes, significant habitat in the northwest of the State is areas of the following TasVeg classes that are within 100 m of a freshwater source: Acacia melanoxylon swamp forest (NAF), Acacia melanoxylon forest on rises (NAR), Leptospermum scoparium-Acacia mucronata forest (NAL), Leptospermum forest (NLE), Leptospermum lanigerum-Melaleuca squarrosa swamp forest (NLM), Melaleuca ericifolia swamp forest (NME) that have had little or no known disturbance in the last 20 years. FPA's Fauna Technical Note 12 can also be used as a guide in the identification of Grey Goshawk habitat.	Draft web map
grey goshawk	<i>Accipiter novaehollandiae</i>	Potential Range	Potential habitat for the Grey Goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Significant habitat is areas of wet forest and rainforest with a closed mature canopy, low stem density, open understorey in close proximity to a freshwater body (i.e. stream, river, lake, swamp, etc.). In the northwest of the State, significant habitat is mature blackwood, Leptospermum or Melaleuca forest that are in close proximity to a freshwater body (e.g. stream, swamp, etc). For mapping purposes, significant habitat in the northwest of the State is areas of the following TasVeg classes	Draft web map

			that are within 100 m of a freshwater source: <i>Acacia melanoxylon</i> swamp forest (NAF), <i>Acacia melanoxylon</i> forest on rises (NAR), <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest (NAL), <i>Leptospermum</i> forest (NLE), <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest (NLM), <i>Melaleuca ericifolia</i> swamp forest (NME) that have had little or no known disturbance in the last 20 years. FPA's Fauna Technical Note 12 can also be used as a guide in the identification of Grey Goshawk habitat.	
masked owl	<i>Tyto novaehollandiae</i>	Potential Range	Potential habitat for the Masked Owl is all areas with trees with large hollows (15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Significant habitat for the Masked Owl includes native forest areas with trees with large hollows (15 cm entrance diameter) that are mostly mature with no or little regrowth component. In terms of using mapping layers, significant habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M').	Draft web map
spotted-tailed quoll	<i>Dasyurus maculatus</i>	Potential Range	Potential habitat for the Spotted-tailed Quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land.(see Technical Note for more information)	Draft web map
tasmanian devil	<i>Sarcophilus harrisii</i>	heavily diseased	Potential habitat for the Tasmanian Devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km ²). Potential maternal denning habitat is areas of burrowable, well-drained soil or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. (see Technical Note for more information) Significant potential maternal denning habitat is a patch of potential maternal denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential maternal denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Heavily diseased areas have been identified within the potential range from monitoring results.(see Technical Note for more information)	Draft web map
			Potential habitat for the Tasmanian Devil is all terrestrial native	

<p>tasmanian devil</p>	<p><i>Sarcophilus harrisii</i></p>	<p>Potential Range</p>	<p>habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km²). Potential maternal denning habitat is areas of burrowable, well-drained soil or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. (see Technical Note for more information) Significant potential maternal denning habitat is a patch of potential maternal denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential maternal denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Heavily diseased areas have been identified within the potential range from monitoring results.(see Technical Note for more information)</p>	<p>Draft web map</p>
<p>wedge-tailed eagle</p>	<p><i>Aquila audax subsp. fleayi</i></p>	<p>Potential Range</p>	<p>Potential habitat for the Wedge-tailed Eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see Part I of the BVD, Fauna Technical Note 1 and nesting habitat model (e.g. State Forest Eagle Potential Nesting layer) for more information] Significant habitat for the Wedge-tailed Eagle is all potential habitat (forest and non-forest) within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).</p>	<p>Draft web map</p>
			<p>Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in</p>	

white-bellied sea-eagle	<i>Haliaeetus leucogaster</i>	Potential Range	large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complex of large farm dams. The species nests and forages mainly near the coast but will also live near rivers, lakes and farm dams. Nest trees are amongst the largest in a locality. Nests are not usually constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see Part I of the BVD, and Fauna Technical Note 1 for more information] Significant habitat for the White-bellied Sea-eagle is all potential habitat (forest and non-forest) within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	Draft web map
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N.V.A. threatened fauna records within 5 km

Common Name	Scientific Name	Easting	Northing	Distance (m)	Accuracy (m)	Observation Type	NVA Observation ID
spotted-tailed quoll	<i>Dasyurus maculatus subsp. maculatus</i>	436512	5375183	231	1000	Present	358194
tasmanian devil	<i>Sarcophilus harrisii</i>	434142	5374215	2377	6000	Present	1066372
tasmanian devil	<i>Sarcophilus harrisii</i>	435772	5377693	2776	10	Present	1201581
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	437755	5377875	3194	18500	Present	615267
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	437755	5377875	3194	18500	Present	614621
grey goshawk	<i>Accipiter novaehollandiae</i>	437755	5377875	3194	18500	Present	614312
brown thornbill	<i>Acanthiza pusilla</i>	437755	5377875	3194	18500	sight	649489
brown thornbill	<i>Acanthiza pusilla</i>	437755	5377875	3194	18500	sight	670342
scrubtit	<i>Acanthornis magnus</i>	437755	5377875	3194	18500	sight	723325
brown thornbill	<i>Acanthiza pusilla</i>	437755	5377875	3194	18500	sight	624274
brown thornbill	<i>Acanthiza pusilla</i>	437755	5377875	3194	18500	sight	614309
scrubtit	<i>Acanthornis magnus</i>	437755	5377875	3194	18500	sight	615263

scrubtit	<i>Acanthornis magnus</i>	437755	5377875	3194	18500	sight	658174
tasmanian devil	<i>Sarcophilus harrisii</i>	432668	5375407	3746	7	Present	1030862
tasmanian devil	<i>Sarcophilus harrisii</i>	432668	5375407	3746	7	Present	1034745
tasmanian devil	<i>Sarcophilus harrisii</i>	432668	5375407	3746	7	Present	1039023
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1034759
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1028354
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1043053
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1027673
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1034747
tasmanian devil	<i>Sarcophilus harrisii</i>	432484	5374228	3979	7	Present	1035748
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	433598	5377838	3990	2000	Present	608408
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1034734
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1039837
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1036846
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1038139
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1034729
tasmanian devil	<i>Sarcophilus harrisii</i>	432580	5376494	4097	7	Present	1026705
spotted-tailed quoll	<i>Dasyurus maculatus subsp. maculatus</i>	432580	5376494	4097	7	Present	1041279
tasmanian devil	<i>Sarcophilus harrisii</i>	432278	5375718	4176	7	Present	1033890
tasmanian devil	<i>Sarcophilus harrisii</i>	432278	5375718	4176	7	Present	1039347
tasmanian							

devil	<i>Sarcophilus harrisii</i>	432278	5375718	4176	7	Present	1036342
tasmanian devil	<i>Sarcophilus harrisii</i>	432278	5375718	4176	7	Present	1028027
tasmanian devil	<i>Sarcophilus harrisii</i>	432070	5375015	4320	7	Present	1034036
tasmanian devil	<i>Sarcophilus harrisii</i>	432070	5375015	4320	7	Present	1042761
tasmanian devil	<i>Sarcophilus harrisii</i>	432070	5375015	4320	7	Present	1032128
tasmanian devil	<i>Sarcophilus harrisii</i>	432070	5375015	4320	7	Present	1029251
tasmanian devil	<i>Sarcophilus harrisii</i>	432197	5373339	4505	7	Present	1034766
tasmanian devil	<i>Sarcophilus harrisii</i>	432197	5373339	4505	7	Present	1033025
tasmanian devil	<i>Sarcophilus harrisii</i>	431828	5374896	4563	7	Present	1034760
tasmanian devil	<i>Sarcophilus harrisii</i>	431828	5374896	4563	7	Present	1034748
tasmanian devil	<i>Sarcophilus harrisii</i>	431828	5374896	4563	7	Present	1040677
tasmanian devil	<i>Sarcophilus harrisii</i>	432112	5377383	4903	2500	Present	749380
tasmanian devil	<i>Sarcophilus harrisii</i>	432112	5377383	4903	2500	Present	753513
tasmanian devil	<i>Sarcophilus harrisii</i>	431604	5373643	4971	7	Present	1034762
tasmanian devil	<i>Sarcophilus harrisii</i>	431604	5373643	4971	7	Present	1034737
tasmanian devil	<i>Sarcophilus harrisii</i>	431604	5373643	4971	7	Present	1034768

Conservation of Freshwater Ecosystem Values (CFEV) Database

Corporate Interface Report

<https://cfev.dpiw.tas.gov.au>

Data in this report should be cited as:

CFEV database, v1.0 (2005), Conservation of Freshwater Ecosystem Values Project, Water Resources Division, Department of Primary Industries and Water, Tasmania

All maps in this report should be cited as:

Base data by CFEV, © State of Tasmania.

Rivers, estuaries and waterbodies - base data by the LIST, © State of Tasmania.

For interpretive information visit:

<http://www.dpiw.tas.gov.au/cfev>

**The CFEV Program is an initiative of the Water Resources Division,
Department of Primary Industries and Water.**

1 Legend

GDE	■
River Sections	—
Waterbodies	■

Data confidence and CFEV

The strength of the CFEV data lies with its comprehensive coverage of the state, which allows broad scale comparisons, generalised summaries, and the combination of complicated data sets into readily interpreted indices.

It should be acknowledged that CFEV data uses a variety of data sources as input and that some of these are modelled and are not ground-truthed. As a result care should be taken when using specific variables at specific locations.

Disclaimer

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Any results with important management implications should be supported by on-ground surveys.

2 River Sections : Fish River (276422)

Catchment: Mersey (38)



Centre point - E: 435712m N: 5374992m Scale (map width): 21328m
GDA94 Zone 55

2.1 Conservation Management Priority

2.1.1 CMPI2 (L)

Lower to Lowest Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a lower priority. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).

2.1.1.1 CMPI1 (L)

Lower to Lowest Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a lower priority. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).

2.1.2 CMPP2 (H)

High Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a high priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).

2.1.2.1 CMPP1 (H)

High Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a high priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).

2.1.3 Land Tenure Security (High)

This river section lies within a catchment that has predominantly high security of land tenure. There are formal, regulated restrictions in place to ensure that the land within this catchment is managed to conserve or protect the landscape from potential negative impacts. This includes areas within formal reserves such as National Parks, Conservation Areas, State Reserves etc.

Land tenure security composition map	Mixed
Low security land tenure	0.00%
Medium security land tenure	11.02%
High security land tenure	88.98%

2.2 Conservation Value

2.2.1 NR class (B2)

B2 class of Representativeness and Naturalness. This river section is within the second group of sites selected for rivers and is in moderate condition. Selection is based on representativeness, rarity of classification units and naturalness score.

2.2.2 ICV (M)

Moderate Integrated Conservation Value (ICV). ICV integrates the Representative Conservation Value with known Special Values (eg. threatened and priority species and communities, and priority sites).

2.2.2.1 Special Values

Special Values: 1 (outstanding: 0 non-outstanding: 1 undifferentiated: 0)

Name	Scientific Name	Status	Type
Platypus	<i>Ornithorhynchus anatinus</i>	Non-outstanding	Phylogenetically Distinct Fauna Species

2.2.3 RCV (B)

B class Representative Conservation Value (RCV). This river section is within the second group of sites selected for rivers. Selection is based on representativeness, rarity of classification units and naturalness.

2.2.3.1 Important biophysical class (G5)

Name: Mersey Forth

Headwaters in high plateaus (quartzite, dolerite) with/without glaciation; Quartzite valleys and gorges common; Northern relict surfaces decrease in occurrence towards east; High relief karst in Mersey and Leven; Finely dissected n. surface and coastal sediments in lower catchments

2.3 Biophysical Classes

2.3.1 Crayfish Class (C2)

Astacopsis tricornis present (excluding first order streams)

2.3.2 Fish Class (F49)

Extensive assemblage in river sections and waterbodies covering most of the western part of the state (west of Tyler corridor), including the southern part of King Island and also within a few river sections inland in the east.

Species Composition: *Anguilla australis*, *Galaxias brevipinnis*

2.3.3 Fluvial Geomorphic River Type (G5)

Name: Mersey Forth

Headwaters in high plateaus (quartzite, dolerite) with/without glaciation; Quartzite valleys and gorges common; Northern relict surfaces decrease in occurrence towards east; High relief karst in Mersey and Leven; Finely dissected n. surface and coastal sediments in lower catchments

2.3.4 Hydrological Class (H1)

Streams intermediate in magnitude and variability of annual, monthly and peak flows, with a skewed annual flow distribution.

2.3.5 Macroinvertebrate Class (BC8)

Assemblage of streams in the central north-east (Plomley's Island), and in catchments bordering the Tyler line both north of the Central Plateau (upper Forth and Mersey catchments) and south of the Central Plateau (central Derwent catchment). River sections at altitudes <800 m AHD. Indicator taxa (EPTC groups):

Species Composition: *Baetid Genus 2 MVsp. 3*, *Notalina sp. AV1*, *Conoesucus norelus*, *Asmicridea sp. AV1*, *Moruya opora*, *Elmidae L*, *Dinotoperla serricauda*, *Tasmanoperla larvalis*, *Alloecella grisea*, *Helicopsyche murrumba*, *Aphilorheithrus sp. AV3*, *Taschorema ferulum*

2.3.6 Macrophyte Class (M5B)

Submerged plant dominated assemblage; Moderate probability of macrophyte assemblage occurrence, sparse/locally patchy. Dominants:

Species Composition: *Myriophyllum sp.*, *Potamogeton sp.*

2.3.7 Tree Class (T27)

Western highland rainforests, subalpine eucalypt forests and coniferous forest dominated by *Athrotaxis* spp. Occurs from Mt Weld and the Snowy Range in the south, through Mt Field and the Cradle Mt-Lake St Clair National Park.

Species Composition: *Athrotaxis cupressoides*, *Athrotaxis selaginoides*, *Cenarrhenes nitida*, *Eucalyptus coccifera*, *Eucalyptus delegatensis*, *Eucalyptus gunnii*, *Eucalyptus subcrenulata*, *Leptospermum lanigerum*, *Nothofagus cunninghamii*, *Phyllocladus aspleniifolius*, *Pittosporum bicolor*, *Richea pandanifolia*, *Richea scoparia*, *Tasmannia lanceolata*

2.4 Naturalness (0.81)

River section significantly altered from natural condition.

2.4.1 Biological Condition Score (0.65)

Significantly impaired biological condition for the river section.

2.4.1.1 Exotic Fish Condition (0)

Exotic fish present and abundant; proportion of biomass as native fish approx. 0.

2.4.1.2 Fish Condition (0)

Intense impact of large dams, changes in flow regime, or acid drainage on native fish populations

2.4.1.3 Platypus Condition (0.5)

Platypus population in moderate to poor condition; In known Mucor infestation area (in 2004); Riparian vegetation mostly or entirely native.

2.4.1.4 Accumulated Native Riparian Vegetation (1.00)

2.4.1.4.1 Native Riparian Vegetation (1.00)

Very to extremely high proportional area of native vegetation occurring within the riparian zone (50m width strip each side of river section) (>80% of total riparian buffer zone as native vegetation)

2.4.1.4.2 Willows (1)

Dense willow infestations (*Salix* sp.) absent within the riparian zone, willows sparse or absent.

2.4.1.5 Macroinvertebrate Condition (1.00)

Natural total density levels and natural assemblage composition of benthic macroinvertebrates for the river section.

2.4.1.5.1 Flow Variability Index (1.00)

The degree of change in flow regime variability as a result of human flow manipulation (associated with large storages) is zero or very low; no major dam or structure present).

2.4.1.5.2 Macroinvertebrate Observed/Expected (1)

AUSRIVAS O/E ranked index falls within the A impairment band, O/E rank range approx. 0.8 to 1.3, with mean of approx. 1.0; Equivalent to natural; No impact on presence or relative abundance of approx. dominant families.

2.4.1.5.3 River Abstraction Index (0.00)

Small to no decreases in long-term mean annual volume of flow, and moderate decreases in summer baseflows in rural areas due to net abstraction (removal out of the channel) of water.

2.4.2 Geomorphic Condition Score (1.00)

High geomorphic condition score for the river section.

2.4.2.1 Geomorphic responsiveness (0)

Responsiveness of channel form to anthropogenic changes in flow and/or sediment regime is low (eg. a bedrock controlled system).

2.4.2.2 Sediment capture (1.00)

Low to very low proportion of fluvial sediment captured (stored) in dams upstream of river section.

2.4.2.3 Flow change (1.00)

Minimal to no change to flow regime for the river section.

2.4.2.3.1 Flow Variability Index (1.00)

The degree of change in flow regime variability as a result of human flow manipulation (associated with large storages) is zero or very low; no major dam or structure present).

2.4.2.3.2 Regulation Index (0.00)

The amount of regulation of the natural flow regime due to cumulative effect of water storage upstream is low. Geomorphic and biological impacts weak or absent.

2.4.2.3.3 River Abstraction Index (0.00)

Small to no decreases in long-term mean annual volume of flow, and moderate decreases in summer baseflows in rural areas due to net abstraction (removal out of the channel) of water.

2.4.2.4 Sediment Input (1.00)

Minimal to no anthropogenic change to sediment input for the river section.

2.4.2.4.1 Catchment Disturbance (0.99)

Minimal level of catchment disturbance affecting stream channel and sediments; minimal or no clearance and/or disturbance.

2.4.2.4.2 Urbanisation (1)

Local channel impacts from urbanisation absent or limited. Fluvial geomorphological impacts absent or not significant.

2.4.2.4.3 Mining Sedimentation (1)

Absence of major long-term and/or historical mining sedimentation deposits in channel.

2.4.2.4.3.1 River Acid Drainage (0)

Significant acid drainage absent

2.5 Location

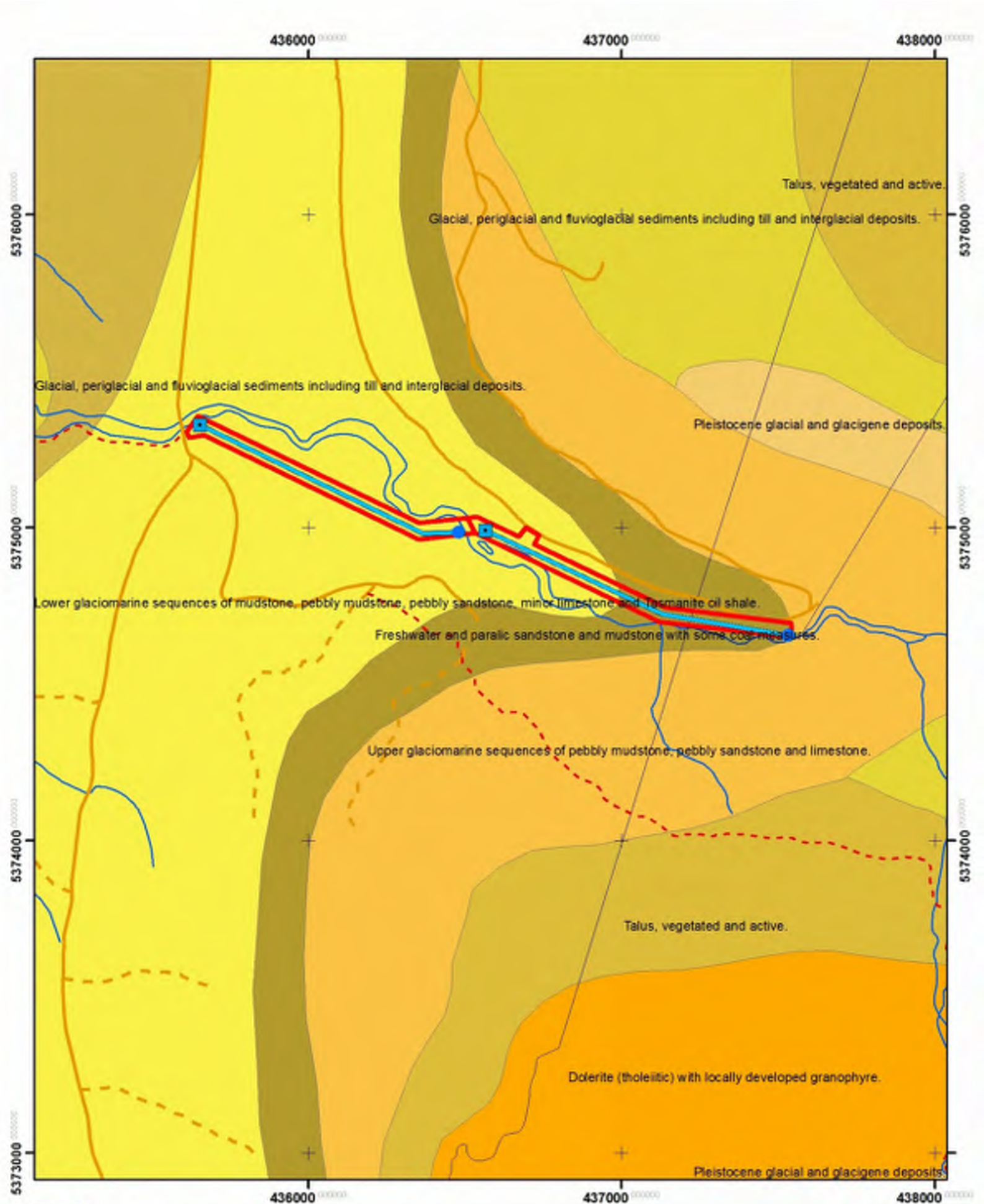
Mapsheet	ROWALLAN
Easting	436153.02 m
Northing	5375332.16 m
RSC ID	221448
Sub-catchment ID	38007
UFI	hyd005304144

2.6 Sub-catchment

Sub-catchment area	45077236.41 m ²
Sub-catchment ID	38007

2.7 Topographic Variables

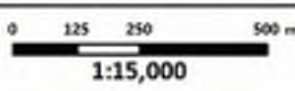
Length	2766.26 m
Slope	0.069408 rise/run
Strahler stream order	5.00
Elevation Max	695.00 m AHD
Elevation Min	502.00 m AHD
Local Catchment Area	3307052.16 m ²
Accumulated Catchment Area	45034435.62 m ²
Mean Annual Runoff	4188.95 ML/year
Accumulated Mean Annual Runoff - pre-European	61665.97 ML/year
Accumulated Mean Annual Runoff	61665.97 ML/year
Accumulated Length	15888.28 m



- Pipeline easement
- + Power station
- Intake point
- Pipeline



G7 Generation (Pty) Ltd.
Fish River Power Schemes
Fish River Geology



DATE: 16-04-2012
 Projection: Map Grid of Australia
 Zone 55 GDA94
 Source: Base data DPIWIT



DEV 1

Fish River Plant Species List

DICOTYLEDONAE

ARALIACEAE

Hydrocotyle sibthorpioides shining pennywort +

ASTERACEAE

- e *Bedfordia salicina* tasmanian blanketleaf +
Cassinia aculeata subsp. *aculeata* common dollybush +
i *Cirsium arvense* var. *arvense* creeping thistle +
Coronidium scorpioides curling everlasting +
Cotula alpina alpine buttons +
i *Hypochaeris radicata* rough catsear +
Lagenophora stipitata blue bottledaisy +
Olearia argophylla musk daisybush +
Olearia lirata forest daisybush +
Olearia myrsinoides silky daisybush +
Olearia phlogopappa dusty daisybush +
Olearia viscosa viscid daisybush +
Senecio biserratus jagged fireweed +
Senecio linearifolius var. *linearifolius* common fireweed groundsel +
Senecio minimus shrubby fireweed +

ATHEROSPERMACEAE

Atherosperma moschatum subsp. *moschatum* sassafras +

CUNONIACEAE

Bauera rubioides wiry bauera +

ERICACEAE

- e *Cyathodes glauca* purple cheeseberry +
e *Leptecophylla juniperina* subsp. *parvifolia* mountain pinkberry +
Monotoca glauca goldey wood +

FABACEAE

Acacia dealbata subsp. *dealbata* silver wattle +
Acacia melanoxylon blackwood +
Daviesia latifolia hop bitterpea +
Pultenaea juniperina prickly beauty +

LAMIACEAE

Prostanthera lasianthos var. *lasianthos* christmas mintbush +

MYRTACEAE

- e *Eucalyptus amygdalina* black peppermint +
Eucalyptus dalrympleana subsp. *dalrympleana* mountain white gum +
e *Eucalyptus delegatensis* subsp. *tasmaniensis* gumtopped stringybark +
Leptospermum lanigerum woolly teatree +
Melaleuca pallida yellow bottlebrush +

NOTHOFAGACEAE

Nothofagus cunninghamii myrtle beech +

OLEACEAE

Notelaea ligustrina native olive +

PITTOSPORACEAE

Billardiera macrantha highland appleberry +
Pittosporum bicolor cheesewood +

PROTEACEAE

- Banksia marginata* silver banksia +
Hakea lissosperma mountain needlebush +
e *Lomatia tinctoria* guitarplant +

RANUNCULACEAE

Clematis aristata mountain clematis +

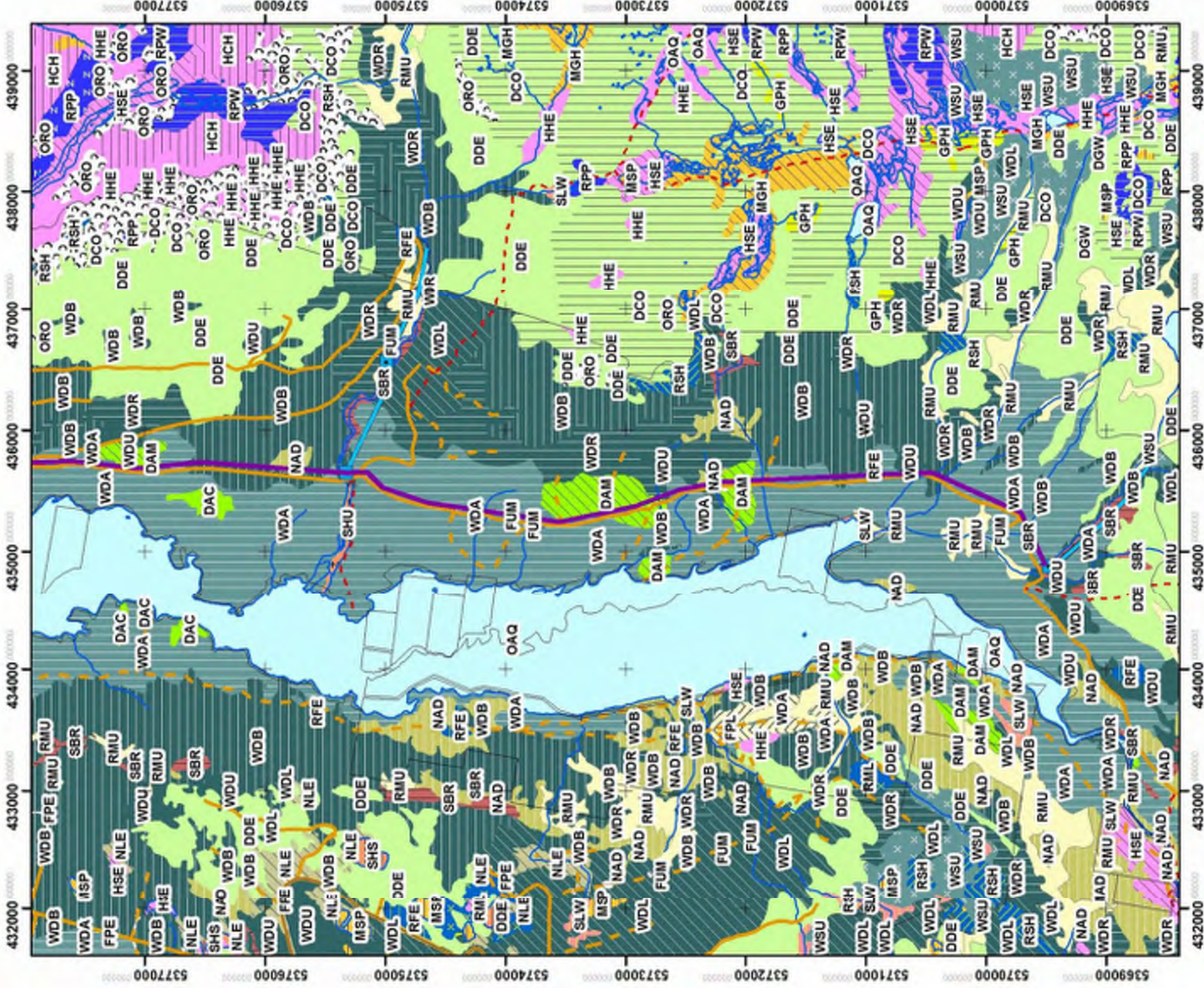
RHAMNACEAE

Pomaderris apetala subsp. *apetala* common dogwood +

ROSACEAE

Acaena novae-zelandiae common buzzy +

RUBIACEAE		
	<i>Coprosma hirtella</i>	coffeeberry +
	<i>Coprosma quadrifida</i>	native currant +
	<i>Galium australe</i>	tangled bedstraw +
RUTACEAE		
e	<i>Nematolepis squamea</i> subsp. <i>retusa</i>	blunt satinwood +
	<i>Zieria arborescens</i> subsp. <i>arborescens</i>	stinkwood +
THYMELAEACEAE		
	<i>Pimelea drupacea</i>	cherry riceflower +
VIOLACEAE		
	<i>Viola hederacea</i> subsp. <i>hederacea</i>	ivyleaf violet +
WINTERACEAE		
	<i>Tasmania lanceolata</i>	mountain pepper +
GYMNOSPERMAE		
PODOCARPACEAE		
e	<i>Phyllocladus aspleniifolius</i>	celerytop pine +
MONOCOTYLEDONAE		
CYPERACEAE		
t	<i>Carex appressa</i> var. <i>virgata</i>	longleaf tall sedge +
	<i>Gahnia grandis</i>	cutting grass +
	<i>Lepidosperma elatius</i>	tall sword sedge +
	<i>Lepidosperma laterale</i>	variable sword sedge +
	<i>Uncinia tenella</i>	delicate hook sedge +
HEMEROCALLIDACEAE		
	<i>Dianella tasmanica</i>	forest flaxlily +
JUNCACEAE		
	<i>Juncus bassianus</i>	forest rush +
	<i>Juncus pallidus</i>	pale rush +
LUZURIAGACEAE		
	<i>Drymophila cyanocarpa</i>	turquoise berry +
ORCHIDACEAE		
	<i>Pterostylis melagramma</i>	blackstripe greenhood +
POACEAE		
	<i>Australopyrum pectinatum</i>	prickly wheatgrass +
	<i>Poa labillardierei</i> var. <i>labillardierei</i>	silver tussockgrass +
PTERIDOPHYTA		
ASPLENIACEAE		
	<i>Asplenium flabellifolium</i>	necklace fern +
BLECHNACEAE		
	<i>Blechnum minus</i>	soft waterfern +
	<i>Blechnum nudum</i>	fishbone waterfern +
DENNSTAEDTIACEAE		
	<i>Histiopteris incisa</i>	batswing fern +
	<i>Pteridium esculentum</i>	bracken +
DICKSONIACEAE		
	<i>Dicksonia antarctica</i>	soft treefern +
DRYOPTERIDACEAE		
	<i>Polystichum proliferum</i>	mother shieldfern +
	<i>Rumohra adiantiformis</i>	leathery shieldfern +
GRAMMITIDACEAE		
	<i>Grammitis billardierei</i>	common fingerfern +
HYMENOPHYLLACEAE		
	<i>Hymenophyllum flabellatum</i>	shiny filmyfern +
	<i>Hymenophyllum rarum</i>	narrow filmyfern +
POLYPODIACEAE		
	<i>Microsorium pustulatum</i> subsp. <i>pustulatum</i>	kangaroo fern +



DEV1

- Alternative power line route
- Overhead power line route
- Power station
- Pipeline

G7 Generation (Pty) Ltd.
 Rowanland Power Line Route
 TASVE6 mapping - south



DATE: 7 August 2012
 Projection: Map Grid of Australia
 Zone 55 GDA04
 Source: Base data DPWP/E





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The Directors of G7 Generation

G7 Generation (Pty) Ltd.
PO Box 714
North Hobart, TAS 7002

10 December 2012

RE: SFAA - Lake Rowallan overhead power line (Juno Creek to Fisher Power Station)

Please find enclosed the completed State Forest Activity Assessment (SFAA) and associated maps and database reports for the proposed Lake Rowallan overhead power line (Juno Creek to Fisher Power Station).

In summary, our study and initial field assessments did not identify any "fatal flaws" to the proposed project.

Please do not hesitate to contact me if you have any further queries.

Yours sincerely

Mark Wapstra
Senior Scientist/Manager

cc: ericsnr@clacksonpower.com

1 Introduction

Forestry Tasmania manages 1.5 million hectares of forest across Tasmania. Most of Forestry Tasmania's operations are undertaken within the Forest Practices System (harvesting, roading, site preparation), however there are a number of activities carried out on State forest that do not fall under the Forest Practices System. Some of these activities already have a Standard Operating Procedure (SOP) which outlines how these activities will be planned and carried out when being conducted in a Production Zone.

There is still a range of activities that fall outside of the Forest Practices System and do not have a SOP. Those activities fall into the category of a State Forest Activity, and will need to undergo a State Forest Activity Assessment (SFAA). The SFAA system was previously known as the Non-FPP system. The SFAA System is made up of two key documents – the SFAA SOP and these Guidelines for State forest Activity Assessments (SFAA). The SOP outlines the steps/process to be followed for SFAA's. These Guidelines provide information on the planning requirements associated with SFAA's and provide proformas to be used in assessing activities.

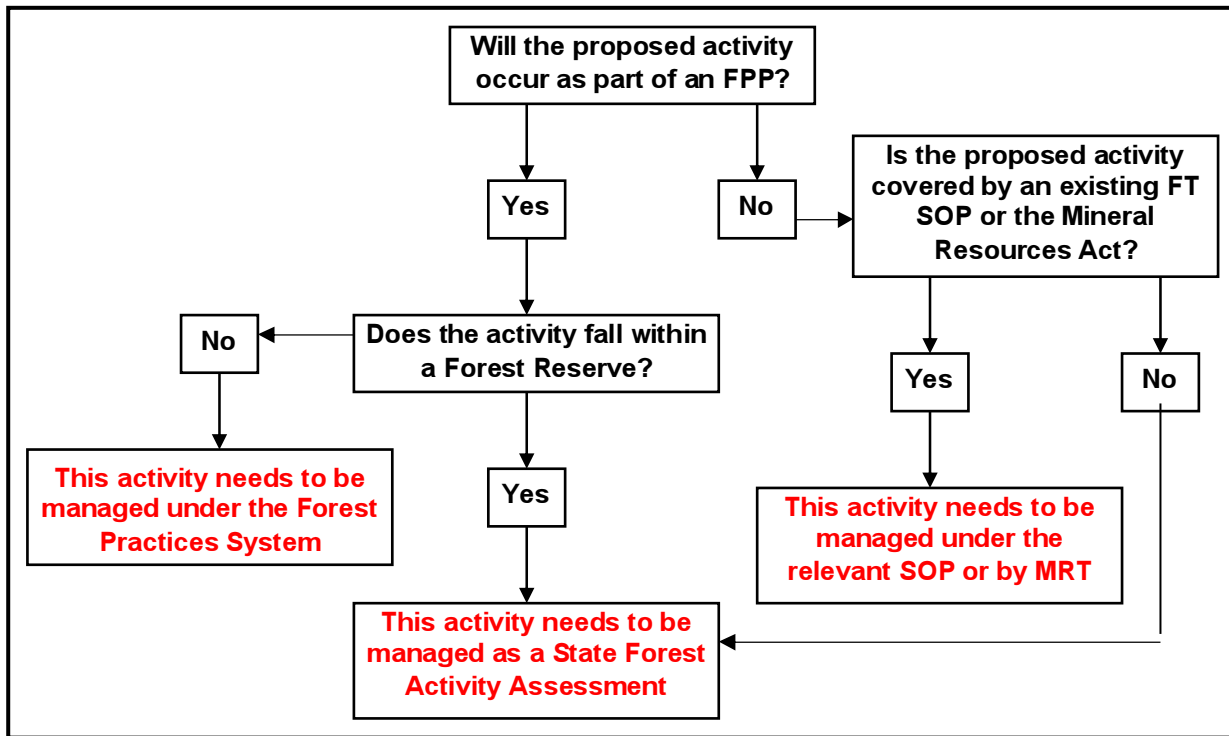
An assessment of activities is required so the potential impact can be considered. This is required in order to meet requirements under the Regional Forest Agreement, Australian Forestry Standard and Reserve Management Code of Practice (200Y).

2 Who needs to use these guidelines?

These guidelines need to be used for any SFAA on State forest. This includes external proponents wishing to obtain a lease or a licence on State forest (as per Property Lease Procedure), or those wishing to conduct an activity or event on State forest.

3 What is a SFAA?

A State forest activity assessment is one which occurs on State forest and generally is not included as part of a Forest Practices Plan (FPP), mineral exploration or existing SOP. Exceptions to this are FPP activities in Forest Reserves (roads, quarries, cables), which will need both an FPP and an SFAA and Fuel Reduction Burns. Low intensity fuel reduction/ecological burning (broad area) are assessed as part of this process (SFAA). The low intensity fuel reduction/ecological burning SOP refers back to this procedure (SFAA) for the assessment of special values.



4 Determining level of activity

Activities vary in their potential to impact on natural and cultural values. SFAA's have been divided into three broad categories Low, Medium and High.

4.1 Definition and Approvals

4.1.1 Low Level Activities

Low level activities are those that meet the following criteria:

Aspect	Criteria
<i>Impact on natural and cultural values</i>	Negligible
<i>Ground or native vegetation disturbance</i>	Negligible
<i>Effect on threatened fauna or habitat</i>	Negligible
<i>Construction or demolition</i>	Negligible
<i>Use of chemicals</i>	Negligible
<i>Infrastructure</i>	Utilises existing infrastructure
<i>Interruption to Public Access</i>	1 day or less
<i>External Approvals</i>	Nil
<i>Internal Approvals</i>	District

Low level activities can include the following activities:

Car or Motor Bike Rallies	Orienteering Events
Horse Rides	Apiary – New Sites
Mountain Bike Events	Installing Rubbish Bins
Multiple interpretive signs	No impact education activities
Road Maintenance (at the discretion of the District, i.e. case by case)	Scientific Research Projects (certain project types only) ¹
Multi-sport Events	Walking Track Maintenance
All new Commercial Visitor Services (CVS) Licences	

These are indicative Activity Levels only. Activity Level may change according to degree of disturbance and/or values at the site.

1. Includes flora collection, non-trapping/handling vertebrate sampling.

Utilise “SFAA Sheet for Low Level Activities”.

4.1.2 Medium Level Activities

Medium level activities are those that meet the following criteria:

Aspect	Criteria
<i>Impact on natural and cultural values</i>	Minimal
<i>Ground or native vegetation disturbance</i>	<50m ²

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

<i>Effect on threatened fauna or habitat</i>	Minimal
<i>Construction or demolition</i>	Minor rehabilitation works
<i>Use of chemicals</i>	Minimal use of chemicals or non-residual, low toxicity to fauna, organic chemicals, application by hand.
<i>Infrastructure</i>	Minor infrastructure development
<i>Other</i>	Potential for introduction of weeds or diseases
<i>Interruption to Public Access</i>	1-5 days
<i>External Approvals</i>	May be required
<i>Internal Approvals</i>	District and Planning Branch

Medium level activities can include:

Scientific Research Projects (certain project types only) ¹	Weather Stations
Rehabilitation of sites/structures	Water Points (fire fighting) not involving changes in drainage
Rehabilitation of land/areas	Seed Collection (certain types only) ²
Native Plant Harvesting – plants, foliage, flowers, fruit (Commercial)	Survey Tracks (without FPP's)
Dam Maintenance (without an existing SFAA for construction)	Mountain Bike Track
Walking Track Construction	Fuel Reduction Burns with no special values and no stakeholder issues ³
Agistment/Agriculture/Fencing	Construction of visitor facilities (certain types only) ⁴

These are indicative Activity Levels only. Activity Level may change according to degree of disturbance and/or values at the site.

1. Includes vertebrate trapping, invertebrate collecting, threatened flora collecting/sampling, tree coring.
2. Includes tree climbing in Forest Reserves, felling trees in exclusion zones in production forests, and tree climbing operations that result in >6 trees lopped in production forests and informal reserves.
3. Stakeholder issues include cross tenure/interagency burns, property rights issues, public access (including recreation, high-use roads, tourism) and neighbour issues.
4. Includes construction of facilities not requiring external approvals e.g. picnic tables, BBQ's, fire pits.

Utilise "State Forest Activity Assessment Sheet for Medium and High Level Activities".

4.1.3 High Level Activities

High level activities are those that meet the following criteria:

Aspect	Criteria
<i>Impact on natural and cultural values</i>	Significant
<i>Ground or native vegetation disturbance</i>	>50m ²
<i>Effect on threatened fauna or habitat</i>	Significant
<i>Construction or demolition</i>	Significant
<i>Use of chemicals</i>	Use of chemicals with residual effects or of higher toxicity or application of any chemical with boom spray or aerially.
<i>Infrastructure</i>	Significant infrastructure development
<i>Other</i>	Changes to drainage including all farm and irrigation dams (not fire fighting water points).
<i>Other</i>	Establishment of research trials that impact on District operations (i.e. in production areas).
<i>Interruption to Public Access</i>	> 5 days
<i>External Approvals</i>	May be required
<i>Internal Approvals</i>	District and Planning Branch

High level activities can include:

Cables in Reserves	Geological/Mineral Exploration
Carpark Construction	Pipelines
Dams	Powerlines
Tourism Developments	Power Stations
Communication & Transmission Towers	Roadline (Roads in Formal Reserves or those not covered by FPP)
Fuel Reduction Burns with special values present or stakeholder issues	Quarries (in Formal Reserves)
Construction of visitor facilities (certain types only) ¹	Seed Collection (certain types only) ²

These are indicative Activity Levels only. Activity Level may change according to degree of disturbance and/or values at the site.

- Includes shelters, board walks, lookouts, toilets.
- Includes tree felling in Forest Reserves and Informal Reserves.

Utilise “State Forest Activity Assessment Sheet for Medium and High Level Activities”.

4.2 Planning Requirements

Planning requirements for SFAA’s for each level are given below. The indicated map products should be used to assess the need for further planning and/or specialist advice including the need for site inspections.

Planning Task	Low Level Activities	Medium Level Activities	High Level Activities
Fill out Activity Details	Y	Y	Y
Check Compliance with Legislation	N	Y	Y
Check Compliance with FT Policies	N	Y	Y
Assess Natural and Cultural Values:			
Flora (Conservation Enquiry, Tasveg Communities Map, MDC Map)	Conserve/MDC	Y	Y
Fauna (Conservation Enquiry, Wedge-tailed Eagles Map, MDC Map)	Conserve/Eagles	Y	Y
Geology and Soils (Tasmanian Geoconservation Map, Karst Area/Catchment Map, Geology Map, Geofeatures Map, MDC Map)	N	N	Y
Water (Town Water Intakes)	N	Y	Y
Landscape (Landscape Management Objective Map, MDC Map)	N	N	Y
Wilderness (High Quality Wilderness)	N	N	Y
Aboriginal Values (Aboriginal Sites Enquiry, Aboriginal APZ Map, MDC Map)	Aboriginal sites only	Y	Y
Historic Values (Conservation Enquiry, MDC Map)	Conserve/MDC	Y	Y
Recreation and Social Values (MDC Map, known uses/users)	N	N	Y
General Protection Measures (MDC Map, PC Management Area Map)	N	Y	Y
Other (Property Rights Map, Planning Map)	Property Rights only	Y	Y
Use maps and field surveys to record and/or confirm values	N	Y	Y
Identify potential impacts of activity on identified values	N	Y	Y
Identify management actions to avoid/mitigate impacts	N	Y	Y
Stakeholder Consultation/Notification	Y	Y	Y
Complete Planning Checklist	N	Y	Y
Apply for/obtain external approvals	N	Y	Y
Obtain FT approvals	Y	Y	Y
Monitoring	Y	Y	Y



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Variations		N		Y		Y
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4.2.1 SOP steps as they relate to the Activity Levels

This table aligns the steps of the SOP to the relevant Activity Levels. Use this table with the SOP to determine which steps are required for your Activity Level.

SOP Step	Low	Medium	High
1.1	Y	Y	Y
1.2	N	N	Y
1.Y	N	N	Y
2.1	Y	Y	Y
2.2	Y	Y	Y
2.Y	N	Y	Y
Y.1	Y	N	N
Y.2	N	Y	Y
Y.Y	N	Y	Y
4.1	Y	Y	Y
5.1	N	Y	Y
5.2	N	Y	Y
5.Y	Y	Y	Y
5.4	N	Y	Y
6.1	N	Y	Y
6.2	N	Y	Y
6.Y	N	Y	Y
6.4	Y	N	N
7.1	N	Y	Y
7.2	N	Y	Y
8.1	Y	Y	Y
8.2	N	Y	Y
9.1	N	Y	Y

5 Determining need for external approvals for activities outside the Forest Practices System

A number of activities occurring on State forest require external approvals. This list indicates which approvals are required for different activities. This list is indicative only, and early consultation with the approving agency is encouraged to ensure due process is followed and to facilitate streamlined approvals.

Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
Aboriginal sites (impacts on)	Permit required	When proposed activity will destroy, damage, deface, conceal, expose, excavate or otherwise interfere (including remove) with a relic or protected object.	Manager, Aboriginal Heritage Tasmania	Aboriginal Relics Act (1975)
Historic sites (impacts on)	Works Approval	For any works (except tree felling under FPC) to a site or property listed on the Tasmanian Heritage Register.	Heritage Council Tasmania, DPIPWE	Historic Cultural Heritage Act (1995)
	Planning Permit (Development Application)	For any works (except tree felling under FPC) to a site or property listed on the Tasmanian Heritage Register.	Local Government	Land Use and Planning Approval Act (199Y)
Threatened species (impacts on)	Permit required	When proposed activity will kill, injure, catch, damage, destroy or collect threatened species.	Threatened Species Section, DPIPWE	Threatened Species Protection Act (1995)
Dam construction	Permit required (dam construction only)	All dams on a watercourse and all dams not on a watercourse holding 1 mega litre of water or more.	Water Management Operations/ACDC, DPIPWE	Water Management Act (1999)
	Water licence (Water use)	A water licence and water allocation is needed if you intend to take water from a river or stream or store water in a farm dam, for farming or other commercial purposes.	Water Management Operations, DPIPWE	Water Management Act (1999)
	Landholder approval	All proposed dam works, regardless of proponent, on State forest.	Forestry Tasmania	
	Approval by Assessment Committee for Dam	Large Dams that have had to under go a Dam Development Effects and	ACDC, DPIPWE	Water Management

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Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
	Construction (ACDC)	Management Statement (DDEMS)		Act (1999)

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Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
	Approval from Local Council	If the dam effects roads, infrastructure or land use policies, or if land acquisitions are involved.	Local Council	Planning Scheme Land Use and Planning Approval Act (199Y)
Buildings and structures (construction)	Local Council Zoning on State forest	This is one of the few instances when local council zoning on State forest will have any impact on activities on State forest, and we will need to respect these zones.	Local Council	Planning Scheme Land Use and Planning Approval Act (199Y)
	Planning Permit (Development Application)	Before construction or carrying out of works (e.g. building, signage, board walks, picnic shelters).	Local Council	Planning Scheme Land Use and Planning Approval Act (199Y) SY.
	Certificate of likely compliance	Before applying for a building permit. An application for a certificate of likely compliance is to be accompanied by any document or certificate required by the building surveyor.	Building Surveyor	Building Act (2000) S62.
	Building Permit	When proposing to carry out any building work.	Local Council	Building Act (2000) S60.
	Plumbing and Drainage Permit	When installing, altering or maintaining a plumbing installation.	Local Council	Building Act (2000) S75.
	Special Plumbing Permit	When installing a fixture or appliance that discharges waste into a sewerage system; and is located on a floor of a building or structure wholly or partly below ground level; or the installation of an on-site waste water management system. N.B. There are other conditions where this may be required, see legislation.	Local Council	Building Act (2000) S77.
	Certificate of Final Inspection	When the works are completed; and all directions given under the Act in respect of the works have been complied with; and the works are substantially in compliance with the Act.	Building Surveyor	Building Act (2000) S92.
	Occupancy Permit	Prior to occupying/using the building.	Local Council	Building Act (2000) S9Y.
	Certificate of Completion	When an occupancy permit has been issued; and a certificate of final inspection has been provided; and all conditions of the permits have been met.	Local Council	Building Act (2000) S112, S11Y.
	Landholder approval	All proposed construction on State forest.	Forestry Tasmania	Forestry Act (1920)
	Level 2 Activity Approval	Developments involving treatment of waste water, timber processing, extractive industries (amongst others).	Environment Division/EPA, DPIPWE	Environmental Pollution and Control Act (1994)
Research	Scientific Research Permit (fauna)	The collection or disturbance of vertebrate wildlife (threatened or non-threatened) anywhere in Tasmania.	Resource Management & Conservation Division, DPIPWE	Nature Conservation Act (2002) Threatened Species Protection Act (1995)
	Animal Ethics Committee Approval (fauna)	Where research involves disturbance to living vertebrate wildlife. You or an institution you belong to must be licensed under this Act.	Resource Management & Conservation Division, DPIPWE	Tasmanian Animal Welfare Act (199Y)
	Permit to take fresh water fish (fauna)	When removing fish or carrying out any activity otherwise prohibited under this Act.	Inland Fisheries Service	Inland Fisheries Act (1995)
	Permit to take marine fish (fauna)	When carrying out any activity otherwise prohibited under this Act.	Marine Resources Branch, DPIPWE	Living Marine Resources Management Act (1995)
	Permit to collect native wildlife (flora and fauna)	When sampling /research (general) is required for all species listed in the Wildlife Regulations (1999).	Resource Management & Conservation Division, DPIPWE	Nature Conservation Act (2002)
	Permit to take, keep or destroy threatened	Sampling/research involving threatened species requires a permit to take or keep	Threatened Species Section, DPIPWE	Threatened Species Protection Act (1995)

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Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
	species. Mandatory where threatened species will be impacted.	native flora and fauna (if fauna Scientific Research Permit has been gained, separate threatened fauna not needed). Flora and fauna are separate permit applications.		
	Landholder approval	Animal and plant research on State forest.	Forestry Tasmania	
Commercial flora harvesting (domestic)	Permit to collect native flora	When collecting native flora species listed in the Wildlife Regulations (1999).	Resource Management & Conservation Division, DPIWPE	Nature Conservation Act (2002)
	Landholder approval	Harvesting on State forest requires landholder approval.	Forestry Tasmania	Forestry Act (1920)
	Permit to take, keep or destroy threatened species. Mandatory where threatened species will be impacted.	Collecting and selling threatened species.	Threatened Species Section, DPIWPE	Threatened Species Protection Act (1995)
	EPBC approval	May be required where a significant impact could occur. This would generally mean the harvesting would not be approved.	Environment Australia	Environmental Protection and Biodiversity Conservation Act (1999)
Commercial flora harvesting (export)	All requirements for commercial flora harvesting (domestic), above. In addition:			
	Export Licence (Tasmania)	Exporting native flora products from Tasmania.	Resource Management & Conservation Division, DPIWPE	Nature Conservation Act (2002)
	Export Licence (Australia)	Exporting native flora products from Australia, where species is CITES listed or not exempt from this requirement.	Environment Australia	Environmental Protection and Biodiversity Conservation Act (1999)
Off label use of chemicals	Off Label Permit	Required when label description does not cover intended use.	Agricultural Pesticides and Veterinary Medicines Authority (APVMA), Canberra	Agricultural and Veterinary Chemical Act (1994)
Fuel reduction burns	Permit	When burning during a Fire Permit Period.	Tasmania Fire Service	Fire Service Act (1979)
Mineral exploration	Exploration Licence (EL) - Tenement	All exploration must go through the EL process.	Registrar of Mines, Mineral Resources Tasmania (MRT)	Mineral Resources Development Act (1995)
	Approval to undertake on ground works on an EL Works Program (WP)	All exploration must go through the WP process for all onground activity.	Registrar of Mines, MRT	Mineral Resources Development Act (1995)
	Mineral Exploration Working Group approval	EL's and WP's within reserves or areas containing CAR values.	MEWG group, coordinated by MRT	Mineral Resources Development Act (1995)
	Landholder approval	Mineral exploration on State forest requires landholder approval.	Forestry Tasmania	
	Retention Licence (RL) - Tenement	Holds ground for period of time.	Registrar of Mines, MRT	Mineral Resources Development Act (1995)
Mines and quarries (not associated with forest practices)	Mining Lease (ML) - Tenement (right to the mineral only)	Quarries (classified as a mine) (as defined in S2 of EMPC Act 1994) Level 1 (<5,000 m ³ of rock/year) Level 2 (≥5,000 m ³ of rock/year) Annual production returns go to MRT.	Registrar of Mines, MRT	Mineral Resources Development Act (1995)
	Notice of Intent	Level 2 mines (as defined in S2 of EMPC Act 1994)	Environment Division/EPA, DPIWPE	Environmental Management and Pollution Control Act

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Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
				(1994)
	Land Use Permit (Development application) (right to extract the mineral)	Level 1 and 2 mines (as defined in S2 of EMPC Act 1994)	Local Council	Land Use Planning and Approvals Act (199Y)
	Environmental Effects Report, Development Proposal and Environmental Management Plan	Level 2 mine – minor – EER only. Level 2 mine – major – DP and EMP.	Environment Division/EPA, DPIPWE	Environmental Management and Pollution Control Act (1994)

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Activity	Requirement	When Required/Conditions	Approving Agency	Legislation
Quarries (associated with forest practices)	Quarry FPP	All that is needed if the quarry is for use in forest practices, it is a Level 1 mine and not selling to other parties.	Forest Practices Authority	Forest Practices Act (1985)
	Environmental Protection Notice	Level 2 mines only, regardless of whether it is a pit for forest practices.	Environment Division/EPA, DPIPWE	Environmental Management and Pollution Control Act (1994)
	Mining Lease (ML) – Tenement (right to the mineral only)	Selling gravel out of a pit, regardless of whether it is primarily a forest practices pit.	Registrar of Mines, Mineral Resources Tasmania	Mineral Resources Development Act (1995)
	Land Use Permit (Development application) (right to extract the mineral)	Selling gravel out of a pit, regardless of whether it is primarily a forest practices pit.	Local Council	Land Use Planning and Approvals Act (199Y)
Prospecting and Fossicking	Prospecting Licence	All prospecting and fossicking outside of declared fossicking areas.	Mineral Resources Tasmania	Mineral Resources Development Act (1995)
	Landholder approval	Prospecting on State forest requires landholder approval.	Forestry Tasmania	

6 Frequently Asked Questions

6.1 Other than the activity, what else should the assessment cover?

When planning an SFAA and assessing the impacts, ensure that the assessment covers all likely areas of disturbance. This is related to the entire activity and includes any access/utility/peripheral disturbance likely to occur. Rehabilitation also needs to be considered for the activities that have peripheral disturbance associated with it. This needs to be documented in the “management actions to be taken to avoid/mitigate impact” part of the assessment.

6.2 What about external proponents wanting to conduct activities on State forest?

The proponent needs to be advised that they need to have a SFAA done. The District needs to use their discretion as to whether the District provides this service to the proponent (either at a cost or as in-kind sponsorship) or tells the proponent they must engage a consultant. A list of consultants who have carried out SFAA’s on State forest is available from Planning Branch (Senior Forest Management Planner).

This applies to people applying for a lease or a licence on State forest and people wishing to conduct activities on State forest not associated with leases or licences (e.g. car/motor bike rallies, orienteering events, etc). When an activity plan is completed for a lease or licence, it is very important that prescriptions and management actions are written into conditions of the lease or licence.

6.3 What about the impacts of lost production area on State forest?

Identify costs of lost production associated with proposed activity (including any easements or buffers, i.e. dams – dam inundation area plus 40m exclusion buffer). Speak to Planning Branch (Wood Planning) on how to calculate this loss (current value plus future value). This cost may need to be borne by the proponent, particularly in commercial situations.

6.4 When are offsets and/or rehabilitation required?

Offsets are required when the proposed activity involves a loss to the CAR reserve system or prime production lands (i.e. intensively managed native forest or plantation). The offsets are to be on at least a one for one basis or better (on land with no special values) or on at least a one for five basis (where threatened species or vegetation communities are involved). This is for area impacted as well as values (ecological or economical).

An example of an activity where this would occur is dams. Sometimes dams are constructed in Forest Reserves. The lost reserve values must be offset somewhere else via the proponent either purchasing that land and covenanting it or dedicating it as State forest. Either way it needs to be managed as part of the CAR reserve system. If a potential offset is found for conservation values, then it needs to be of an area (size) that can be suitably beneficial for the values (i.e. not occurring as little pieces across the countryside). Planning Branch can help assess suitability of proposed offsets.

6.5 What information can be released to external proponents in the SFAA document?

Some of the information in SFAA's can be of a confidential nature (i.e. Aboriginal sites, threatened species nest sites, cave entrances) and the location of these should not be released to external proponents. Any grid references should be removed from SFAA's where external proponents are involved, and a map produced, which would indicate "excluded areas" from the proposed activity. These "excluded areas" could just be rough hatched areas of abnormal shape, indicating on the map that these areas are sensitive (not necessarily why) and should be avoided. Avoid just putting round buffers on point data, as people can generally guess that the sensitive value is in the middle of the circle. Try to make abstract shapes using features that can be defined on the ground (creeks, roads, ridge lines, etc...).

6.6 What happens to the "summary of prescriptions required" in the SFAA?

The summary of prescriptions required in the SFAA need to get put into the appropriate Forest Operations Plan (FOP), agreement, lease, licence, CVS or conditions applying to organised events. This is one of the most critical steps in the process. There is no point doing a SFAA if the conditions are not then enforced or put into action. Too often, particularly in lease and licence situations, proponents ignore the SFAA prescriptions, and just abide by the lease or licence document. Therefore it is critical that these prescriptions are put into the lease or licence so they become legally binding and values are protected. This can be done by copying and pasting the conditions into the lease or licence, or by making reference to the SFAA in the lease as being a recognised legal document that forms part of the lease or licence.

For example, "Clause 7 –you further agree: To comply with the prescriptions and conditions set out in the State Forest Activity Assessment (SFAA) contained in Schedule one and any subsequent variations to this plan".

Then should prescriptions in the SFAA be breached, FT has the ability to cancel the lease or licence.

6.7 How long is a SFAA valid for?

See the table below for indicative times that a SFAA is valid for. After this time, a SFAA can be extended or updated by filling out a variation form prior to the activity being undertaken (N.B. original SFAA can expire and be renewed by a variation prior to the activity being carried out).

Activity	Production Forest	Reserves (Informal and Formal)
All Low Level Activities	1 year	2 years
All Medium and High Level Activities	2 years*	4 years*

* If the activity is occurring in an area of State forest that has had no other forest management operations or planning in that time, then the preparer can extend the validity of the SFAA for another 12 months, e.g. FRB's in reserves.

6.8 What is NOT an activity under the SFAA?

The following tasks are NOT considered an activity for the purposes of a SFAA.

Research monitoring (of existing research projects)	Inventory	Installing a new sign on road side	Cleaning culverts
Existing Apiary sites	Replacing log culverts	Commercial photography	Mineral exploration

6.9 When and who does the monitoring?

The following table can be used as a guide for when monitoring should be carried out (using the State forest activity monitoring sheet below).

Activity	Monitoring frequency	Who does the monitoring	Checking what
Low Level Organised Events	<ul style="list-style-type: none"> Once, on completion of event 	FT	<ul style="list-style-type: none"> Damage to FT infrastructure (roads, recreation sites), rubbish.
Activities with distinct construction and operation phases (usually associated with a Lease) (e.g. dams, tourism developments, walking tracks, leases/licences)	<ul style="list-style-type: none"> Once on completion of construction Once at the end of each lease period, <u>prior to renewal</u> 6-12 monthly intervals during operation 	FT Proponent	<ul style="list-style-type: none"> Construction was done in accordance with the SFAA. Operation has been conducted in accordance with the SFAA.
Activities with a distinct end date (e.g. FRB's, cables in reserves, seed collection)	<ul style="list-style-type: none"> Once on completion of the activity 	FT	<ul style="list-style-type: none"> Ensure activity was carried out in accordance with conditions in the SFAA.

STATE FOREST ACTIVITY ASSESSMENT DEVELOPMENT CHECKLIST

For use with High Level development activities only.

Activity design, proposal and initial approvals	Applicable/ Not applicable	Responsibility	Date Completed
FT approval to explore project			
Develop concept plan outlining nature and scope of activity			
Identify potential location. Prepare maps with location and extent of proposed activity			
Identify and document extent and type of proposed works including infrastructure needs (roads, storm water, sewerage, power, water, etc)			
Identify planning and approvals requirements (both FT and external)			
Gain internal approval of concept plan			
Gain State Government approval of concept plan			
Develop business plan (including market planning)			
Develop project design, engineering, architect drawings and plans sufficient for development application (FT Engineering Branch can help)			
Seek in principle endorsement of business plan from FT Executive and Board			
Prepare documents for joint agreements with project partners			
Agree preferred business structure/model			
Site Planning			
Determine who will cover the costs associated with the planning			
Conduct a State forest Activity Assessment, refer to SFAA SOP and SFAA Guidelines			
Complete an Integrated Risk Assessment for construction and operation phases			
Final design approval by FT and proponents (FT Engineering Branch can help)			
Conduct stakeholder consultation			
Conduct discussions with regulatory bodies who issue required permits (e.g. Councils, DPIPW, EPA) (FT Engineering Branch can help)			
Finalise architect and engineering plans for building, plumbing and electrical works (FT Engineering Branch can help)			
Prepare documentation required for permits (e.g. Environmental Effects Report, Notice of Intent – Level 2A Activities, Environmental Assessment Report, EIS Statement, Development Application)			
Obtain required permits/approvals (e.g. Building Permit, Workplace Safety)			
Amend SFAA to reflect conditions of permits/approvals			
Obtain relevant FT approvals for SFAA			
Implementation phase			
Follow tendering process to call for contractors			
Assessment of tenders			
Engage builder, plumber, electrician and obtain building, plumbing and electrical Permits from Council			
Prepare an operations plan (FOP/Works Plan) and safety and environmental management plan (SEMP)			
Conduct inductions and site handovers			
Assign responsibility for managing operations associated with the activity			
Monitor construction according to building plan and Planning Approval conditions			
Pre-activity start up and sign off (completion)			
Prepare system documents and procedures			
Obtain required external approvals (e.g. building inspections, Certificate of Occupancy, Certificates of Final Completion – for building and utilities works)			
Update FT's Building Assets Register			
SFAA final completion and sign off			
Employment and Training of Guides and Other Staff			
Select, appoint and train new staff			
Revise the Integrated Risk Assessment and ensure that all activities are covered			
Develop/update emergency response procedures			

STATE FOREST ACTIVITY ASSESSMENT SHEET FOR LOW LEVEL ACTIVITIES

Activity Details:

Project Title:			
Reserve Name:		Block Name:	
District:		Extent/Area (ha):	
Location (GDA Ref):		Proposed duration of activity:	
Contact Officer:		Proposed timing of activity:	
District File Number:		Head Office File Number:	
Other options considered:			
Information on the planned activity:			

Task Checklist

Compilation of information	Issues identified (Yes/No)	Date Completed	By Who
Conservation Map and Report (1:25,000)			
MDC Operational Map (1:25,000)			
Aboriginal Sites Enquiry Map and Report (1:25,000)			
Wedge-tailed Eagle Map (1:25,000)			
Property Rights Map (1:25,000)			
Consult with relevant parties			
Send this cover sheet to Planning Branch (Head Office) for their information			
Summary of prescriptions required: <u>(Conditions to be added to any agreement/ operations plan/lease or licence)</u>			

If any issues arise (based on these map products, "issues identified = yes"), that could be impacted by the proposed activity, then document prescriptions in "summary of prescriptions required".

If any legislative approvals are required, e.g. Threatened Species Permits, Development Applications, then the activity does not meet the requirements of a "Low Level Activity" and must be escalated to at least a "Medium Level Activity" Assessment.

Approvals:

Name	Signature	Date	Position
			SFAA Preparer
			District Forest Manager (Approval)

7 Instructions for using the State forest Activity Assessment Sheet for Low Level Activities

- Complete the information on the Activity Details.
- Print off the 5 map products listed, and attach them to the cover sheet. Check the map products for any issues where the activity will be carried out. If issues are identified, then a prescription for management of that issue will be required, and needs to be documented in the "summary of prescriptions required". Fill out the Task Checklist. If any of the issues raised lead to the need for a permit, then the activity must be escalated to at least a Medium activity assessment. Consult with any affected stakeholders. Send a copy of the cover sheet to the Senior Forest Management Planner (Planning Branch, Head Office) for their information and records.
- Obtain appropriate District approvals.

STATE FOREST ACTIVITY ASSESSMENT SHEET FOR MEDIUM AND HIGH LEVEL ACTIVITIES

Activity Details:

Project Title:	G7 Generation – Lake Rowallan overhead power line (Juno Creek to Fisher Power Station)		
Reserve Name:	Not applicable	Block Name:	
Contact Officer:	Jonathon Clack, G7 Pty Ltd	Activity Level:	High Level
District:	Bass	Location (GDA Ref):	435805mE 5377293mN
Planned Activity:	Installation of approximately 20 km of overhead power line, connecting the Juno and Fish Power Stations to the existing Fisher Power Station.		
Proposed timing of activity:	JC – fill in	Proposed duration of activity:	JC – fill in
Extent/Area (ha):	20 km – linear power line route	FOD Operation ID:	
District File Number:		Head Office File Number:	
Other options considered:	None – not applicable		
Information on the works proposed:	<p>Installation of approximately 20 km of underground power line beside the existing road system, connecting the Juno and Fish Power Stations to the existing Fisher Power Station. On the rocky sections, the power cable will be overhead. The route follows the Mersey Forest Road to the Rowallan Power Station then follows the existing power line easement to the Fisher Power Station. An alternative route for this northern section will be used if access cannot be negotiated across the private land title on Dublin Plain. This route will follow Dublin Road to the Little Fisher River and to the Fisher Power Station.</p>		
Permit details (permit issuer, permit number, permit expiry date):			
Summary of prescriptions required: <u>(Conditions to be added to any agreement/ operations plan/lease or licence)</u>	<p>G7 Generation (or subcontractors) will ensure that:</p> <ul style="list-style-type: none"> • Works are conducted in a manner that maintains all State Forest roads in a trafficable condition at all times. • Works are conducted in a manner that does not cause any roads on State Forest to be blocked or in any way restrict the use of these roads to any other party. • Any significant damage caused to roads or road structures are immediately reported to Forestry Tasmania. • Every effort will be made to minimise disturbance and the number of trees removed within operation area. • Where practical trees will be directionally felled to ensure that road access to this area is unhindered and that damage to roading infrastructure is minimised. • All hazardous forest activities will cease in accordance with the current guidelines 'Fire Prevention at Forest Operations'. • All rubbish will be removed to an approved municipal tip site. • Appropriate safety signage and procedures will be established by the contractor to ensure appropriate notification of activity in this area to the general public during operations. • On completion of works Forestry Tasmania is to be contacted to allow a final inspection of the site. 		

Compliance with Legislation ¹:

Does the activity comply with the following statutes/policies?	Yes (compliant)	Maybe (further assessment reqd)	No (non- compliant)	N/A	Details of compliance/ approvals required
<i>Environmental Protection and Biodiversity Conservation Act 1999</i> Nationally threatened species, threatening processes.	Yes				
<i>Threatened Species Protection Act 1995</i> Threatened species.	Yes				
<i>Aboriginal Relics Act 1975</i> Aboriginal sites.					
<i>Historical Cultural Heritage Act 1995</i> Heritage listed sites.	Yes				

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<i>Environmental Management and Pollution Control Act 1994</i> Environmental harm and pollution.	Yes				
<i>Land Use Planning and Approvals Act 1993</i> Developments/Structures.	Yes				
<i>Water Management Act 1999</i> Protection of water resources.					
<i>Fire Services Act 1979</i> Fuel reduction or ecological burning.	Yes				
<i>Forestry Act 1920</i> All activities on State forest.	Yes				
<i>RFA, Permanent Native Forest Estate</i>	Yes				

Compliance with FT Policy ²:

Does the activity comply with the following statutes/policies?	Yes (compliant)	Maybe (further assessment reqd)	No (non- compliant)	N/A	Details of compliance/approvals required
<i>Forest Reserve Register/Reserve Objectives</i>					
<i>Property Rights</i>	Yes				
<i>Rainforest Policy</i>				N/A	
<i>Giant Tree Policy</i>				N/A	
<i>Huon Pine Policy</i>				N/A	
<i>King Billy Pine Policy</i>				N/A	
<i>Landscape Management Policy</i>	Yes				
<i>Forest Management Plan (Sustainability Charter)</i>					
<i>Dams on State forest</i>				N/A	

FOREST MANAGEMENT SYSTEM GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)

Natural and Cultural Values³: (Make sure you consider all aspects of the activity including peripheral disturbance associated with the activity e.g. access to site, construction disturbance, etc.)

Value	Existing conditions (<u>record all values present on site</u> , N/A if values not present)	Site surveys (<u>who conducted field surveys</u> , specialists involved, references consulted)	Impact of activity on value (including cumulative effects)	Management action to be taken to avoid/mitigate impact (including ongoing monitoring and rehabilitation)
<p>FLORA (vegetation communities present, threatened species, priority communities)</p>	<p>Vegetation communities <u>Floristic communities</u>: WET-DEL1000, WET-DEL0100, WET-DEL0101, WET-DEL0000, WET-DEL3, WET-OB0110, WET-OB010, WET-DAL00, DRY-shDEL, DRY-shOB, DRY-shAM and DRY-gROD. <u>TASVEG communities</u>: <i>Eucalyptus delegatensis</i> forest over rainforest (WDR), <i>E. delegatensis</i> forest with broad-leaf shrubs (WDB), <i>E. obliqua</i> forest over broad-leaf shrubs (WOB), <i>E. delegatensis</i> forest over <i>Leptospermum</i> (WDL), <i>E. dalrympleana</i> forest (WDA), <i>E. amygdalina</i> forest and woodland on dolerite (DAD), <i>E. rodwayi</i> forest and woodland (DRO), <i>E. obliqua</i> dry forest (DOB), <i>E. delegatensis</i> dry forest and woodland (DDE) and Highland <i>Poa</i> grassland (GPH). The power line easement from Rowallan Power station to Fisher Power Station is mapped as Permanent easement FPE. These mapping units are not classified as “threatened” under State and Commonwealth legislation. <u>RFA equivalents</u>: O, OT, D, DT and AD – not required for additional reservation on public land under the RFA. RO is required for additional reservation on public land under the RFA. Threatened flora species Databases do not indicate presence of threatened flora. No threatened flora detected during detailed site assessment.</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • DPWP Natural Values Atlas report (appended) • Conservation Enquiry Report dated 6 August 2012 • FT special values report, including TASVEG map (appended) • <i>Forest Botany Manual</i> for Woolnorth Region 	<p>Impact by installation of underground and overhead power lines which will require no clearance of vegetation on the eastern side of the Mersey Forest Road as it will be installed on the road edge. A 5 m wide clearance of vegetation will occur on rocky sections for the installation of overhead power lines. Virtually all of the forest communities that will be affected along the power line route have been harvested in the recent past.</p> <p><i>E. rodwayi</i> forest and woodland (DRO) is a high priority community for further protection on public land. As the trees are scattered on the marsh area on Dublin Plain, few or none of the trees will be removed adjacent to the existing power line easement.</p> <p>Loss of vegetation types is to be minimal such that the thresholds set by the Permanent Native Forest Estate policy will not be exceeded.</p> <p>No offset for loss of vegetation type from within informal reserve suggested due to small area involved.</p> <p>Potential introduction of weed species.</p> <p>Minimal vegetation clearance will occur along the existing overhead power line route</p>	<p>Monitoring should be conducted annually for the presence of potentially invasive weed species with suitable control measures to be implemented for the control of declared species, if identified.</p>

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			<p>between the Rowallan and Fisher Power stations as this is a cleared and managed easement.</p>	
<p>FAUNA (threatened species and habitats, management agreements)</p>	<p>The proposed site is within the range of the following threatened fauna species (based on information sources in column to right). Potential for the site to support these species is discussed in terms of the descriptions of potential habitat provided by FPA's <i>Biodiversity Values Database</i>.</p> <p><u>Wedge-tailed eagle</u></p> <p>There are 1 known known wedge-tailed eagle nest site (nest #182) located within 500 metres of the proposed alternative power line location (see attached map). No nests were located during the field assessment.</p> <p>Potential habitat ("large tracts (more than 10 ha) of eucalypt or mixed forest") is present. It is likely that this species uses the area opportunistically for foraging.</p> <p><u>White-bellied-sea-eagle</u></p> <p>There are no known white-bellied sea-eagle nest sites located within 5000 metres or 1 kilometre line-of-sight of the proposed works site (see attached map). Potential habitat assessment as per wedge-tailed eagle (see above).</p> <p><u>Masked owl</u></p> <p>Potential habitat ("all areas with trees with large hollows, generally mature forest with little regrowth present") is present. No significant hollows were noted in any mature trees during the field assessment. It is likely that this species uses the area opportunistically for foraging.</p> <p><u>Grey goshawk</u></p> <p>Potential habitat ("native forest with mature elements below 600 m altitude, particularly along watercourses") is</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • DPIPWE <i>Natural Values Atlas</i> report (appended) • <i>Conservation Enquiry Report</i> dated 6 August 2012 • <i>Biodiversity Values Database</i> search dated 6 August 2012 	<p>No significant impacts on threatened fauna are anticipated.</p> <p>Marginal disturbance of widespread habitat types present in immediate and surrounding areas.</p> <p>The alternative power line route near Dublin Plain passes within approximately 400 m of wedge-tailed eagle nest #182. This nest was recorded in the 1980s and no use or nesting activity has been recorded.</p> <p>No other significant habitat features (e.g. dens of mammals, potential nest/roost hollows) identified from disturbance footprint.</p>	<p>Impacts on Commonwealth-listed fauna species (potential habitat only) is not considered "significant" within the EPBCA <i>Significant Impact Guidelines</i> due to small disturbance footprint involved in previously logged forest close to existing infrastructure (roads).</p> <p>Clearing should be restricted to the identified access track, pipeline and power station site.</p> <p>Eagle nest #182 should have an activity assessment if the alternative power line route along Dublin Road is to be used. However, due to the either underground installation of the cable or the small 5 m clearance for the installation of overhead cable and 400 m distance from the road to the nest, no long-term deleterious impact is anticipated. Installation works within 1000 m of the nest site should be conducted outside the "breeding season" of the wedge-tailed eagle unless an formally sanctioned "activity check" determines that the nest site is inactive – Forestry Tasmania personnel can advise further on this matter closer to the time of works.</p>

	<p>absent as much of the proposal area is above 600 m in altitude. No evidence for this species was noted (nest sites) but the species may use the area opportunistically for foraging.</p> <p><u>Spotted-tailed quoll</u></p> <p>Potential habitat (“riparian areas, rainforest, wet forest and damp forest where structurally complex and steep rocky areas are present”) is present. Strategic State forest fauna management planning for the eastern and spotted-tailed quoll has resulted in the retention of large tracts of high quality habitat necessary to support these species. No specific management actions are recommended in this instance. Note that no evidence of the species (in the form of dens or scats) was observed.</p> <p><u>Australian grayling</u></p> <p>This is a species of the “middle to lower reaches of coastal rivers” (FPA 2012), a habitat type marginally present along the Fisher and Mersey Rivers. The aerial power line installation will not affect the water quality or flows of these rivers. The proposed power line installation will not have a significant impact on this species.</p> <p><u>Giant freshwater crayfish</u></p> <p>Potential habitat includes a combination of well -shaded flowing and still waters, deep pools, decaying logs and undercut banks (FPA 2012). There are numerous small to large creeks and rivers present along the power line route. The installation and use of the power line will not affect any of the streams and rivers along the proposed route. The proposed power line installation will not have a significant impact on this species.</p> <p><u>Green and golden frog</u></p> <p>Potential habitat for the green and gold</p>			
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	<p>frog is described as “permanent and temporary water bodies (streams, ponds, dams) with vegetation in or around them” (FPA 2012). These habitat elements are very marginally present in the form of the numerous small to large creeks and rivers present along the power line route. The proposed power line installation will not have a significant impact on this species.</p> <p><u>Tussock skink</u></p> <p>This species occurs in native grasslands dominated by tussock-forming species, a habitat present in the Dublin Plains area and numerous other small areas where tussock forming grasses are present. Only light disturbance will occur to these habitats during the installation of the power poles. The proposed power line installation will not have a significant impact on this species.</p> <p><u>Tasmanian devil</u></p> <p>Potential habitat (“all terrestrial native habitats”) is present. Note that no evidence of the species (in the form of dens or scats) was observed. See comments on habitat management under quoll species.</p>			
<p>GEOLOGY/SOILS (soil types, erosivity, geofeatures, karst)</p>	<p>Primary soil types are:</p> <p><u>Red to brown clayey soils under wet forest</u> (<i>Forest Soils of Tasmania, 15 Soils on Jurassic dolerite, 15.4 Red to brown clayey soils under wet forest</i>). This soil type dominates the wet forest areas along the southern half of the power line route. Much of this soil is derived from dolerite talus slope deposits.</p> <p><u>Red to brown clayey soils under mid to high altitude dry forest</u> (<i>Forest Soils of Tasmania, 15 Soils on Jurassic dolerite, 15.5 Red to brown clayey soils under mid to high altitude dry forest</i>). This soil type</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • Grant, J.C., Laffan, M.D., Hill, R.B. & Neilsen, W.A. (1995). <i>Forest Soils of Tasmania: A Handbook for Identification and Management</i>. Forestry Tasmania. • McIntosh, P. (2002). <i>Guidelines for Forestry Operations on Soils Formed in Dolerite Slope Deposits (Dolerite Talus)</i>. Forest Practices Board, Hobart. • DPIPWE <i>Natural Values Atlas</i> 	<p>There will be minimal soil disturbance for the installation of the power line poles. This will only require trenching along the edge of the existing road or augering of the holes for the pole installation.</p> <p>The attached documents outlining the proposal should be referred to for detailed information on the construction details of the development.</p>	<p>During the construction phase, all attempts will be made to ensure that minimal soil disturbance will occur and that no sediment will enter any watercourses or change the groundwater flow that could cause erosion.</p> <p>Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see “Water/Streams” and “General Protection Measures” below for further information).</p> <p>No other management actions need to be considered as the soils are low to moderate erodibility.</p>

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	<p>dominates the the dry forest areas on dolerite talus in the southern half of the power line route.</p> <p>Other soils are present which are derived from Proterozoic quartzite, Quaternary glacial sediments and Paleozoic mudstone. These soils are characteristically “gravelly” with clay loam soils developed in depressions between ridges. These soils are under dry forests. Between Lake Rowallan and Fisher Power stations, the steep slopes and ridges are dominated by outcropping quartzite. All of the soils in this area are moderate to low erodibility.</p> <p>The above soils are all low to moderate erodibility.</p> <p>The power line route is located in the vicinity of the following geoconservation sites. The significance of each site is indicated in brackets:</p> <ul style="list-style-type: none"> • Central Highlands Cainozoic Glacial Area (continent); • Central Plateau terrain (global); • Dublin Bog End Moraine (sub region); • Dublin Bog Palynological Site (local); • Fish River alluvial fan (region); • Mersey River Overflow Channel Glacial Deposits (continent); • Mersey Valley Lateroterminal Moraine (local); • Fish River Rhythmite section (local) and • Upper Mersey – King William Range terrain (continent). 	<p>report (appended)</p>		
<p>WATER/STREAMS (water intakes, water quality and quantity)</p>	<p>The existing site conditions consist of numerous creeks and rivers such as Fisher, Little Fisher and Fish Rivers and</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • <i>Conservation of Freshwater</i> 	<p>The proposal will not directly affect any of the watercourses along the entire power line</p>	<p>During the construction phase, all attempts will be made to ensure that minimal soil disturbance will occur and that no sediment will enter any</p>

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	<p>Juno, Dublin and Stretcher Creeks, which flow into the Mersey River catchment or the hydroelectric impoundment of Lake Rowallan. Lake Rowallan is an altered environment associated with the Mersey-Forth Power Scheme.</p> <p>There are no water intakes for domestic use below the proposal.</p>	<p><i>Ecosystem Values (CFEV) Database, Corporate Interface Report,</i> https://cfev.dpiw.tas.gov.au/ accessed on 07/07/2012</p>	<p>route. Existing road crossing will be used across all the watercourses for the underground installation and the power pole locations will not be in/near any water bodies.</p>	<p>watercourses The construction of the power line and installation of power poles will require no disturbance any watercourses.</p> <p>Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see “General Protection Measures” below for further information).</p> <p>No other management actions need to be considered as the activity will have a low impact on the water flows and no impact on the water quality.</p>
<p>LANDSCAPE (visual impact and management)</p>	<p>The power line route surrounded by tall eucalypt forest and plains. The route follows existing linear features through the landscape, following the Mersey Forest Road and the existing power line easement from the Rowallan to Fisher power station. If the alternative route is used in the north, Dublin Road will be followed. The landscape character type is high mountains landscape character type with extensive areas of similar vegetation with few evident patterns. The public sensitivity level is moderate due to the visibility along the Mersey Forest Road and a number of regularly used walking tracks and from fishermen on Lake Rowallan.</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • Forest Practices Authority (2006). <i>A Manual for Forest Landscape Management.</i> http://www.fpa.tas.gov.au/_data/assets/pdf_file/0004/58594/Landscape_manual_background_and_contents_pages.pdf 	<p>The proposed power line route will not be seen from public viewpoints as it is buried along the existing Mersey Forest Road and potentially, Dublin Road if this route is used. The small clearing width of the overhead installation areas (5 m) and “bundled” black cable will have minimal visual impact. The power line route will have little impact from middle and background viewpoints as the route follows existing linear features.</p> <p>The proposal area is unseen from Walls Of Jerusalem, Lake Myrtle and Lees Paddocks walking tracks.</p>	<p>The proposed power line route will not be seen from public viewpoints as it is buried along the existing Mersey Forest Road and potentially, Dublin Road if this route is used. The small clearing width of the overhead installation areas (5 m) and “bundled” black cable will have minimal visual impact; following existing linear features in the landscape will result in invident alteration in the landscape character.</p> <p>No further prescriptions are required.</p>
<p>WILDERNESS and WILD RIVERS (High Quality Wilderness, Wild River Catchment)</p>	<p>The entire power line route is through an area that has had a moderate to high level of disturbance in the past. Logging has occurred over much of the route and power lines exist in the northern section.</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 	<p>The power line easement will have either no vegetation clearance as it will be installed underground along existing features such as roads or a 5 m wide clearing width in rocky areas for the overhead installation. Only light disturbance will be required for the installation of the power poles.</p> <p>The under storey shrubs, grasses</p>	<p>The proposal will have a low impact as it will be installed underground along existing features such as roads or a 5 m wide clearing width in rocky areas for the overhead installation. Only light disturbance will be required for the installation of the power poles.</p>

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			and herbs will only be minimally disturbed by the by the easement clearing in rocky areas.	
ABORIGINAL VALUES (sites, APZ Zone)	APZ: Moderate/High The high sensitivity zone - Forested margins of native grassland plains are present at Dublin Plain (<i>Forest Practices Code 2000</i>).	<ul style="list-style-type: none"> Survey conducted by Brian French on 25/07/2012 	No significant impacts are anticipated.	If any historic sites are located during works, operations are to cease and officers of Bass District are to be notified. Such sites will be assessed and recorded, and management determined in consultation with Forest Practices Authority's Senior Archaeologist prior to operations recommencing.
HISTORIC VALUES (sites)	The following sites are listed near the power line easement: <u>Dick Miles Hut (site 8114.66)</u> : This hut is present on private land, Dublin Plain. <u>Boys Hut (site 8114.63)</u> : This hut is present on State Forest along Dublin Road No other historic sites are mapped within the proposed disturbance footprint or close to the disturbance footprint such that the proposed activity will impact on mapped sites.	<ul style="list-style-type: none"> Survey conducted by Brian French on 25/07/2012 <i>Conservation Enquiry Report</i> dated 6 August 2012 FT special values report and map (appended) 	Both of the hut sites will be avoided by the power line installation. No other significant impacts are anticipated.	If any historic sites are located during works, operations are to cease and officers of Bass District are to be notified. Such sites will be assessed and recorded, and management determined in consultation with Forest Practices Authority's Senior Archaeologist prior to operations recommencing.
RECREATION and SOCIAL VALUES (known uses/users as evident in the field or by local knowledge)	Access to the Walls of Jerusalem track is along the Mersey Forest Road and the Little Fisher River Track is along Dublin Road. These tracks and roads are frequently used by bushwalkers/fishermen accessing the region.	<ul style="list-style-type: none"> Survey conducted by Brian French on 25/07/2012 	The installation period of the power line will not restrict access to walking tracks or boat launching areas along the Mersey Forest or Dublin Roads. Walking track access will not be affected. Some short delays may occur on the Mersey Forest Road and Dublin Road during the installation period due to tree felling and power line trenching works. No significant impacts are anticipated.	Appropriate safety signage and procedures will be established by the contractor(s) to ensure appropriate notification of activity in this area to the general public during operations. No significant impacts are anticipated.
GENERAL PROTECTION MEASURES (fire, weeds, PC, soil, rehabilitation, spills)	Weeds The site is currently weed free. Plant disease <u>Myrtle wilt</u> – no evidence of myrtle wilt	<ul style="list-style-type: none"> Survey conducted by Brian French on 25/07/2012 <i>Conservation Enquiry Report</i> dated 7 August 2012 DPIPWE <i>Natural Values Atlas</i> 	Potential of weed species introduction and chemical spills. Potential of fire risk during the construction and post construction phases of the	Monitoring should be conducted annually for the presence of potentially invasive weed species with suitable control measures to be implemented for the control of declared species, if identified.

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	<p>noted.</p> <p><u>Phytophthora cinnamomi</u> (rootrot, PC) – no evidence noted, site at an elevation generally too high to support the pathogen.</p> <p>Animal disease</p> <p>No known sites for frog chytrid pathogen in area; stream permanent and free-flowing such that amphibian breeding habitat limited; no impacts anticipated from transfer of water as all within the one stream system.</p> <p>Fire</p> <p>There is the potential for fire during the construction phase of the proposal from items such as chainsaws, excavators when the site is being cleared and welders, grinders and other “hot” tools used for the construction of the pipeline and power station. There is also a low risk of fire during maintenance activities post construction.</p>	<p>report (appended)</p>	<p>proposal.</p>	<p>Oil spill kits, geocloth and hay bales will be used where appropriate to minimise soil disturbance (see “Water/Streams” above for further information).</p> <p>Any fuels/chemicals stored on site will be in an appropriate “bunded” area to contain any spills/contamination. Chemical spill kits will be visibly stored on site at all times.</p> <p>All vehicles and machinery and vehicles should be cleaned prior to accessing the site to ensure that weed and disease are not introduced (following appropriated machinery hygiene procedures).</p> <p>Fire management will include:</p> <ul style="list-style-type: none"> • appropriate vehicle or trailer mounted fire fighting equipment; • all vehicles to be fitted with approved fire extinguishers; • all “hot” activities such a grinding, welding and other activities will have access appropriate fire fighting equipment; • all activities which are considered a risk will cease on days which are a total fire ban; • the power station and associated infrastructure will have an appropriate “low forest fuel” and cleared area around the site to reduce fire risk to the surrounding forest; and • the power station and associated infrastructure will have appropriate fire fighting equipment (chemical type for electrical fires and water available for vegetation fire) will be permanently and visibly stored on site. <p>All staff/contractors will be inducted onto site and will be made aware of the environmental values of the area and the location/procedures of the above equipment.</p>
<p>OTHER (property rights issues, access, operational issues, etc.)</p>	<p>The proposal is virtually all on State Forest managed by Forestry Tasmania with access off the existing Mersey Forest Road and Dublin Road. The private</p>	<ul style="list-style-type: none"> • Survey conducted by Brian French on 25/07/2012 • FT special values report including 	<p>No significant impact on existing road system anticipated, based on the design of the power line.</p>	<p>Road maintenance to comply with <i>Forest Practices Code</i> (2000) and Forestry Tasmania requirements.</p>

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	property on Dublin Plain will either be crossed pending negotiations with the landowner or avoided, following the alternative route on State Forest around Dublin Road.	property right, MDC and other tenure type maps (appended)		Appropriate signage to be used on Mersey Forest Road during the construction phase for public safety. Only light vehicle use anticipated post construction phase.
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Stakeholder Consultation/Notifications ⁴:

Stakeholders include neighbours, community groups, recreationists, tourists, licensees/leasees (apiarists, agistment, communication towers, research), etc.

Stakeholder	Consulted? (Yes/No)	Interest Level (Low, Med, High)	Concern Level (Low, Med, High)	Details on consultation

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Planning Checklist ⁵:

Activity Level	Responsibility (Nominated Officer)	Compilation of information	Date Completed	By Who
M and H	Planning Branch	◆ Reserve objectives (Forest Reserve Register)		
M and H	Planning Branch	◆ Legislative/external approval requirements		
M and H	Planning Branch	◆ FT Policies		
		Collate existing information (desktop analysis):		
M and H	B. French and M. Wapstra (ECOTas)	◆ MDC Operational Map (1:25,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Conservation Enquiry Map and Report (1:25,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Tasmanian Vegetation Tasveg Map (1:25,000) – included in attached NVA report	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Eagle Nest Lines Map (1:25,000) – included in attached NVA report	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Geoconservation Map (1:25,000) – included in attached NVA report	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Karst Area/Catchment Map (1:25,000)	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Geofeatures Map (1:25,000) – not made yet	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Town Water Intakes (District Maps)	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ Landscape Management Objective Map (1:25,000)	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ High Quality Wilderness Map (1:25,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Aboriginal Sites Enquiry Map and Report (1:25,000) – Forest Practices Code APZ zones used as Aboriginal Sites Enquiry map and report not available to authors.	07/07/2012	Brian French
High only	B. French and M. Wapstra (ECOTas)	◆ APZ Map (1:25,000) – “as above”	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ PC Management Area Map (1:50,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Property Rights Map (1:25,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	◆ Planning Map (1:10,000)	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	Field Surveys – record and/or confirm site information	07/07/2012	Brian French
M and H	B. French and M. Wapstra (ECOTas)	Assess impacts of proposed activity and develop management actions/prescriptions	07/07/2012	Brian French
M and H	Jonathan Clack (G7 Generation)	Consult with relevant stakeholders		
M and H	Jonathan Clack (G7 Generation)	Apply for/obtain external approvals		
M and H	Jonathan Clack (G7 Generation)	Update SFAA with conditions associated with external approval		
M and H	Jonathan Clack (G7 Generation)	Obtain FT approvals		

Approvals ⁶:

Name	Signature	Date	Position
Brian French and Mark Wapstra			SFAA Preparer
			District Forest Manager (Approval)
			Conservation Planner (validated)
			Environmental Manager (Approval)
			External Approvals Received (signed by preparer)
			Proponent (if applicable) (agree to follow prescriptions)

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Instructions for using the State forest Activity Assessment Sheet for Medium and High Level Activities

Using the little numbers next to the headings on the Assessment Sheet, the following information provides guidelines on how to fill out the sections, and where to find relevant information.

1. Compliance with Legislation:

This section provides a mechanism to check that the proposed activities will not be contrary to any of the legislation. If they are likely to be non-compliant, for example, removal of threatened species, this will trigger the requirement for external approvals (permits). Refer to Section 5, "Determining need for external approvals". If in doubt please contact Planning Branch for confirmation. The undertaking of a new activity may also identify new legislation/legal requirements to which FT has to subscribe.

2. Compliance with FT Policy:

This section provides a mechanism to check that the proposed activities will not be contrary to any of Forestry Tasmania's policies. The Forest Reserve Register can be consulted by clicking on the hyperlink to the database. The Reserve Management Objectives are generally outlined in the Forest Reserve Register. Property rights can be checked by producing a Property Rights Map within Map Composer. Rainforest Policy, Giant Tree Policy, Huon Pine Policy and King Billy Pine Policy are only applicable if any of these values are present. The Landscape Management Policy, Forest Management Plan and MDC should all be consulted to assess consistency of the proposed activity with these management tools.

3. Natural and Cultural Values:

The proposed activity needs to be assessed in terms of the predicted impact on natural and cultural values. Ensure this assessment takes place for the entire activity, including peripheral disturbance that may occur, i.e. access tracks to a new activity, additional clearing for fire breaks or fence lines, etc. For each value, the existing conditions present on site need to be identified. This includes all site specific information, not just identification of special values. This is initially done via a desktop exercise (driven by the map products required in the documentation checklist). The information gathered from the desktop exercise is then confirmed through an on-site inspection. Where identified special values exist, specialists may need to become involved in assessing impacts, providing prescriptions and developing controls for the proposed activity to proceed.

The potential impacts of the proposed activity (including cumulative effects) need to be assessed. Where specialists have been involved in the assessment because of an identified special value, then their expertise can be utilised in assessing the potential impacts for that particular value. The Senior Forest Management Planner is able to assist with this process if required.

4. Community Consultation/Notifications:

While "Recreation and Social Values" are identified in natural and cultural values, these purely recognise traditional and past uses, not specific users. This section purely identifies stakeholders who may have an interest in or may be affected by the proposed activity. Any obvious stakeholders should be identified and contacted, as well as any stakeholders who identify themselves as a result of advertising of the proposed activity.

5. Documentation Checklist:

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The documentation checklist provides a process to document that all the steps have been taken, and who carried out each of the steps.

6. Approvals:

Approvals that the proposed activity can proceed in accordance with any management actions identified in the planning process. Remember, Planning Branch must approve all medium and high level activities.



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STATE FOREST ACTIVITY MONITORING SHEET

Activity Details:

Date of Assessment:		Assessor Name:	
Project Title:		Reserve Name:	
District:		Activity Type:	
Extent/Area (ha):		Activity Level:	
District File Number:		Head Office File Number:	
Permit details (permit issuer, permit number, permit expiry date):			

Monitoring comments: (Comment/record new unidentified impacts or issues and management actions to deal with these and carry these through to the CAR system where appropriate)

Completion checks:

Item	Yes	No	N/A	Comments
Have soil/geodiversity values (including karst) been protected and maintained?				
Has the activity ensured protection of flora and fauna values to the greatest practical extent?				
Has particular care been taken to protect landscape values?				
Have cultural heritage values been protected?				
Have there been any complaints about the activity to FT?				
Have recreational and social values been diminished as a result of the activity?				
Has restoration/rehabilitation been undertaken?				
Has activity complied with legislation and policy?				
Have permit conditions been met?				
For Threatened Species Permits, has a report been sent to Threatened Species Unit within Y months of the completion of the activity for FRB's? (date of the activity, the final area and coverage of activity, and how the activity compared to the intended works).				
Have key decisions about activities been recorded on monitoring forms?				
Have any additional impacts been identified and documented?				
Have management actions identified in the SFAA been implemented?				
Have identified safety and environmental issues and associated control measures been addressed?				
Have other FMS requirements been addressed? E.g. monitoring forms, emergency procedures, FOD updated.				

Sign off (for completion of activity):

Completion compliance assessed by: _____ Signed: _____

Date: _____ Copy of completion sign off send to Planning Branch: **Yes/No** Date: _____

8 Instructions for using State forest Activity Monitoring Sheet

The monitoring sheet must be used throughout the development and implementation of the activity. The monitoring process serves to ensure that identified control measures/prescriptions necessary for the protection of identified values are being implemented and are being effective in mitigation of any environmental impacts.

The monitoring sheet must also be used to record decisions made on the ground that are different to what is in the plan, e.g. the need to fell hazardous trees, make slight changes to plans, record problems encountered, monitoring environmental issues raised during planning, e.g. weeds, *Phytophthora cinnamomi* (PC), myrtle wilt, water monitoring. This monitoring form should also act as a completion certificate, so on completion of the activity, a final monitoring form will be the final signoff that the activity is finished.

The monitoring should assess not only that the identified prescriptions and management actions have all been implemented, but should also assess the effectiveness of these prescriptions and provide feedback to Planning Branch on the outcomes.

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

9 Instructions for using State Forest Activity Assessment Variation Form

A variation to a SFAA should be carried out if there have been significant changes to the original Plan or if the original assessment is past its validity date (see Section 6.7). If a variation form is used, it must be attached to the original SFAA. There is no need for a variation if the original SFAA considered the ongoing management of an activity.

STATE FOREST ACTIVITY ASSESSMENT VARIATION FORM

Activity Details:

Project Title:			
Reserve Name:		Block Name:	
Contact Officer:		District:	
Location (GDA Ref):		Activity Level:	
Proposed timing of activity:		Proposed duration of activity:	
Extent/Area (ha):		FOD Operation ID:	
Planned Activity:			
Information on the works proposed:			
Permit details (permit issuer, permit number, permit expiry date):			
Summary of prescriptions required: (Conditions to be added to any agreement/ operations plan/lease or licence)			
Does the activity still comply with legislative requirements?			
Does the activity still comply with FT Policies?			
Does this variation require any additional community consultation/notifications?			
Has the District Forest Manager approved this variation?			
Has Planning Branch approved this variation?			

Natural and Cultural Values: (Make sure you consider all aspects of the activity including peripheral disturbance associated with the activity e.g. access to site, construction disturbance, etc.)

Value	Existing conditions (<u>record all values present on site</u> , N/A if values not present)	Site surveys (<u>who conducted field surveys</u> , specialists involved, references consulted)	Impact of activity on value (including cumulative effects)	Management action to be taken to avoid/mitigate impact (including ongoing monitoring and rehabilitation)
FLORA (vegetation communities present, threatened species, priority communities)	Vegetation communities present are:			
FAUNA (threatened species and habitats, management agreements)	Threatened species habitat is present for:			

NB All printed copies of this document are uncontrolled. Refer to the electronic copy on the Forest Management System for the latest version.

**FOREST MANAGEMENT SYSTEM
GUIDELINES FOR STATE FOREST ACTIVITY ASSESSMENTS (SFAA)**

GEOLOGY/SOILS (Soil type, erosivity, Geofeatures, Karst)	Primary soil types are:			
WATER/STREAMS (Water intakes, water quality and quantity)				
LANDSCAPE (visual impact and management)				
WILDERNESS and WILD RIVERS (High Quality Wilderness, Wild River Catchment)				
ABORIGINAL VALUES (Sites, APZ Zone)				
HISTORIC VALUES (Sites)				
RECREATION and SOCIAL VALUES (known uses/users as evident in the field or by local knowledge)				
GENERAL PROTECTION MEASURES (fire, weeds, PC, soil, rehabilitation, spills)				
OTHER (property rights issues, access, operational issues, etc)				

Approvals:

Name	Signature	Date	Position
			SFAA Preparer
			District Forest Manager (Approval)
			Conservation Planner (validated)
			Environmental Manager (Approval)
			External Proponent (if applicable)

10 Glossary of terms

Below is a glossary of terms to help interpret some of the measurable criteria.

Term	Definition	Section ref
Significant	Impacts are either permanent or may still be visible more than 1 year after the activity. Alternatively, the activity is going to impact a number of special values or stakeholders or a Forest Reserve.	4.1.Y
Minimal	Impacts are either permanent on a small scale, (e.g. walking tracks, bike tracks) or will not be visible one year after the activity. Alternatively, the activity is a fuel reduction burn with no special value issues and no stakeholder issues.	4.1.2
Minor		
Negligible	Impacts are either not visible or will not be visible within 6 months after the activity. Alternatively, the activity is on such a small area (e.g. Apiary sites, installing rubbish bins) that no vegetation or ground disturbance is required.	4.1.1

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Report number: 54822

Reference: ECOtas_G7 Rowallan Powerline route_11072012

Requested For: Brian French

Timestamp: 09:33:18 AM Thursday 19 July 2012

Raptors: buffers 500m and 5000m

Threatened Flora: buffers 500m and 5000m

Threatened Fauna: buffers 500m and 5000m

Conservation Significance Flora: Not requested

Conservation Significance Fauna: Not requested

Weeds: buffers 500m and 5000m

TasVeg: buffer 1000m

Threatened Communities: buffer 1000m

Geoconservation: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m



The centroid for this query GDA94 436294,5378091 falls within:

1:25000 Map: 4237 ROWALLAN

Property: 2530822 MERSEY FOREST ROAD, LIENA
TAS 7304

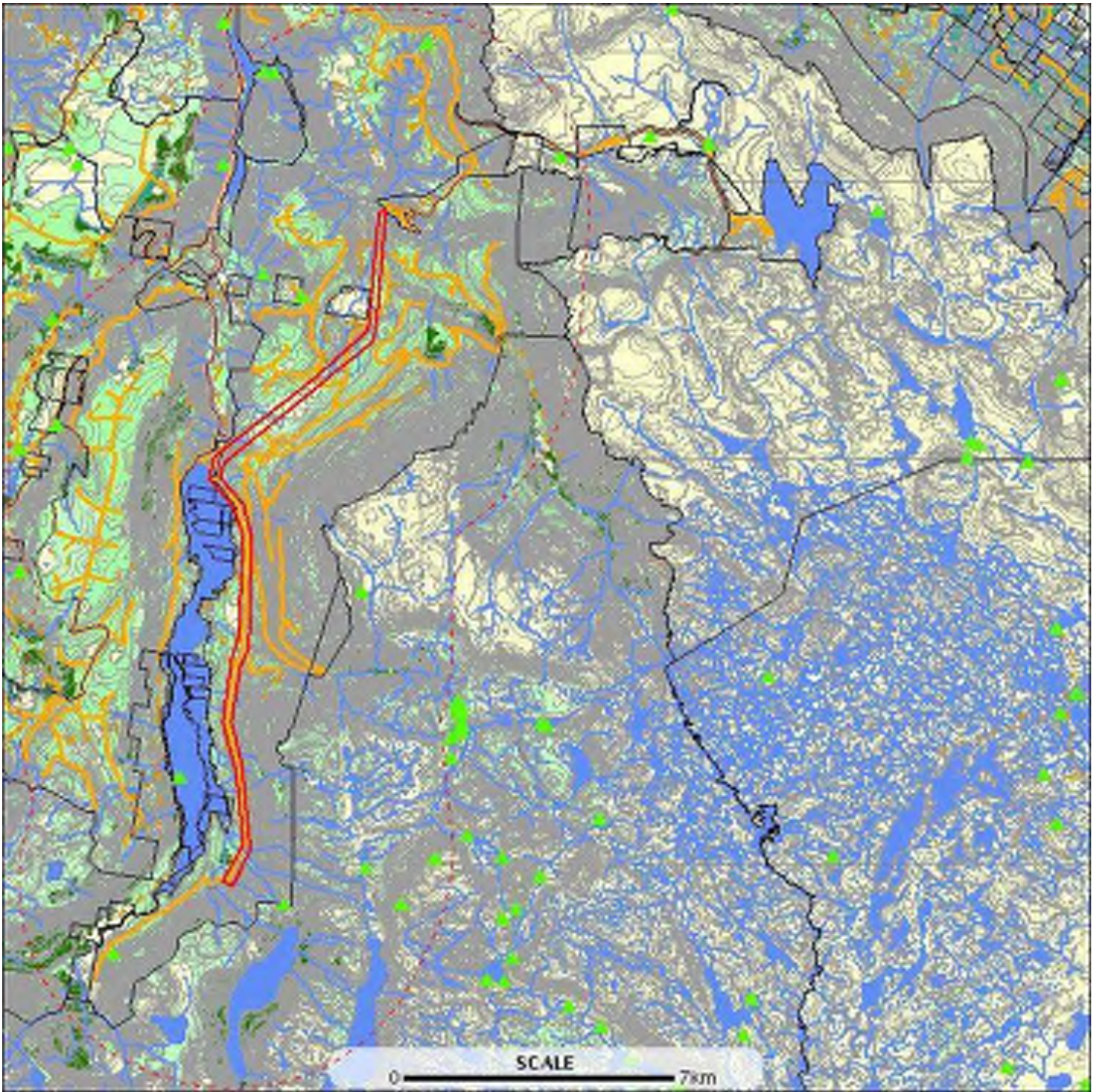
Threatened flora within 500 metres

*** No threatened flora found within 500 metres. ***

Threatened flora within 5000 metres

E: 429671
N: 5391197

E: 444213
N: 5391197



E: 429671
N: 5364400

E: 444213
N: 5364400

Threatened flora within 5000 metres



Threatened flora within 5000 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
273812	<i>Agrostis australiensis</i>	southern bent	r		David Ziegeler (7381)	23-Jan-1988	sight	Point (438512,5376683) +/- 100m.
1260062	<i>Amphibromus neesii</i>	southern swampgrass	r		J.A. Townrow (4698)	16-Dec-1963	sight	Point (434039,5372120) +/- 10000m.
400137	<i>Arthropodium strictum</i>	chocolate lily	r		J Kirkpatrick (1197)	1984	sight	Point (436612,5368983) +/- 100m.
231915	<i>Carex capillacea</i>	yellowleaf sedge	r		W.M. Curtis (5737)	04-Dec-1971	sight	Point (435112,5387183) +/- 2500m.
1076058	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	forth river peppermint	r		John Tabor (12152)	11-Feb-2009	sight	Point (436090,5384485) +/- 10m.
422087	<i>Leucochrysum albicans</i> subsp. <i>albicans</i> var. <i>tricolor</i>	grassland paperdaisy	e	EN	J Kirkpatrick (1197)	1984	sight	Point (440112,5390183) +/- 10000m.
300229	<i>Parmeliopsis hyperopta</i>		r		G. Kantvilas (4324)	03-Feb-2002	sight	Point (439494,5369008) +/- 100m.
300230	<i>Parmeliopsis hyperopta</i>		r		G. Kantvilas (4324)	06-Feb-2002	sight	Point (440315,5370125) +/- 100m.
188987	<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i>	narrowleaf dogwood	pr		Katriona Lee Hopkins (2888)	01-Aug-1996?	sight	Point (436362,5389433) +/- 100m.
231920	<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i>	narrowleaf dogwood	pr		Katriona Lee Hopkins (2888)	31-Jul-1996	sight	Point (436112,5389483) +/- 100m.
328059	<i>Pseudocephalozia paludicola</i>			VU	Jamie Kirkpatrick (1315)	1980	sight	Point (430112,5380183) +/- 5000m.
424375	<i>Rhodanthe anthemoides</i>	chamomile sunray	r		J Kirkpatrick (1197)	1984	sight	Point (440112,5390183) +/- 10000m.
164815	<i>Scleranthus brockiei</i>	mountain knawel	r		A North (2500)	06-Jan-1997?	sight	Point (431012,5380783) +/- 100m.
951862	<i>Scleranthus brockiei</i>	mountain knawel	r		M Wapstra (1613)	13-Feb-2002	sight	Point (437037,5383933) +/- 100m.
521596	<i>Senecio velleioides</i>	forest groundsel	r		Jamie Kirkpatrick (1315)	Jun-1986	sight	Point (432412,5367783) +/- 100m.
450432	<i>Senecio velleioides</i>	forest groundsel	r		Jamie Kirkpatrick (1315)	1990	sight	Point (432412,5367783) +/- 100m.
406280	<i>Viola cunninghamii</i>	alpine violet	r		Jamie Kirkpatrick (1315)	1984	sight	Point (438612,5369883) +/- 100m.
371410	<i>Viola cunninghamii</i>	alpine violet	r		Mark Neyland (1708)	1989	sight	Point (443412,5387383) +/- 100m.

Unverified Records

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

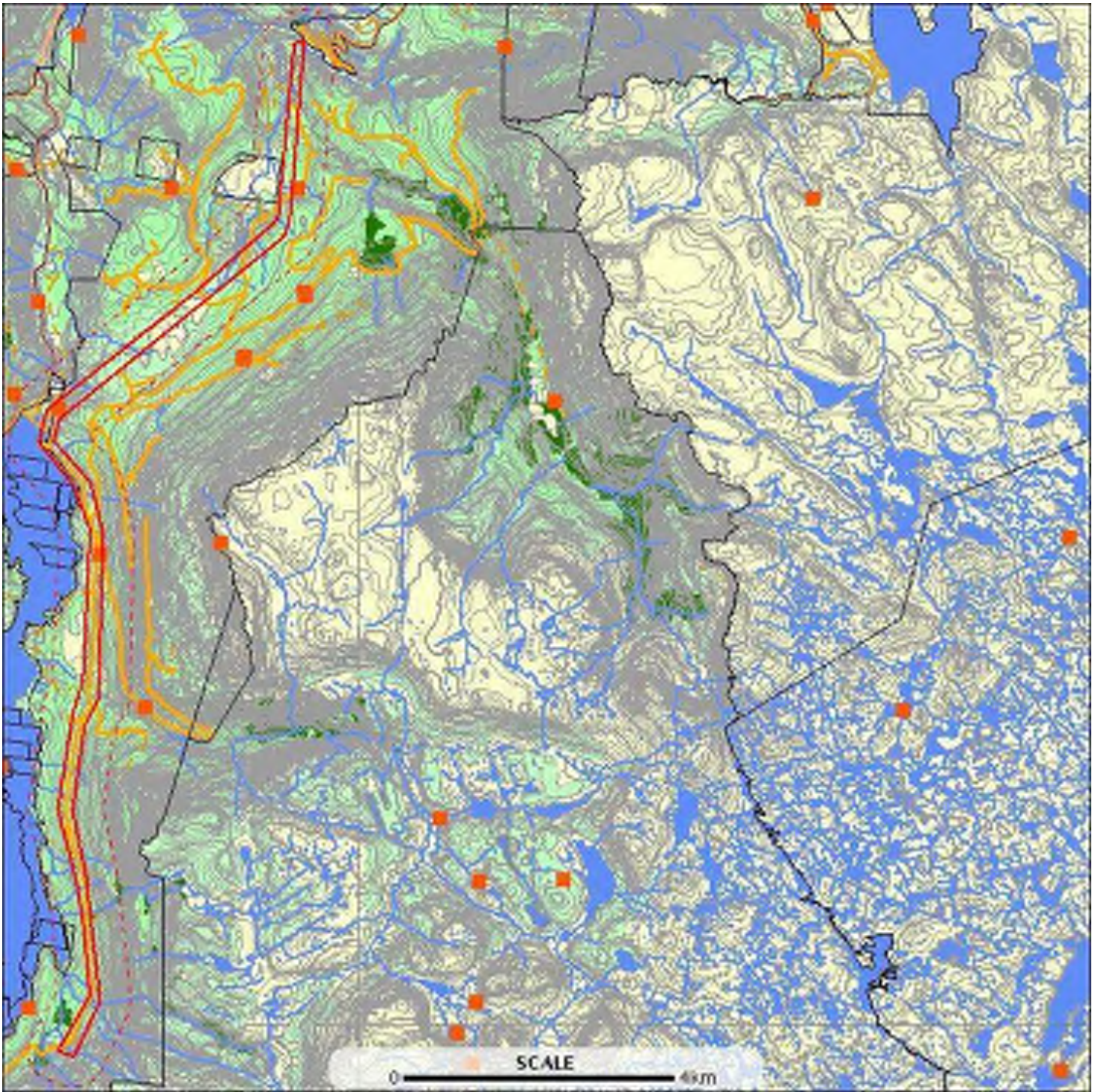
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

E: 434172
N: 5386697

E: 439713
N: 5386697



E: 434172
N: 5368899

E: 439713
N: 5368899

Threatened fauna within 500 metres



Threatened fauna within 500 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
358197	<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (439012,5383683) +/- 1000m.
1201581	<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	Tracey Anne Hollings (20429)	26-Sep-2009	sight	Point (435772,5377693) +/- 10m.
359157	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.

Unverified Records

Threatened fauna within 500 metres (based on Habitat Mapping)

Species	Common name	Ss	Ns	Potential	Known	Core
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	2	0	0
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	1	0	0
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	1	0	1
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		1	0	0

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

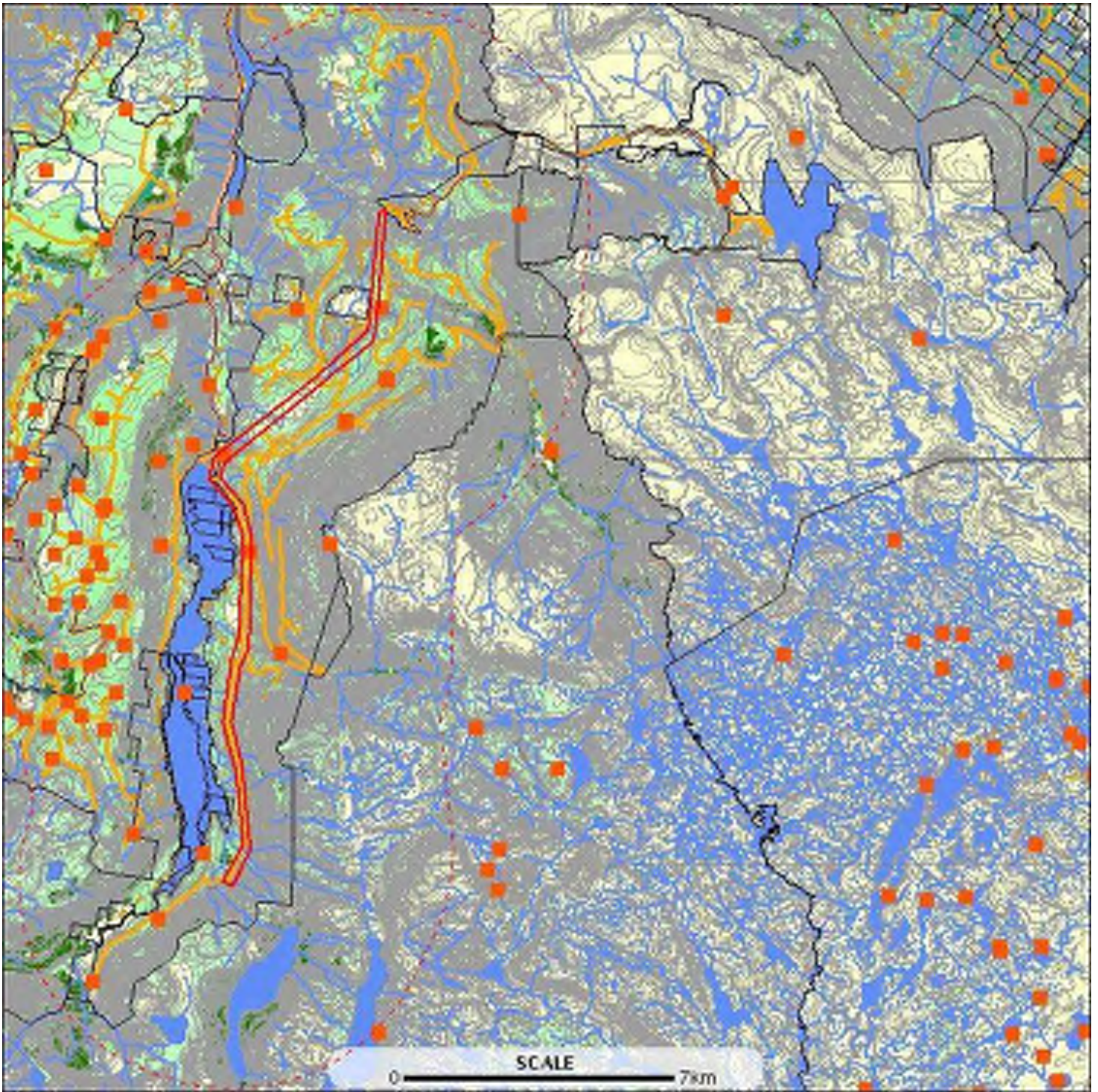
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

E: 429671
N: 5391197

E: 444213
N: 5391197



E: 429671
N: 5364400

E: 444213
N: 5364400

Threatened fauna within 5000 metres



Threatened fauna within 5000 metres

Verified Records

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
614312	Accipiter novaehollandiae	grey goshawk	e		- Unknown (21598)	11-Jan-1981?	sight	Point (437755,5377875) +/- 18500m.
321824	Accipiter novaehollandiae	grey goshawk	e		Peter Duckworth (1926)	18-Sep-1987	sight	Point (434412,5383983) +/- 100m.
617504	Accipiter novaehollandiae	grey goshawk	e		- Unknown (21598)	13-Apr-1978?	sight	Point (433547,5383389) +/- 2000m.
617505	Accipiter novaehollandiae	grey goshawk	e		- Unknown (21598)	20-Jun-1978?	sight	Point (433547,5383389) +/- 2000m.
1263470	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	20-Sep-2010	nest	Point (434107,5385891) +/- 6m.
1263316	Aquila audax	wedge-tailed eagle	pe	PEN	Ken Brooks (18353)	18-Sep-2009	nest	Point (430816,5373402) +/- 100m.
1263454	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	20-Sep-2010	nest	Point (434373,5380322) +/- 10m.
1263455	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	20-Sep-2010	nest	Point (433513,5379919) +/- 100m.
358194	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (436512,5375183) +/- 1000m.
883015	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Nick Mooney (16443)	01-Nov-1990?	sight	Point (434612,5370283) +/- 100m.
358197	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (439012,5383683) +/- 1000m.
358193	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (433512,5368683) +/- 1000m.
358196	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (434012,5384283) +/- 100m.
883013	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Nick Mooney (16443)	01-Mar-1991?	sight	Point (435412,5386183) +/- 100m.
359024	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1990?	sight	Point (432012,5377683) +/- 1000m.
1041279	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	- Unknown (21598)	14-Jul-2004	sight	Point (432580,5376494) +/- 7m.
608276	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	- Unknown (21598)	18-Feb-1976?	sight	Point (433547,5383389) +/- 2000m.
755541	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	15-Dec-1993?	sight	Point (430512,5381183) +/- 2500m.
754291	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	05-Jan-1993?	sight	Point (430512,5381183) +/- 2500m.
753492	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	29-Jan-1992?	sight	Point (430512,5381183) +/- 2500m.
1039837	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1036846	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1034729	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1038139	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1026705	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1034734	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (432580,5376494) +/- 7m.
1082663	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	25-Jun-2008	sight	Point (432205,5378822) +/- 0m.
1094835	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (432205,5378822) +/- 10m.
1028027	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1033890	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1032718	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (431762,5377114) +/- 7m.
1027066	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (431762,5377114) +/- 7m.
1034761	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (431762,5377114) +/- 7m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1040296	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	18-Jul-2004	sight	Point (431762,5377114) +/- 7m.
749380	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	04-Dec-1988?	sight	Point (432112,5377383) +/- 2500m.
753513	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	29-Jan-1992?	sight	Point (432112,5377383) +/- 2500m.
1034726	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1034769	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1029761	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1031454	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1032014	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1028831	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1027915	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1034770	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432153,5378698) +/- 7m.
1029096	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (430949,5378846) +/- 7m.
1040917	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (430949,5378846) +/- 7m.
1025713	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (430949,5378846) +/- 7m.
1034763	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431554,5379335) +/- 7m.
1030660	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (431554,5379335) +/- 7m.
1034764	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (431554,5379335) +/- 7m.
1037738	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (431554,5379335) +/- 7m.
1037031	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1034730	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1028107	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1033529	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1035059	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	24-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1043950	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1042888	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1034743	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (430386,5379610) +/- 7m.
1039695	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (430948,5377648) +/- 7m.
1040668	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (430948,5377648) +/- 7m.
1033636	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (430948,5377648) +/- 7m.
1034738	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1039215	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1027403	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1040188	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	14-Jul-2004	sight	Point (431476,5378020) +/- 7m.
1040494	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	18-Jul-2004	sight	Point (430155,5380108) +/- 7m.
1042772	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (430155,5380108) +/- 7m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1034755	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (430155,5380108) +/- 7m.
1039974	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (430155,5380108) +/- 7m.
1082661	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	25-Jun-2008	sight	Point (433229,5385111) +/- 0m.
1094836	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (433229,5385111) +/- 10m.
753490	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	29-Jan-1992?	sight	Point (433312,5384083) +/- 2500m.
744143	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	12-Dec-1990?	sight	Point (433312,5384083) +/- 2500m.
617347	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	14-Nov-1974?	sight	Point (433547,5383389) +/- 2000m.
758178	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	20-Dec-1985?	sight	Point (431912,5382633) +/- 5000m.
1094833	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (431924,5382698) +/- 10m.
1095479	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	25-Jun-2008	sight	Point (431924,5382698) +/- 10m.
1082660	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	24-Jun-2008	sight	Point (431924,5382698) +/- 0m.
1094830	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (431924,5382698) +/- 10m.
1094829	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (432139,5382991) +/- 10m.
1082657	Sarcophilus harrisii	tasmanian devil	e	EN	Stewart Huxtable (18591)	24-Jun-2008	sight	Point (432139,5382991) +/- 0m.
1075188	Sarcophilus harrisii	tasmanian devil	e	EN	G Dixon (7564)	22-Mar-2004	sight	Point (434775,5381810) +/- 1000m.
756578	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	04-Dec-1988?	sight	Point (432112,5380983) +/- 2500m.
751435	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	13-Dec-1990?	sight	Point (432112,5380983) +/- 2500m.
749972	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	01-Dec-1986?	sight	Point (431912,5382633) +/- 5000m.
358311	Sarcophilus harrisii	tasmanian devil	e	EN	Menna Jones (8901)	25-Jun-1996?	sight	Point (432892,5370763) +/- 100m.
1033025	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432197,5373339) +/- 7m.
1034766	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (432197,5373339) +/- 7m.
1028354	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	23-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1034747	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1043053	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1035748	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1027673	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1066372	Sarcophilus harrisii	tasmanian devil	e	EN	Lisa Litchfield (19645)	18-Oct-2006	sight	Point (434142,5374215) +/- 6000m.
1039347	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1036342	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (432278,5375718) +/- 7m.
1034745	Sarcophilus harrisii	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (432668,5375407) +/- 7m.
1030862	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	18-Jul-2004	sight	Point (432668,5375407) +/- 7m.
1039023	Sarcophilus harrisii	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (432668,5375407) +/- 7m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1040677	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034760	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034748	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431828,5374896) +/- 7m.
1034036	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1042761	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	22-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1029251	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	23-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1032128	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	21-Jul-2004	sight	Point (432070,5375015) +/- 7m.
1034759	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (432484,5374228) +/- 7m.
1038308	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	20-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1044488	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	18-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1033813	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1044456	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	22-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1028515	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	14-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1082665	Sarcophilus harrisi	tasmanian devil	e	EN	Stewart Huxtable (18591)	27-Jun-2008	sight	Point (431296,5374008) +/- 0m.
1034736	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1094856	Sarcophilus harrisi	tasmanian devil	e	EN	Stewart Huxtable (18591)	01-Jan-1600	sight	Point (431296,5374008) +/- 10m.
1038168	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431296,5374008) +/- 7m.
1031256	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	23-Jul-2004	sight	Point (431155,5375036) +/- 7m.
1034735	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431155,5375036) +/- 7m.
1035774	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (431155,5375036) +/- 7m.
1040846	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (430238,5373568) +/- 7m.
1034768	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1034737	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	15-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1034762	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431604,5373643) +/- 7m.
1035408	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	20-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1035969	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	19-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1034728	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (430975,5376413) +/- 7m.
1034727	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	17-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1036747	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	16-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1040437	Sarcophilus harrisi	tasmanian devil	e	EN	- Unknown (21598)	19-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1029027	Sarcophilus harrisi	tasmanian devil	e	EN	Clare Hawkins (8562)	21-Jul-2004	sight	Point (431580,5376450) +/- 7m.
1201581	Sarcophilus harrisi	tasmanian devil	e	EN	Tracey Anne Hollings (20429)	26-Sep-2009	sight	Point (435772,5377693) +/- 10m.
359116	Sarcophilus harrisi	tasmanian devil	e	EN	Menna Jones (8901)	25-Jun-1996?	sight	Point (431912,5367123) +/- 100m.
359157	Tyto novaehollandiae	masked owl	pe	PVU	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.

Threatened fauna within 5000 metres

Id	Species	Common name	Ss	Ns	Observers	Date	Obs type	Position (gda94)
1200958	Tyto novaehollandiae	masked owl	pe	PVU	Joe Hawkes (20454)	25-Mar-2003	sight	Point (436930,5383670) +/- 100m.

Unverified Records

Threatened fauna within 5000 metres (based on Habitat Mapping)

Species	Common name	Ss	Ns	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	4	0	0
Dasyurus maculatus	spotted-tailed quoll	r	VU	1	0	0
Litoria raniformis	green and gold frog	v	VU	2	0	0
Astacopsis gouldi	giant freshwater crayfish	v	VU	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		1	0	0
Sarcophilus harrisi	tasmanian devil	e	EN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Prototroctes maraena	australian grayling	v	VU	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

For more information about threatened species, please contact the Manager, Threatened Species Section.

Telephone: (03) 6233 8759

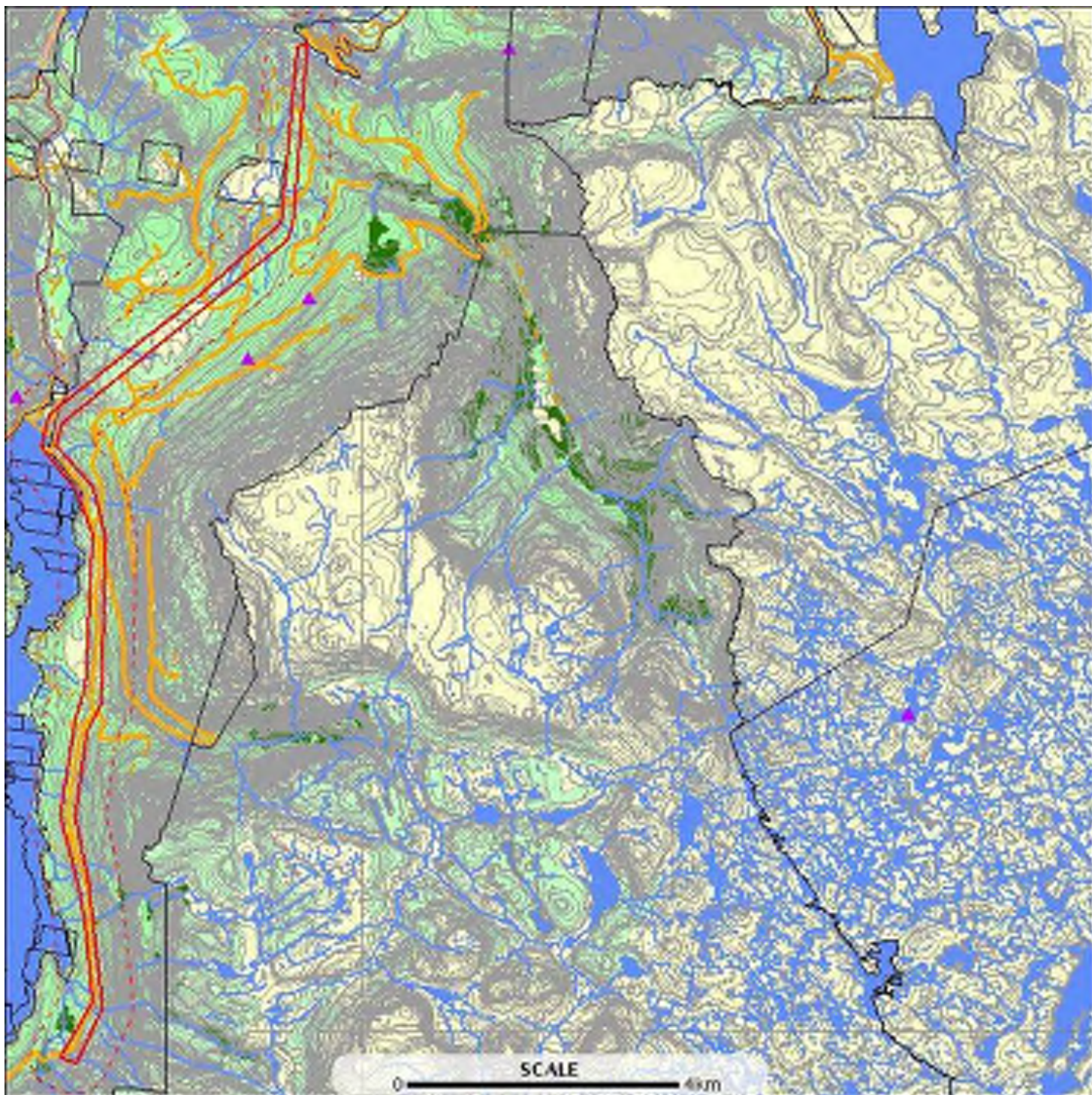
Email: ThreatenedSpecies.Enquiries@dpiw.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 500 metres

E: 434172
N: 5386697

E: 439713
N: 5386697



E: 434172
N: 5368899

E: 439713
N: 5368899

Raptor nests and sightings within 500 metres



Raptor nests and sightings within 500 metres

Verified Records

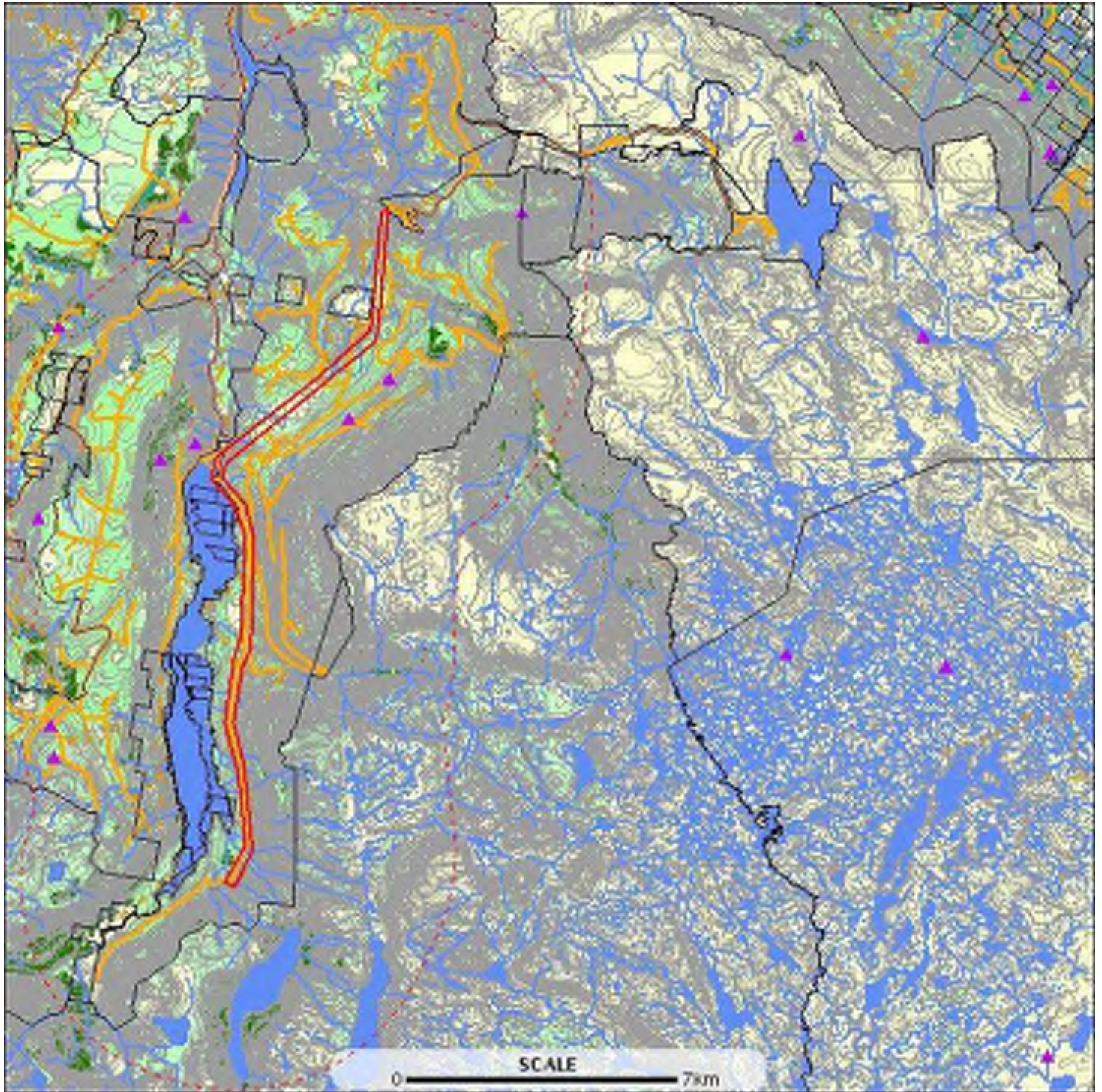
Nest id/location foreign id	Species name	Observer	Obs date	Obs type	Position (gda94)	Season	Nest productivity	Nest occupancy
	Tyto novaehollandiae	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.			

Unverified Records

Raptor nests and sightings within 5000 metres

E: 429671
N: 5391197

E: 444213
N: 5391197



E: 429671
N: 5364400

E: 444213
N: 5364400

Raptor nests and sightings within 5000 metres



Raptor nests and sightings within 5000 metres

Verified Records

Nest id/location foreign id	Species name	Observer	Obs date	Obs type	Position (gda94)	Season	Nest productivity	Nest occupancy
179	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (431011,5383192) +/- 100m.			
180	<i>Aquila audax</i>	Ken Brooks (18353)	18-Sep-2009	nest	Point (430816,5373402) +/- 100m.	2009		
180	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (430816,5373402) +/- 100m.			
181	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (430903,5372615) +/- 100m.			
182	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (438139,5380928) +/- 100m.			
183	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (439129,5381916) +/- 100m.			
184	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	1980s	nest	Point (430513,5378484) +/- 100m.			
863	<i>Aquila audax</i> subsp. <i>fleayi</i>	Jeff Meggs (1338)	11-Jul-2000	nest	Point (434373,5380322) +/- 10m.			
863	<i>Aquila audax</i>	Bevan Schramm (6896)	20-Sep-2010	nest	Point (434373,5380322) +/- 10m.	2010		
863	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	06-Dec-2000	nest	Point (434373,5380322) +/- 10m.	2000	one	
864	<i>Aquila audax</i> subsp. <i>fleayi</i>	Jeff Meggs (1338)	11-Jul-2000	nest	Point (433513,5379919) +/- 100m.			
864	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	06-Dec-2000	nest	Point (433513,5379919) +/- 100m.	2000		
864	<i>Aquila audax</i>	Bevan Schramm (6896)	20-Sep-2010	nest	Point (433513,5379919) +/- 100m.	2010		
902	<i>Aquila audax</i> subsp. <i>fleayi</i>	Bevan Schramm (6896)	13-May-2008	nest	Point (434107,5385891) +/- 6m.			
902	<i>Aquila audax</i>	Bevan Schramm (6896)	20-Sep-2010	nest	Point (434107,5385891) +/- 6m.	2010		
1316	<i>Aquila audax</i> subsp. <i>fleayi</i>	Bill Brown (3537)	22-Jun-2004	nest	Point (442395,5385981) +/- 10m.			
	<i>Accipiter novaehollandiae</i>	Peter Duckworth (1926)	18-Sep-1987	sight	Point (434412,5383983) +/- 100m.			
	<i>Tyto novaehollandiae</i>	R Green (2126)	02-Mar-1978?	sight	Point (435112,5380081) +/- 1000m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	14-Nov-1996?	sight	Point (439112,5381983) +/- 100m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	14-Nov-1996?	sight	Point (431012,5383183) +/- 100m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	14-Nov-1996?	sight	Point (438112,5380883) +/- 100m.			
	<i>Falco peregrinus</i>	- Unknown (21598)	01-Sep-1976?	sight	Point (433598,5377838) +/- 2000m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	05-Feb-1980?	sight	Point (433598,5377838) +/- 2000m.			
	<i>Accipiter novaehollandiae</i>	- Unknown (21598)	11-Jan-1981?	sight	Point (437755,5377875) +/- 18500m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	31-Aug-1980?	sight	Point (437755,5377875) +/- 18500m.			
	<i>Aquila audax</i> subsp. <i>fleayi</i>	- Unknown (21598)	19-Nov-1980?	sight	Point (437755,5377875) +/- 18500m.			
	<i>Accipiter novaehollandiae</i>	- Unknown (21598)	13-Apr-1978?	sight	Point (433547,5383389) +/- 2000m.			
	<i>Accipiter novaehollandiae</i>	- Unknown (21598)	20-Jun-1978?	sight	Point (433547,5383389) +/- 2000m.			
	<i>Tyto novaehollandiae</i>	Joe Hawkes (20454)	25-Mar-2003	sight	Point (436930,5383670) +/- 100m.			

Unverified Records

Raptor nests and sightings within 5000 metres

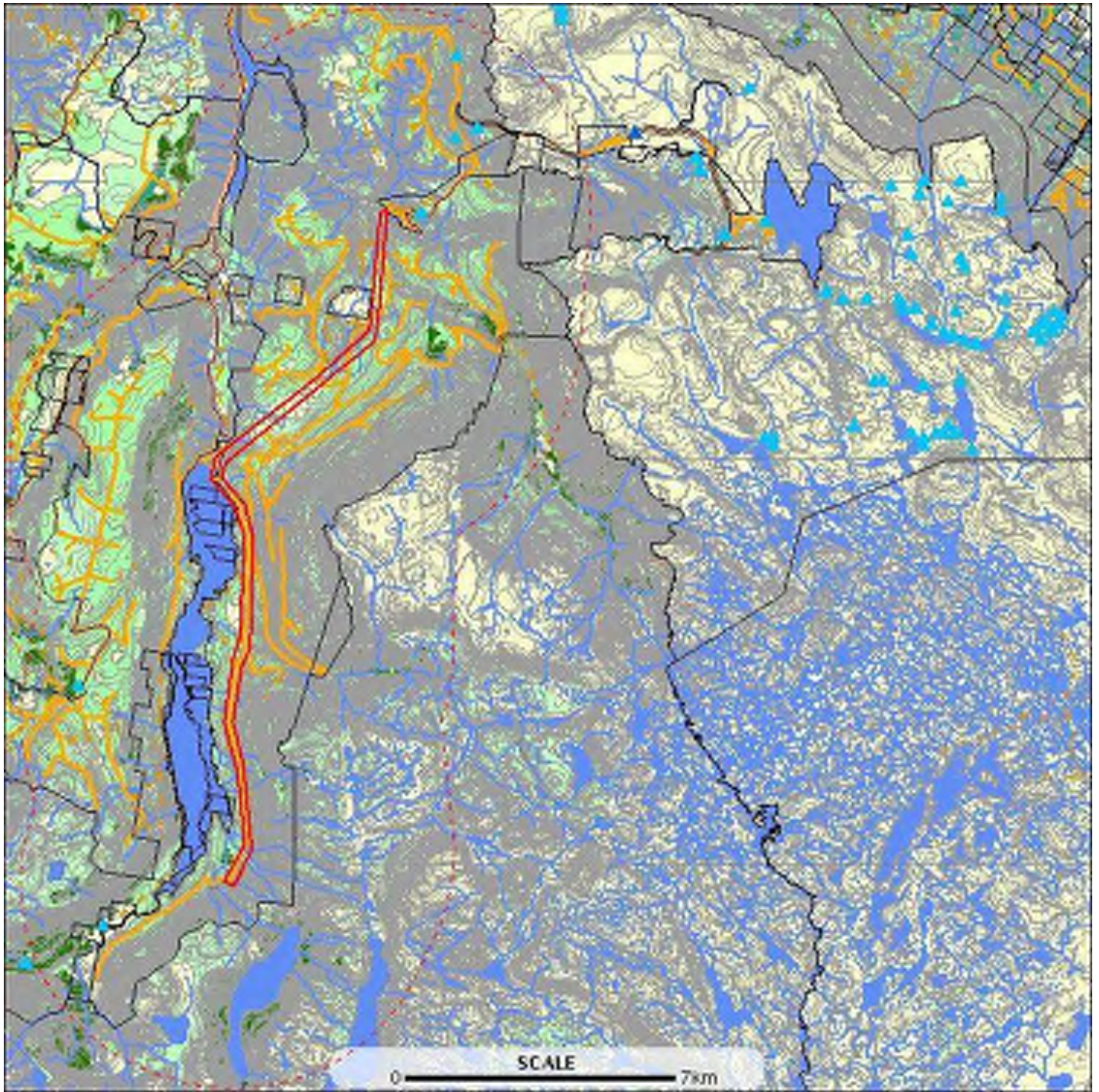
Tas Management Act Weeds within 500 m

*** No weeds found within 500 metres. ***

Tas Management Act Weeds within 5000 m

E: 429671
N: 5391197

E: 444213
N: 5391197



E: 429671
N: 5364400

E: 444213
N: 5364400

Tas Management Act Weeds within 5000 m



Tas Management Act Weeds within 5000 m

Verified Records

Id	Species	Common name	Observers	Date	Position (gda94)	Location	Obs state	Wma	Wons density	Data source
913688	Cirsium arvense var. arvense	californian thistle	David Ziegeler (7381)	Apr-1989	Point (432112,5368483) +/- 500m.		Present	Yes		
165213	Senecio jacobaea	ragwort	A North (2500)	07-Jan-1997?	Point (431512,5374383) +/- 100m.		Present	Yes		
913907	Senecio jacobaea	ragwort	David Ziegeler (7381)	Apr-1989	Point (440812,5389883) +/- 500m.		Present	Yes		
1166840	Ulex europaeus	gorse	A. Barnes (6109)	01-Jan-1600?	Point (441322,5388102) +/- 1m.		Present	Yes	7	
1166828	Ulex europaeus	gorse	A. Barnes (6109)	01-Jan-1600?	Point (440795,5387857) +/- 1m.		Present	Yes	7	
1167278	Ulex europaeus	gorse	A. Barnes (6109)	01-Jan-1600?	Point (439932,5386017) +/- 1m.		Present	Yes	7	

Unverified Records

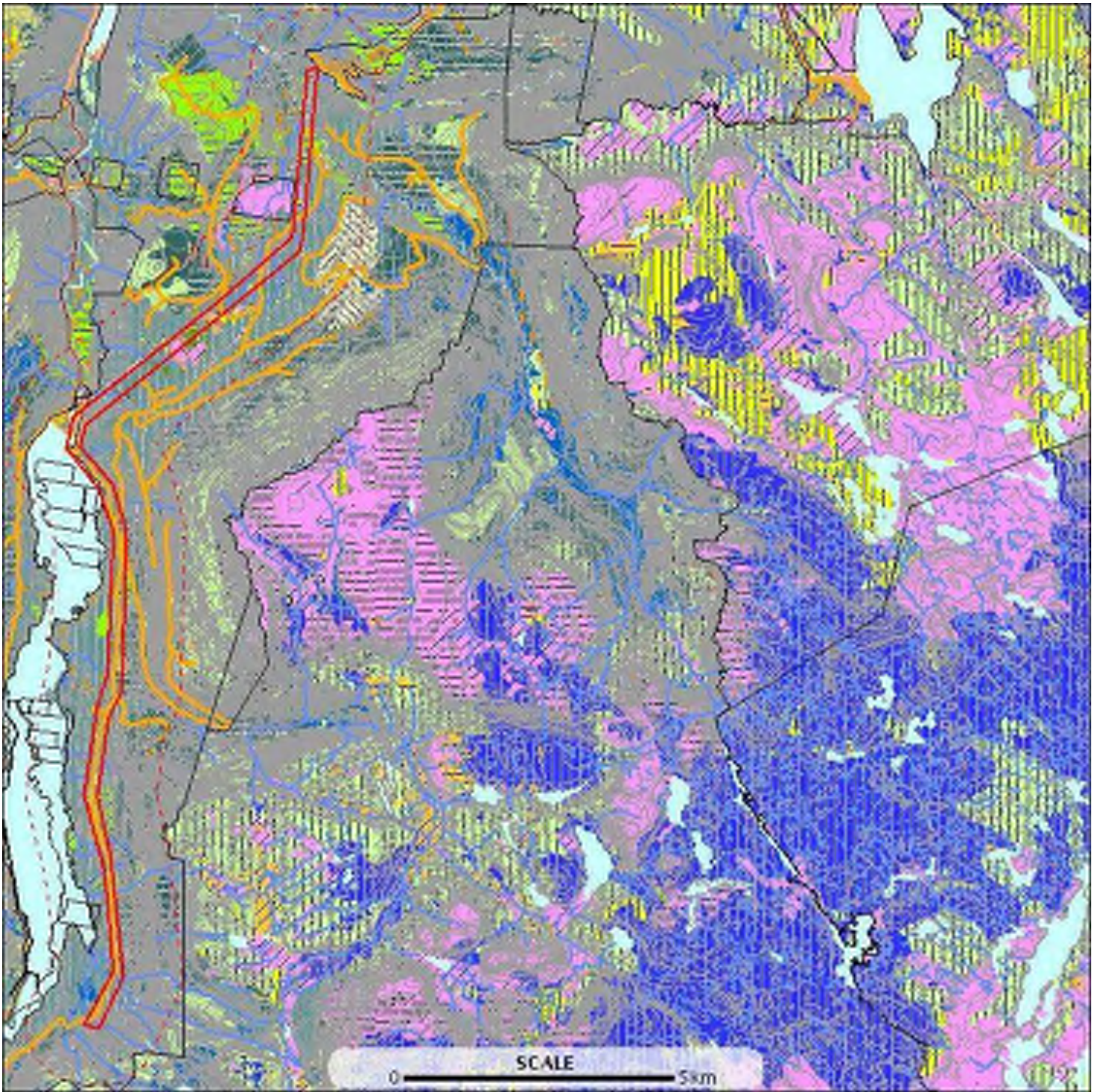
For more information about introduced weed species, please visit the following URL for contact details in your area.

<http://www.dpipwe.tas.gov.au/inter.nsf/WebPages/TPRY-52J8Z3?open>

TASVEG communities within 1000 metres

E: 433672
N: 5387197

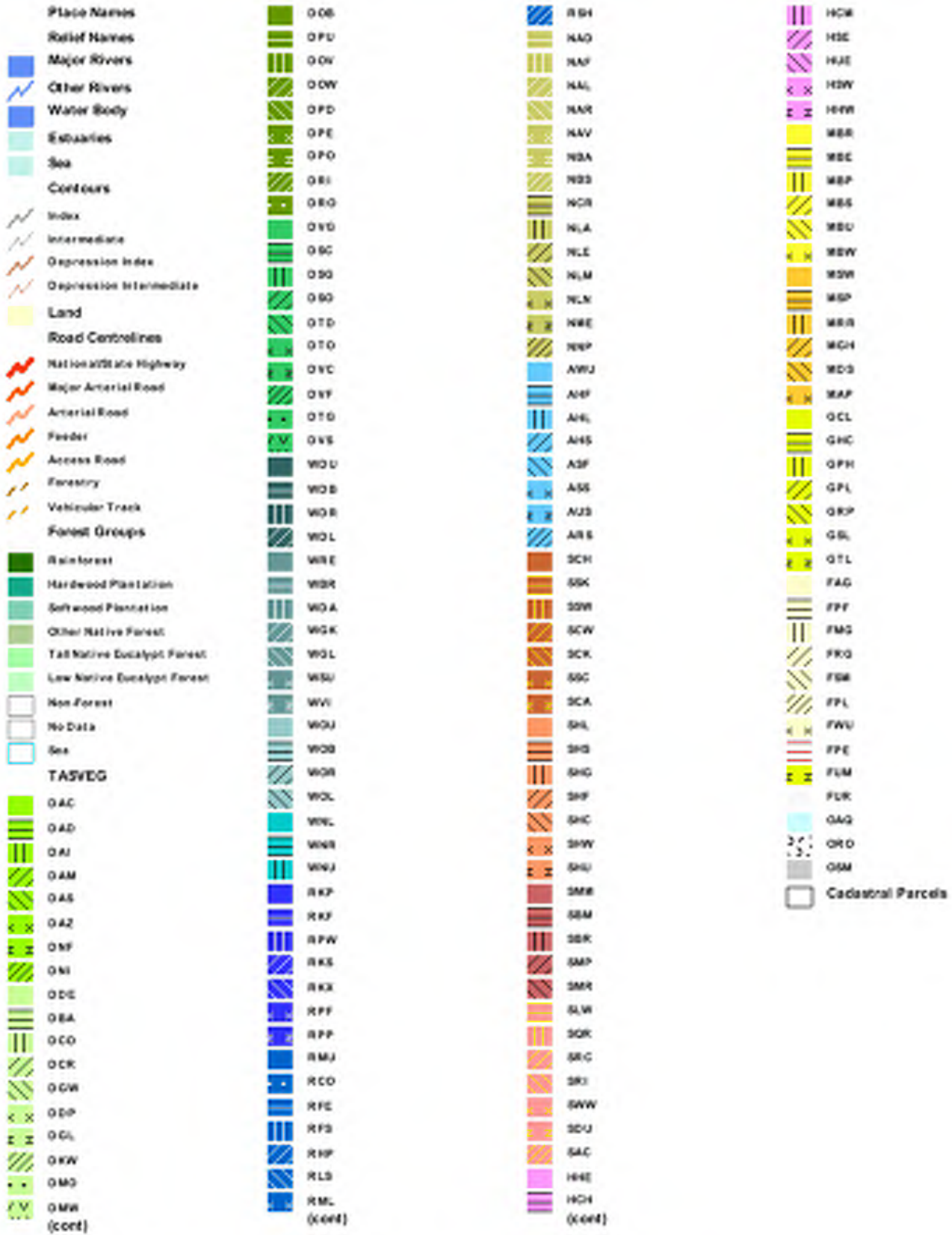
E: 440212
N: 5387197



E: 433672
N: 5368399

E: 440212
N: 5368399

TASVEG communities within 1000 metres



TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101340478	DDE	Eucalyptus delegatensis dry forest and woodland	
101344653	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347257	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346354	WDA	Eucalyptus dalrympleana forest	
101341995	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346198	NAD	Acacia dealbata forest	
101346328	RLS	Leptospermum with rainforest scrub	
101347209	SLW	Leptospermum scrub	
101343986	SBR	Broadleaf scrub	
101346327	RMT	Nothofagus - Atherosperma rainforest	
101344501	DDE	Eucalyptus delegatensis dry forest and woodland	
101346188	RMT	Nothofagus - Atherosperma rainforest	
101347242	GPH	Highland Poa grassland	
101347493	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347231	SLW	Leptospermum scrub	
101345987	SBR	Broadleaf scrub	
101344493	FUM	Extra-urban miscellaneous	
101345990	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101344506	SLW	Leptospermum scrub	
101347624	WDA	Eucalyptus dalrympleana forest	
101347449	DDE	Eucalyptus delegatensis dry forest and woodland	
101346208	FUM	Extra-urban miscellaneous	
101344355	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101346342	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346334	FPE	Permanent easements	
101346226	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101347259	GPH	Highland Poa grassland	
101346121	GPH	Highland Poa grassland	
101345311	DAC	Eucalyptus amygdalina coastal forest and woodland	
101346236	DDP	Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland	
101345308	WDA	Eucalyptus dalrympleana forest	
101346613	FPE	Permanent easements	
101344363	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347200	SHU	Inland Heathland (undifferentiated)	
101346217	WDL	Eucalyptus delegatensis forest over Leptospermum	
101344581	SHU	Inland Heathland (undifferentiated)	
101346610	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346353	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101347492	RMT	Nothofagus - Atherosperma rainforest	
101346621	DDE	Eucalyptus delegatensis dry forest and woodland	
101346619	DRO	Eucalyptus rodwayi forest and woodland	
101347235	SLW	Leptospermum scrub	
101347274	WDA	Eucalyptus dalrympleana forest	
101347271	MSP	Sphagnum peatland	
101346339	WDA	Eucalyptus dalrympleana forest	
101347208	DPD	Eucalyptus pauciflora forest and woodland on dolerite	
101344495	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346445	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347607	SLW	Leptospermum scrub	
101346206	WDA	Eucalyptus dalrympleana forest	
101346612	SLW	Leptospermum scrub	
101346237	WDA	Eucalyptus dalrympleana forest	
101347223	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347431	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347432	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344509	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101344587	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101345989	WDA	Eucalyptus dalrympleana forest	
101278506	RMT	Nothofagus - Atherosperma rainforest	

TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101341998	WDA	Eucalyptus dalrympleana forest	
101344356	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101345307	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347202	DDE	Eucalyptus delegatensis dry forest and woodland	
101346356	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101342786	DDE	Eucalyptus delegatensis dry forest and woodland	
101346071	ORO	Rock (cryptogamic lithosere)	
101346346	ORO	Rock (cryptogamic lithosere)	
101344314	SBR	Broadleaf scrub	
101344312	HSE	Eastern alpine sedgeland	
101347264	HHE	Eastern alpine heathland	
101346450	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347261	HSE	Eastern alpine sedgeland	
101347430	SLW	Leptospermum scrub	
101347612	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101344360	NAD	Acacia dealbata forest	
101342000	FUM	Extra-urban miscellaneous	
101346228	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101346325	DAC	Eucalyptus amygdalina coastal forest and woodland	
101346352	WDA	Eucalyptus dalrympleana forest	
101346335	WDR	Eucalyptus delegatensis over rainforest	
101346054	RMT	Nothofagus - Atherosperma rainforest	
101344361	SBR	Broadleaf scrub	
101346348	ORO	Rock (cryptogamic lithosere)	
101347247	FUM	Extra-urban miscellaneous	
101346364	WDA	Eucalyptus dalrympleana forest	
101346791	FPE	Permanent easements	
101347263	RMT	Nothofagus - Atherosperma rainforest	
101344559	WDA	Eucalyptus dalrympleana forest	
101346120	NAD	Acacia dealbata forest	
101346200	NAD	Acacia dealbata forest	
101346194	WDR	Eucalyptus delegatensis over rainforest	
101346050	WDR	Eucalyptus delegatensis over rainforest	
101345993	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346212	NAD	Acacia dealbata forest	
101346211	WDA	Eucalyptus dalrympleana forest	
101346329	SBR	Broadleaf scrub	
101346330	WDA	Eucalyptus dalrympleana forest	
101346235	WDA	Eucalyptus dalrympleana forest	
101347105	FUM	Extra-urban miscellaneous	
101347201	SHU	Inland Heathland (undifferentiated)	
101347205	SLW	Leptospermum scrub	
101346051	RMT	Nothofagus - Atherosperma rainforest	
101347238	GPH	Highland Poa grassland	
101347241	WDA	Eucalyptus dalrympleana forest	
101347258	GPH	Highland Poa grassland	
101347484	SLW	Leptospermum scrub	
101347488	WDA	Eucalyptus dalrympleana forest	
101347606	SLW	Leptospermum scrub	
101347603	WDA	Eucalyptus dalrympleana forest	
101344582	WDA	Eucalyptus dalrympleana forest	
101346231	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346199	WDR	Eucalyptus delegatensis over rainforest	
101346072	ORO	Rock (cryptogamic lithosere)	
101346614	GPH	Highland Poa grassland	
101346783	NAD	Acacia dealbata forest	
101347266	NAD	Acacia dealbata forest	
101347232	MSP	Sphagnum peatland	
101347108	WDA	Eucalyptus dalrympleana forest	

TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101347423	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347210	WDA	Eucalyptus dalrympleana forest	
101347218	DPD	Eucalyptus pauciflora forest and woodland on dolerite	
101347109	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101566684	FPL	Plantations for silviculture	
101347113	FPE	Permanent easements	
101347199	SHU	Inland Heathland (undifferentiated)	
101347436	SLW	Leptospermum scrub	
101347642	WDA	Eucalyptus dalrympleana forest	
101347107	DDE	Eucalyptus delegatensis dry forest and woodland	
101347114	WDA	Eucalyptus dalrympleana forest	
101346337	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101345988	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346055	RMT	Nothofagus - Atherosperma rainforest	
101346058	NAD	Acacia dealbata forest	
101346332	OAQ	Water, sea	
101345309	WDA	Eucalyptus dalrympleana forest	
101347102	DAC	Eucalyptus amygdalina coastal forest and woodland	
101344655	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347213	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346053	WDR	Eucalyptus delegatensis over rainforest	
101346220	RMT	Nothofagus - Atherosperma rainforest	
101346345	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346620	DPD	Eucalyptus pauciflora forest and woodland on dolerite	
101344311	HSE	Eastern alpine sedgeland	
101347272	HSE	Eastern alpine sedgeland	
101347273	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347645	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344662	WDL	Eucalyptus delegatensis forest over Leptospermum	
101347414	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101278034	WDA	Eucalyptus dalrympleana forest	
101347451	FUM	Extra-urban miscellaneous	
101345986	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101343636	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101343987	WDA	Eucalyptus dalrympleana forest	
101344494	WSU	Eucalyptus subcrenulata forest and woodland	
101345991	RMT	Nothofagus - Atherosperma rainforest	
101341999	WDA	Eucalyptus dalrympleana forest	
101347102	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346052	RMT	Nothofagus - Atherosperma rainforest	
101346069	DDE	Eucalyptus delegatensis dry forest and woodland	
101347255	FPE	Permanent easements	
101347599	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344580	SLW	Leptospermum scrub	
101344586	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347203	WDA	Eucalyptus dalrympleana forest	
101346201	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101343995	SBR	Broadleaf scrub	
101344492	RMT	Nothofagus - Atherosperma rainforest	
101341996	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101346205	SHU	Inland Heathland (undifferentiated)	
101346227	WDR	Eucalyptus delegatensis over rainforest	
101345314	OAQ	Water, sea	
101347204	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101346358	WDA	Eucalyptus dalrympleana forest	
101342785	DDE	Eucalyptus delegatensis dry forest and woodland	
101346616	MSP	Sphagnum peatland	
101347212	HSE	Eastern alpine sedgeland	
101346618	DRO	Eucalyptus rodwayi forest and woodland	

TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101347240	DPD	Eucalyptus pauciflora forest and woodland on dolerite	
101347256	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346449	WDA	Eucalyptus dalrympleana forest	
101347260	WDA	Eucalyptus dalrympleana forest	
101346453	WDA	Eucalyptus dalrympleana forest	
101347411	RMT	Nothofagus - Atherosperma rainforest	
101347490	WDA	Eucalyptus dalrympleana forest	
101347494	WDA	Eucalyptus dalrympleana forest	
101344584	NAD	Acacia dealbata forest	
101346197	NAD	Acacia dealbata forest	
101343637	SBR	Broadleaf scrub	
101345994	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101346340	WDA	Eucalyptus dalrympleana forest	
101346216	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101346234	FPE	Permanent easements	
101346326	WDA	Eucalyptus dalrympleana forest	
101347101	RMT	Nothofagus - Atherosperma rainforest	
101344655	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346615	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346355	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346611	SLW	Leptospermum scrub	
101346347	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347215	SLW	Leptospermum scrub	
101347230	WDA	Eucalyptus dalrympleana forest	
101347234	DRO	Eucalyptus rodwayi forest and woodland	
101347236	FPE	Permanent easements	
101347233	DPD	Eucalyptus pauciflora forest and woodland on dolerite	
101347239	GPH	Highland Poa grassland	
101347220	WDA	Eucalyptus dalrympleana forest	
101347265	RLS	Leptospermum with rainforest scrub	
101344661	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347424	WDA	Eucalyptus dalrympleana forest	
101347246	WDA	Eucalyptus dalrympleana forest	
101347110	NLE	Leptospermum forest	
101347413	FPE	Permanent easements	
101344558	WDA	Eucalyptus dalrympleana forest	
101347601	NAD	Acacia dealbata forest	
101347611	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101347434	SHU	Inland Heathland (undifferentiated)	
101347609	WDA	Eucalyptus dalrympleana forest	
101346890	NAD	Acacia dealbata forest	
101346181	WDA	Eucalyptus dalrympleana forest	
101278121	DDE	Eucalyptus delegatensis dry forest and woodland	
101346204	WDA	Eucalyptus dalrympleana forest	
101346195	SBR	Broadleaf scrub	
101345992	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346343	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346344	WDA	Eucalyptus dalrympleana forest	
101346338	WDR	Eucalyptus delegatensis over rainforest	
101346336	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101346210	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101344310	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101347613	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347270	HHE	Eastern alpine heathland	
101346207	WDA	Eucalyptus dalrympleana forest	
101345312	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347618	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347486	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344585	DAD	Eucalyptus amygdalina forest and woodland on dolerite	

TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101346180	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101341997	WDR	Eucalyptus delegatensis over rainforest	
101346070	DCO	Eucalyptus coccifera forest and woodland	
101345714	OAQ	Water, sea	
101342787	RSH	Highland low rainforest and scrub	
101347214	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347491	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347437	WDA	Eucalyptus dalrympleana forest	
101343994	RMT	Nothofagus - Atherosperma rainforest	
101344654	FUM	Extra-urban miscellaneous	
101344309	DDE	Eucalyptus delegatensis dry forest and woodland	
101345317	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347206	FPE	Permanent easements	
101347227	WDR	Eucalyptus delegatensis over rainforest	
101344357	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101344503	RMT	Nothofagus - Atherosperma rainforest	
101344358	DDE	Eucalyptus delegatensis dry forest and woodland	
101346064	RSH	Highland low rainforest and scrub	
101344313	SBR	Broadleaf scrub	
101344863	WDA	Eucalyptus dalrympleana forest	
101347277	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346451	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347455	WDA	Eucalyptus dalrympleana forest	
101347608	SLW	Leptospermum scrub	
101345980	OAQ	Water, sea	
101346203	RMT	Nothofagus - Atherosperma rainforest	
101345306	DAC	Eucalyptus amygdalina coastal forest and woodland	
101344656	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101346452	DAC	Eucalyptus amygdalina coastal forest and woodland	
101344354	NAD	Acacia dealbata forest	
101347489	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347604	SLW	Leptospermum scrub	
101347600	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344583	WDA	Eucalyptus dalrympleana forest	
101347610	WDL	Eucalyptus delegatensis forest over Leptospermum	
101347617	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347245	WDA	Eucalyptus dalrympleana forest	
101344507	RFE	Rainforest fernland	
101345310	FPE	Permanent easements	
101346229	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101347229	OAQ	Water, sea	
101347211	HSE	Eastern alpine sedgeland	
101347248	HSE	Eastern alpine sedgeland	
101347217	WDA	Eucalyptus dalrympleana forest	
101347216	WDU	Eucalyptus delegatensis wet forest (undifferentiated)	
101346792	SBR	Broadleaf scrub	
101347243	RMT	Nothofagus - Atherosperma rainforest	
101347276	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347262	GPH	Highland Poa grassland	
101347275	NAD	Acacia dealbata forest	
101347487	SLW	Leptospermum scrub	
101347485	WDA	Eucalyptus dalrympleana forest	
101347412	WDA	Eucalyptus dalrympleana forest	
101347112	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347111	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347616	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347433	ORO	Rock (cryptogamic lithosere)	
101344588	SHS	Subalpine heathland	
101346209	FUM	Extra-urban miscellaneous	

TASVEG communities within 1000 metres

Id	Code	Community	Emergent species
101346218	SBR	Broadleaf scrub	
101346331	FUM	Extra-urban miscellaneous	
101344652	FUM	Extra-urban miscellaneous	
101347106	SBR	Broadleaf scrub	
101345316	FPE	Permanent easements	
101346357	FPE	Permanent easements	
101342788	RSH	Highland low rainforest and scrub	
101344359	WDR	Eucalyptus delegatensis over rainforest	
101344362	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346225	DDE	Eucalyptus delegatensis dry forest and woodland	
101346617	MSP	Sphagnum peatland	
101346790	FUM	Extra-urban miscellaneous	
101347237	WDA	Eucalyptus dalrympleana forest	
101347219	WDR	Eucalyptus delegatensis over rainforest	
101346784	SBR	Broadleaf scrub	
101347267	FUM	Extra-urban miscellaneous	
101344660	NAD	Acacia dealbata forest	
101344560	SBR	Broadleaf scrub	
101344562	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347598	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347646	DDE	Eucalyptus delegatensis dry forest and woodland	
101347615	WDL	Eucalyptus delegatensis forest over Leptospermum	
101347435	RMT	Nothofagus - Atherosperma rainforest	
101270295	OAO	Water, sea	
101346233	DAC	Eucalyptus amygdalina coastal forest and woodland	
101346333	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347597	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344663	DAC	Eucalyptus amygdalina coastal forest and woodland	
101346214	DAC	Eucalyptus amygdalina coastal forest and woodland	
101347438	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101345315	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344305	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101347602	FPE	Permanent easements	
101278503	WDL	Eucalyptus delegatensis forest over Leptospermum	
101278507	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101346341	DAM	Eucalyptus amygdalina forest and woodland on mudstone	
101346219	WDR	Eucalyptus delegatensis over rainforest	
101347207	DRO	Eucalyptus rodwayi forest and woodland	
101346359	FPE	Permanent easements	
101347425	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347429	WDL	Eucalyptus delegatensis forest over Leptospermum	
101347112	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101344561	WDA	Eucalyptus dalrympleana forest	
101344505	RMT	Nothofagus - Atherosperma rainforest	
101346215	DAC	Eucalyptus amygdalina coastal forest and woodland	
101345313	FPE	Permanent easements	
101347268	DAD	Eucalyptus amygdalina forest and woodland on dolerite	
101566688	FPL	Plantations for silviculture	
101347278	HHE	Eastern alpine heathland	
101346122	WDB	Eucalyptus delegatensis forest with broadleaf shrubs	
101347605	NAD	Acacia dealbata forest	
101347614	WDL	Eucalyptus delegatensis forest over Leptospermum	
101279221	RMT	Nothofagus - Atherosperma rainforest	

For more information about TASVEG maps, please contact the Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6233 4501

Email: TASVEG@dpiwve.tas.gov.au

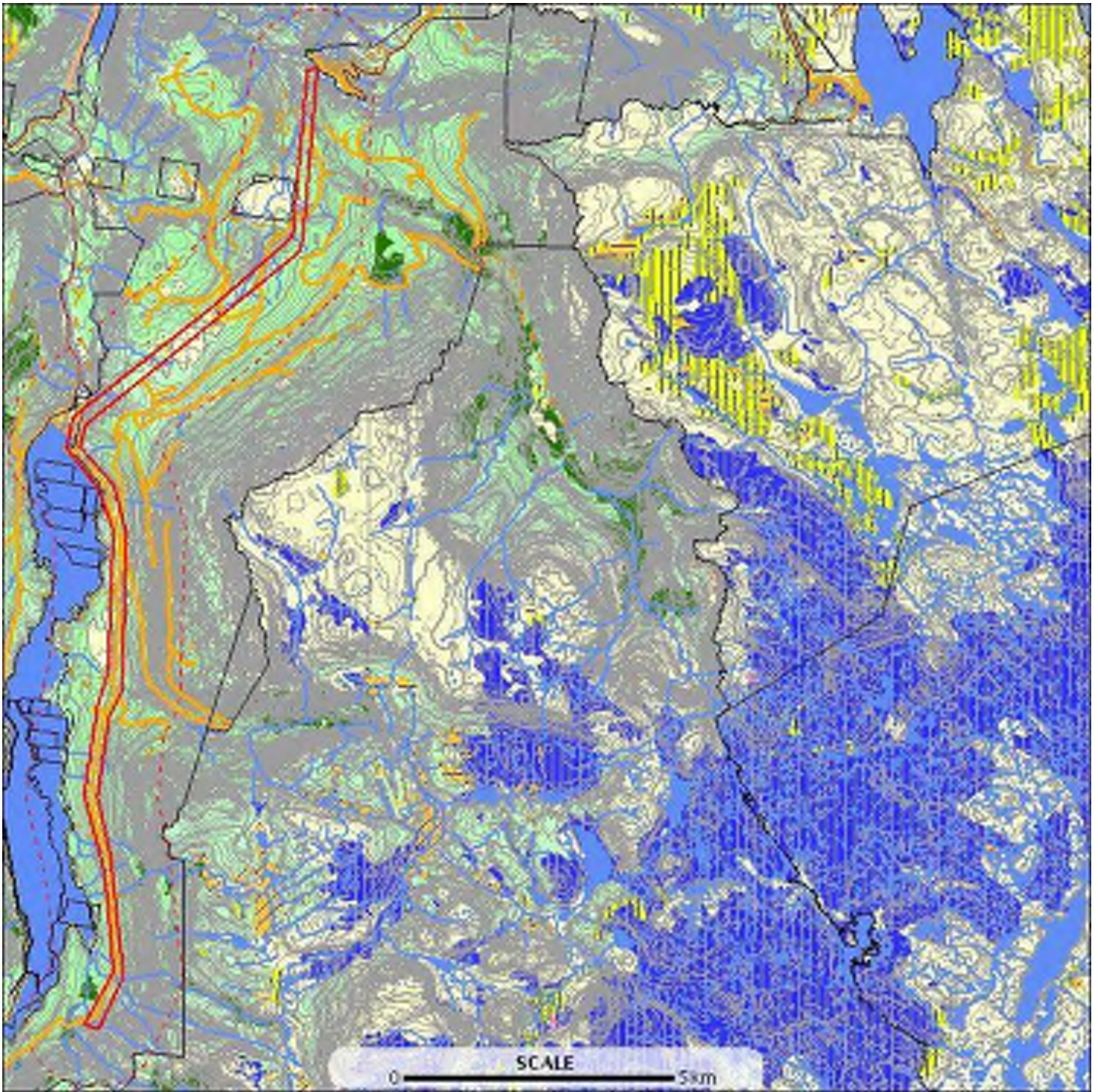
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

TASVEG communities within 1000 metres

Threatened communities within 1000 metres

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N: 5387197

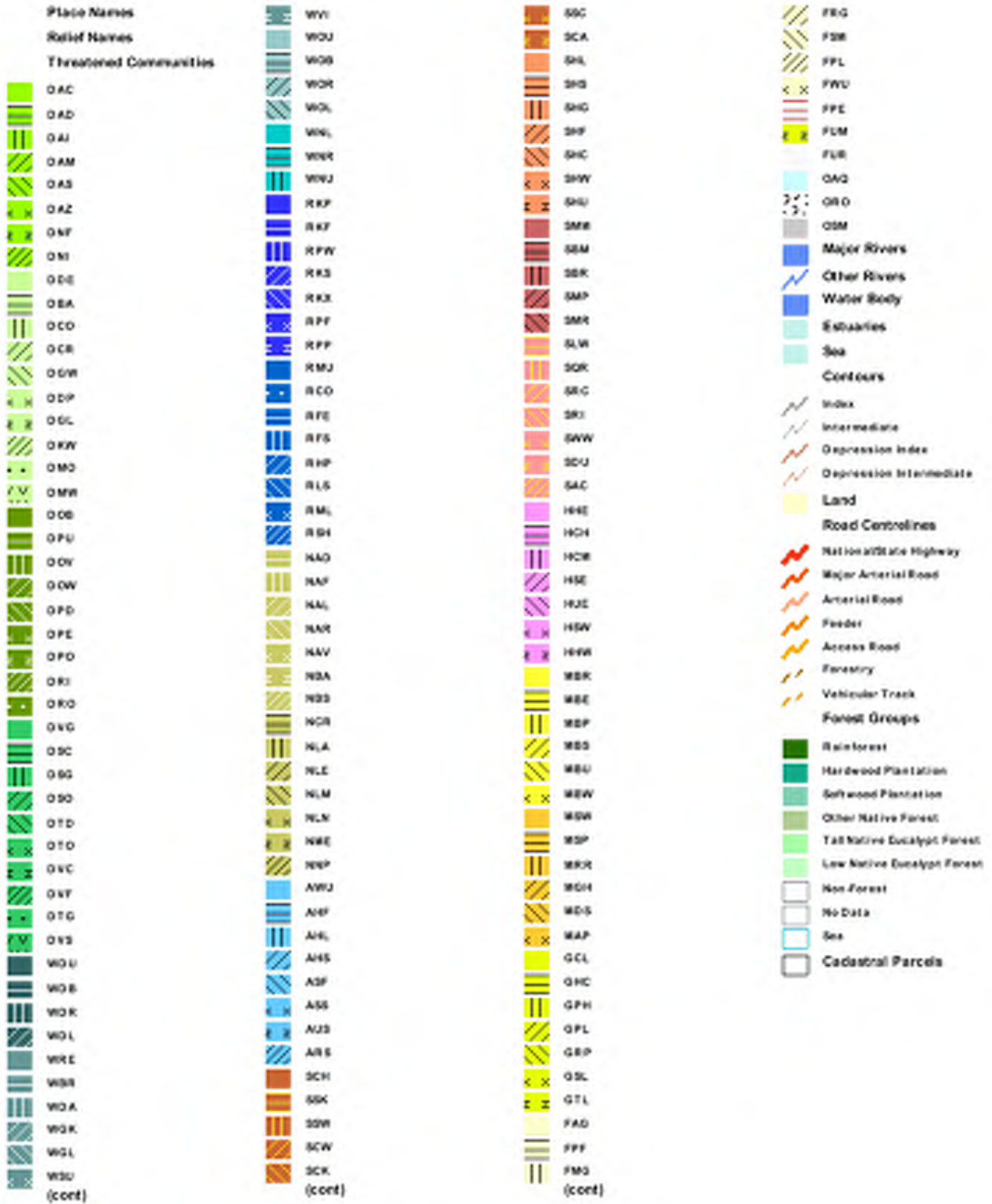
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N: 5387197



E: 433672
N: 5368399

E: 440212
N: 5368399

Threatened communities within 1000 metres



Threatened communities within 1000 metres

Code	Title	Status
GPH	Highland Poa grassland	R,E
GPH	Highland Poa grassland	R,E
MSP	Sphagnum peatland	R
GPH	Highland Poa grassland	R,E
GPH	Highland Poa grassland	R,E
GPH	Highland Poa grassland	R,E
MSP	Sphagnum peatland	R
RFE	Rainforest fernland	R
GPH	Highland Poa grassland	R,E
GPH	Highland Poa grassland	R,E
GPH	Highland Poa grassland	R,E
MSP	Sphagnum peatland	R
MSP	Sphagnum peatland	R

For more information about threatened vegetation communities, please contact the Resource Management and Conservation Division.

Ph: (03) 6233 4501,

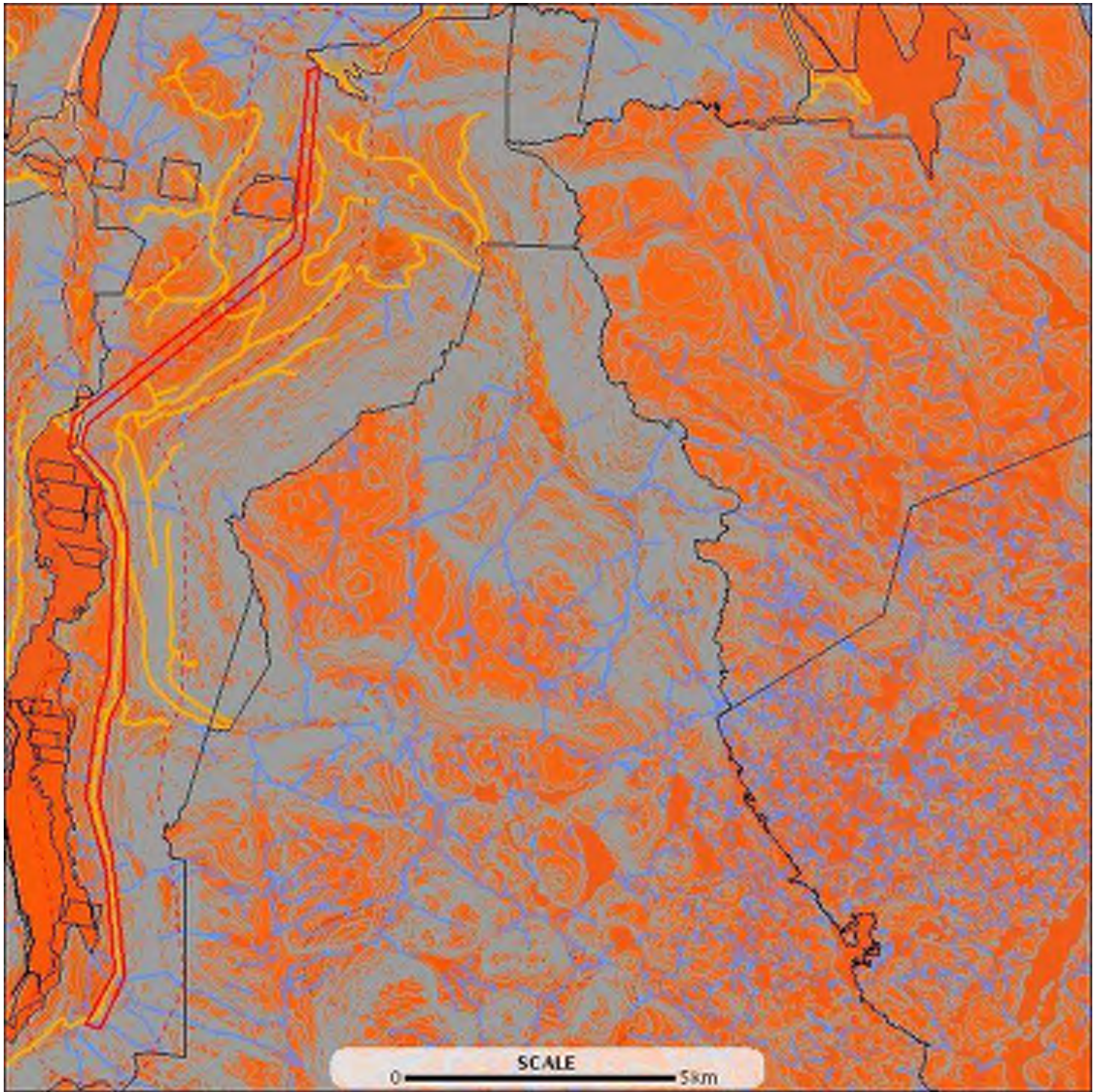
Fax: (03) 6233 3186

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Geoconservation sites within 1000 metres

E: 433672
N: 5387197

E: 440212
N: 5387197



E: 433672
N: 5368399

E: 440212
N: 5368399

Geoconservation sites within 1000 metres



Geoconservation sites within 1000 metres

Id	Name	Significance	Geographical significance	Status
2953	Central Highlands Cainozoic Glacial Area	Notable example of type.	Continent	Listed
2684	Central Plateau Terrain	Notable example of type.	Global	Listed
2693	Dublin Bog End Moraine	Notable example of type.	Sub-Region	Listed
2680	Dublin Bog Palynological Site	Palaeoenvironmental record and biogeomorphic process.	Region	Listed
2681	Fish River Alluvial Fan	Notable example of type.	Region	Listed
2700	Mersey River Overflow Channel Glacial Deposits	Co-location of deposits of glacial events separated in time provides opportunity to calibrate models of landscape evolution and palaeoenvironmental conditions.	Continent	Listed
2702	Mersey Valley Latero- terminal Moraine	Notable example of type.	Local	Listed
2707	Upper Mersey - King William Range Terrain	Notable example of type.	Continent	Listed

Note: Restricted sites are not displayed.

For more information about the Geoconservation Database, please visit the DPIPWE web site (www.dpipwe.tas.gov.au) or contact the DPIPWE Geoconservation Officer:

Telephone: (03) 6233 6455

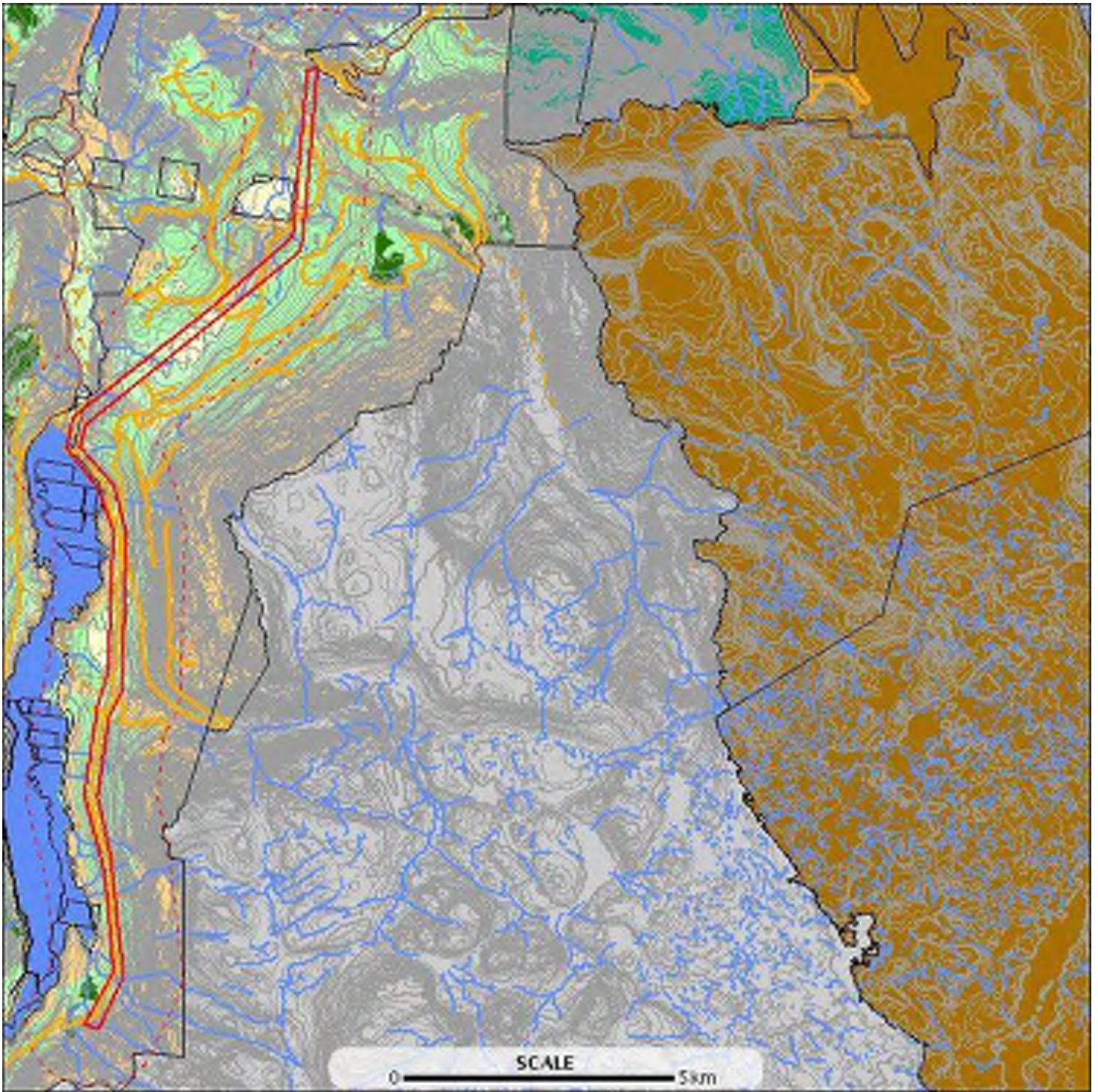
Email: Rolan.Eberhard@dpiw.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

E: 433672
N: 5387197

E: 440212
N: 5387197



E: 433672
N: 5368399

E: 440212
N: 5368399

Reserves within 1000 metres



Reserves within 1000 metres

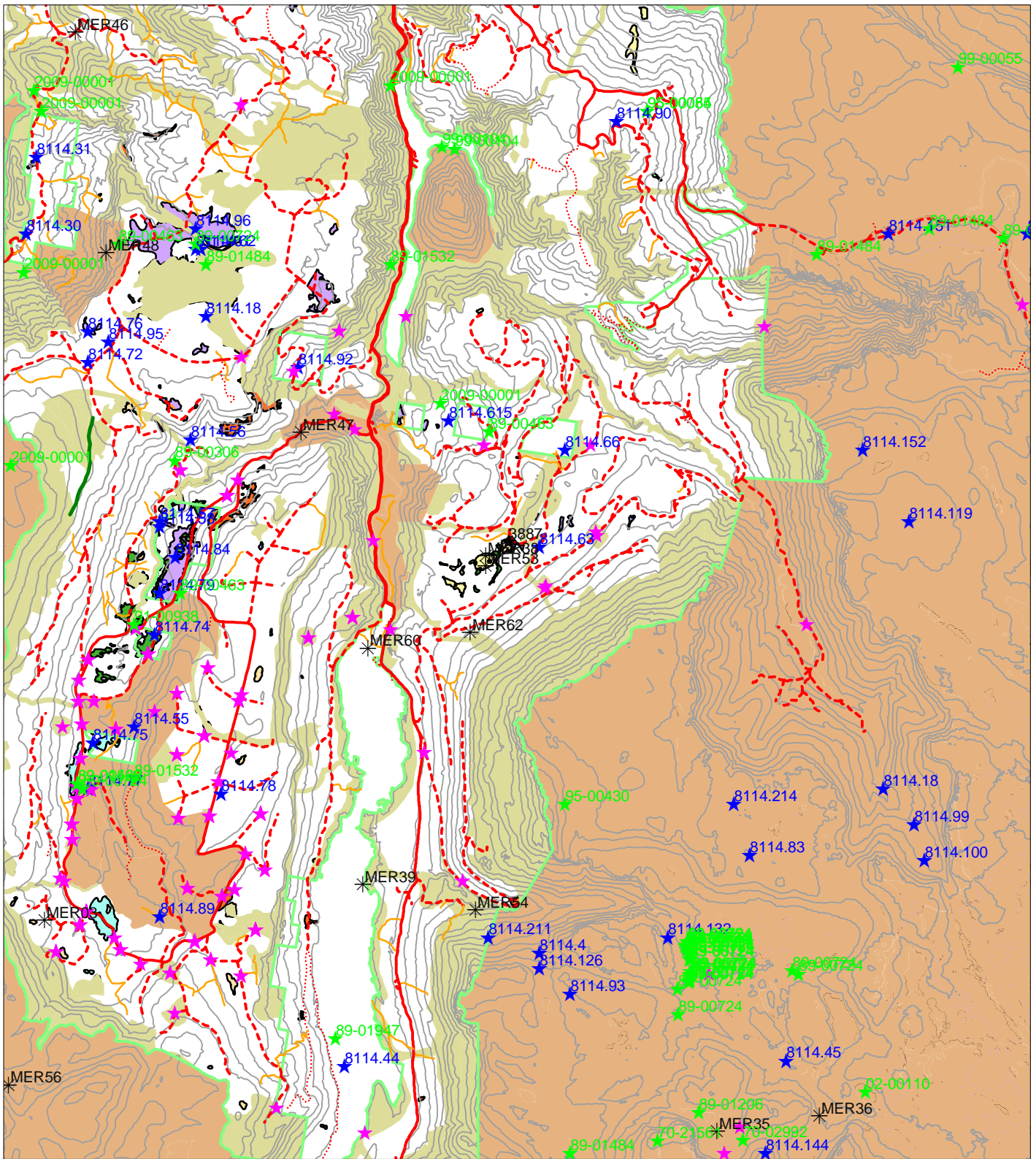
Name	Classification	Status
	Informal Reserve on State Forest or Forestry Tas managed land	Informal Reserve
Walls of Jerusalem National Park	National Park	Dedicated Formal Reserve
	Informal Reserve on State Forest or Forestry Tas managed land	Informal Reserve
	Informal Reserve on State Forest or Forestry Tas managed land	Informal Reserve
Mersey White Water Forest Reserve	Forest Reserve	Other Formal Reserve

For more information about the Tasmanian Reserve Estate, please contact the Land Conservation Branch DPIPWE.

Ph: (03) 6233 2744

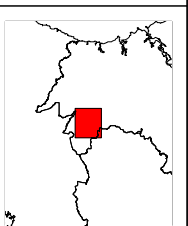
Fax (03) 6223 8603

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



- | | | | | |
|---|--|------------------------------|-----------------------------|---|
| ★ Threatened Flora | — Significant all weather 2 lane feeder road | ■ Informal Reserves - MDC | ■ E. pauciflora on dolerite | ■ Subalpine Leptospermum nitidum woodland |
| ★ Threatened Fauna | — Single lane all weather minor road | ■ Formal Reserves | ■ E. rodwayi | ■ wetland (undifferentiated) |
| ★ Geoconservation points | — Single lane minor road | ■ Pencil Pine open woodland | ■ Wet E. viminalis | |
| ★ Historical Sites | — Single lane minor road | ■ Pencil Pine rainforest | ■ Highland grassy sedgeland | |
| ★ Phytoptora Cinnamomi | — Vehicular access track | ■ King Billy rainforest | ■ Highland Poa grassland | |
| — Historic Line Features | — State Forest Boundaries | ■ King Billy subalpine scrub | ■ Rainforest fernland | |
| — Not coded | — 50 Metre Contour (25K) | ■ Cushion moorland | ■ Riparian scrub | |
| — Primary all weather 2+ lane arterial road | | ■ E. amygdalina on sandstone | ■ Sphagnum peatland | |

LOCATION MAP



NOTE: Map co-ordinates are based on GDA94 Topographic map data is supplied by DPIWE Boundaries may not co-incide due to different capture scales



Conservation Inventory Map

Date: Monday, 6 August 2012

Prepared by: Mark Wapstra

(c) Copyright Forestry Tasmania

Prepared for: Brian French

Scale 1:107,560



Conservation Enquiry Report

Location: 437571mE, 5381022mN

Generated Monday, 6th of August 2012 - 10:48:38

Please Note:

1. Conservation Enquiry Maps & Reports are to be used for forest planning purposes only and are not for publication.
2. While based on the best available information, this inventory may not be comprehensive.
3. The absence of recorded sites is not evidence that such sites do not exist in this area.
4. The significance of recorded sites should be interpreted by an appropriate expert.
5. Positional accuracy generally not better than 100 metres.
6. Geoconservation sensitivity scores are ranked from 1 to 10, 1 being the most sensitive to disturbance, 10 being the least sensitive
7. Priority communities identified on Conservation Enquiry Maps are those communities identified in the RFA as a priority for protection on Public Land.
8. The location of PC Management Areas can be identified via MDC or PC Management map compositions.
9. This report does not query Aboriginal data.

Threatened Fauna - 25k Mapsheet					
RECORD TYPE	SPECIES NAME	25,000 MAPSHEET NUMBER	25,000 MAPSHEET NAME	LOCATION	SPECIAL COMMENTS
Habitat which may contain threatened species	Masked Owl	4439	MOLE CREEK	Lowland dry sclerophyll forest with old growth components	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4439	MOLE CREEK	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Cave Dwelling Invertebrates	4439	MOLE CREEK	CONFIDENTIAL - Contact FPB Senior Zoologist	
Habitat which may contain threatened species	Eastern Barred Bandicoot	4439	MOLE CREEK	Grassy woodlands native grasslands mosaics of pasture and ground cover including shrubby weeds	
Habitat which may contain threatened species	Wedge-tailed Eagle	4439	MOLE CREEK	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Known localities	Cave Harvestman (Hickmanoxyomma gibbergunyar)	4439	MOLE CREEK	CONFIDENTIAL - Contact FPB Senior Zoologist	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4439	MOLE CREEK	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	

Known localities	Cave Pseudoscorpion	4439	MOLE CREEK	CONFIDENTIAL - Contact FPB Senior Zoologist	
Known localities	Cave Beetle (Tasmanotrechus cockerilli)	4439	MOLE CREEK	CONFIDENTIAL - Contact FPB Senior Zoologist	
Habitat which may contain threatened species	Grey Goshawk	4439	MOLE CREEK	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Tasmanian Devil (Sarcophilus harrisi)	4439	MOLE CREEK	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4239	LIENA	All wetter forest types coastal heath and bush-pasture interfaces	
Known localities	Cave Harvestman (Hickmanoxyomma gibbergunyar)	4239	LIENA	CONFIDENTIAL - Contact FPB Senior Zoologist	
Habitat which may contain threatened species	Grey Goshawk	4238	BORRADAILE	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Wedge-tailed Eagle	4238	BORRADAILE	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Special comments	Not coded	4238	BORRADAILE		Surveys have been conducted of Borradaile Plains and associated grasslands for the presence of ptunarra brown butterfly. The species would appear to be absent from these areas and as such no formal notification is required for these grasslands. Other grasslands on this mapsheet remain as potential habitat and may require a specialist survey.

Special comments	Not coded	4239	LIENA		Surveys have been conducted of Emu Plains and associated grasslands and Olivers Plains and associated grasslands for the presence of ptunarra brown butterfly. The species would appear to be absent from these areas and as such no formal notification is required for these grasslands. Other grasslands on this mapsheet remain as potential habitat and may require a specialist survey.
Habitat which may contain threatened species	Giant Freshwater Crayfish	4239	LIENA	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4239	LIENA	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4239	LIENA	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4238	BORRADAILE	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4238	BORRADAILE	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Cave Dwelling Invertebrates	4239	LIENA	CONFIDENTIAL - Contact FPB Senior Zoologist	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4238	BORRADAILE	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	
Habitat which may contain threatened species	Grey Goshawk	4239	LIENA	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp <i>E. brookeriana</i> wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4238	BORRADAILE	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	

Habitat which may contain threatened species	Wedge-tailed Eagle	4239	LIENA	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4437	PILLANS LAKE	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Wedge-tailed Eagle	4437	PILLANS LAKE	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4437	PILLANS LAKE	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4437	PILLANS LAKE	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Grey Goshawk	4438	LAKE MACKENZIE	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4438	LAKE MACKENZIE	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	
Habitat which may contain threatened species	Wedge-tailed Eagle	4438	LAKE MACKENZIE	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4438	LAKE MACKENZIE	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4438	LAKE MACKENZIE	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4438	LAKE MACKENZIE	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4236	CATHEDRAL	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Wedge-tailed Eagle	4236	CATHEDRAL	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4236	CATHEDRAL	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	

Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4236	CATHEDRAL	All wetter forest types coastal heath and bush-pasture interfaces
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4237	ROWALLAN	All wetter forest types coastal heath and bush-pasture interfaces
Habitat which may contain threatened species	Tasmanian Devil (Sarcophilus harrisii)	4237	ROWALLAN	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.
Habitat which may contain threatened species	Grey Goshawk	4237	ROWALLAN	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.
Habitat which may contain threatened species	Wedge-tailed Eagle	4237	ROWALLAN	Large tracts (more than 10 ha) of eucalypt or mixed forest
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4237	ROWALLAN	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%
Habitat which may contain threatened species	Giant Freshwater Crayfish	4237	ROWALLAN	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude
Habitat which may contain threatened species	Masked Owl	4237	ROWALLAN	Lowland dry sclerophyll forest with old growth components
Habitat which may contain threatened species	Tasmanian Devil (Sarcophilus harrisii)	4436	ADA	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4436	ADA	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%
Habitat which may contain threatened species	Wedge-tailed Eagle	4436	ADA	Large tracts (more than 10 ha) of eucalypt or mixed forest
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4436	ADA	All wetter forest types coastal heath and bush-pasture interfaces

PC Management Areas

PC MANAGEMENT AREA NUMBER	NAME	AREA (Hectares)
There are no records for this theme within this area.		

Threatened Flora

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	ACCURACY	LISTING STATUS STATE	LISTING STATUS NATIONAL
99-00055	Planocarpa nitida(black cheeseberry)	446162	5391033	100	rare	
89-01484	Viola cunninghamii(alpine violet)	447053	5387706	10	rare	
89-01484	Viola cunninghamii(alpine violet)	445612	5387883	100	rare	
89-00724	Hovea montana(mountain purplepea)	440938	5373238	20	rare	
89-00724	Hovea montana(mountain purplepea)	440942	5373268	20	rare	
89-00724	Hovea montana(mountain purplepea)	440939	5373342	20	rare	
89-00724	Hovea montana(mountain purplepea)	440941	5373372	20	rare	
89-00724	Hovea montana(mountain purplepea)	440953	5373416	20	rare	
89-00724	Hovea montana(mountain purplepea)	440988	5373429	100	rare	
89-00724	Hovea montana(mountain purplepea)	440988	5373429	100	rare	
89-00724	Hovea montana(mountain purplepea)	440948	5373659	20	rare	
89-00724	Hovea montana(mountain purplepea)	440932	5373661	20	rare	
89-00724	Hovea montana(mountain purplepea)	440951	5373756	20	rare	
89-00724	Hovea montana(mountain purplepea)	440937	5373775	100	rare	
89-00724	Hovea montana(mountain purplepea)	440937	5373775	100	rare	
89-00724	Hovea montana(mountain purplepea)	440930	5373830	20	rare	
89-00724	Hovea montana(mountain purplepea)	440886	5373860	20	rare	
89-00724	Hovea montana(mountain purplepea)	440857	5373907	20	rare	
89-00724	Hovea montana(mountain purplepea)	440928	5373918	20	rare	
89-00724	Hovea montana(mountain purplepea)	440846	5373925	20	rare	
89-00724	Hovea montana(mountain purplepea)	440900	5373981	20	rare	
89-00724	Hovea montana(mountain purplepea)	440891	5374014	20	rare	
70-21561	Parmeliopsis hyperopta()	440315	5370125	100	rare	
89-01206	Ranunculus jugosus(twinned buttercup)	441112	5370683	600	rare	
89-00724	Hovea montana(mountain purplepea)	440712	5372583	100	rare	
89-00724	Hovea montana(mountain purplepea)	440705	5373082	20	rare	

89-00724	Hovea montana(mountain purplepea)	440925	5373208	20	rare	
70-02992	Parmeliopsis ambigua()	441976	5370139	1000	rare	
89-00724	Hovea montana(mountain purplepea)	442934	5373437	20	rare	
89-00724	Hovea montana(mountain purplepea)	443062	5373372	20	rare	
02-00110	Rhytidosporum inconspicuum(alpine appleberry)	444362	5371083	350	endangered	
89-01947	Amphibromus neesii(southern swampgrass)	434039	5372120	10000	rare	
89-01484	Viola cunninghamii(alpine violet)	438612	5369883	100	rare	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	428312	5390183	500	rare	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	428162	5390583	100	rare	
95-00085	Rhodanthe anthemoides(chamomile sunray)	440112	5390183	10000	rare	
95-00054	Leucochrysum albicans subsp. albicans var. tricolor(grassland paperdaisy)	440112	5390183	10000	endangered	Endangered
89-01484	Viola cunninghamii(alpine violet)	443412	5387383	100	rare	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	435112	5390683	100	rare	
89-01532	Carex capillacea(yellowleaf sedge)	435112	5387183	2500	rare	
99-00104	Pomaderris phyllicifolia subsp. phyllicifolia(narrowleaf dogwood)	436112	5389483	100	rare (unofficial)	
99-00104	Pomaderris phyllicifolia subsp. phyllicifolia(narrowleaf dogwood)	436362	5389433	100	rare (unofficial)	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	427962	5387036	100	rare	
89-00463	Scleranthus brockiei(mountain knawel)	429812	5387583	100	rare	
89-00463	Scleranthus brockiei(mountain knawel)	437037	5383933	100	rare	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	436090	5384485	10	rare	
2009-00001	Eucalyptus radiata subsp. radiata(forth river peppermint)	427712	5383283	2000	rare	
89-00463	Scleranthus brockiei(mountain knawel)	431012	5380783	100	rare	
89-00306	Senecio velleioides(forest groundsel)	430903	5383369	10	rare	
89-01484	Viola cunninghamii(alpine violet)	431512	5387183	100	rare	
89-00724	Hovea montana(mountain purplepea)	431312	5387583	100	rare	
91-00938	Pseudocephalozia paludicola()	430112	5380183	5000		Vulnerable
89-00724	Hovea montana(mountain purplepea)	429112	5376983	100	rare	
89-01532	Carex capillacea(yellowleaf sedge)	429012	5377083	100	rare	
89-00463	Scleranthus brockiei(mountain knawel)	429012	5377083	100	rare	

89-01532	Carex capillacea(yellowleaf sedge)	430112	5377183	10000	rare
95-00430	Agrostis australiensis(southern bent)	438512	5376683	100	rare

Threatened Fauna					
SPECIES CODE	SPECIES NAME	EASTING	NORTHING	LOCATION	PRINTING NOTE
B76-00242	wedge-tailed eagle	442395	5385981	Fisher River	Obs Type: Nest Notes:
70-00217	spotted-tailed quoll	443212	5380183		Obs Type: Sighting Notes:
70-00213	tasmanian devil	447423	5386415		Obs Type: Sighting Notes: no sign of DFTD
70-00217	spotted-tailed quoll	441312	5373383		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	430903	5372615	Lake Rowallan 2 km NE of Mount Pillinger	Obs Type: Nest Notes:
70-00213	tasmanian devil	432197	5373339	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432197	5373339	Lake Rowallan	Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	430816	5373402	Lake Rowallan 2 km NE of Mount Pillinger	Obs Type: Nest Notes:
B76-00241	wedge-tailed eagle	430816	5373402		Obs Type: Nest Notes: Large nest with good form with no signs of new material
70-00213	tasmanian devil	430238	5373568	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431604	5373643	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431604	5373643	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431604	5373643	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429853	5373846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429853	5373846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429853	5373846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429853	5373846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429853	5373846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	431296	5374008		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431296	5374008	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429736	5374083	Lake Rowallan	Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	441612	5369883		Obs Type: Sighting Notes:
70-00213	tasmanian devil	441912	5370383		Obs Type: Sighting Notes:
70-00213	tasmanian devil	432278	5375718	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432278	5375718	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432278	5375718	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432484	5374228	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432668	5375407	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432668	5375407	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432668	5375407	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432892	5370763		Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	434612	5370283		Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	436512	5375183		Obs Type: Sighting Notes:
70-00213	tasmanian devil	428593	5373798	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428593	5373798	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428593	5373798	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	428672	5375243		Obs Type: Sighting Notes:
70-00213	tasmanian devil	434775	5381810		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	439129	5381916	Deception Point 2 km W	Obs Type: Nest Notes:
B76-00242	wedge-tailed eagle	439112	5381983		Obs Type: Sighting Notes:
B76-00654	masked owl	436930	5383670	Upper Mersey River	Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	439012	5383683		Obs Type: Sighting Notes:
B76-00239	grey goshawk	434412	5383983		Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	434012	5384283		Obs Type: Sighting Notes:
70-00213	tasmanian devil	433229	5385111		Obs Type: Sighting Notes:
70-00213	tasmanian devil	433229	5385111		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	434107	5385891	Arm River Camp 1.6km N	Obs Type: Nest Notes:
B76-00241	wedge-tailed eagle	434107	5385891		Obs Type: Nest Notes: Poor form with bleached sticks
70-00217	spotted-tailed quoll	435412	5386183		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431924	5382698		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431924	5382698		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431924	5382698		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431924	5382698		Obs Type: Sighting Notes:
70-00213	tasmanian devil	432139	5382991		Obs Type: Sighting Notes:
70-00213	tasmanian devil	432139	5382991		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	431012	5383183		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	431011	5383192	Arm River 3 km S of Borradaile Plains	Obs Type: Nest Notes:
70-00217	spotted-tailed quoll	432212	5385383		Obs Type: Sighting Notes:
70-00213	tasmanian devil	432195	5390299		Obs Type: Sighting Notes:
70-00213	tasmanian devil	429032	5378688	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429032	5378688	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429032	5378688	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	429032	5378688	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429032	5378688	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429334	5378693	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429334	5378693	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429040	5379099		Obs Type: Sighting Notes:
70-00213	tasmanian devil	429040	5379099		Obs Type: Sighting Notes:
70-00213	tasmanian devil	429218	5379491	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429218	5379491	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429218	5379491	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430386	5379610	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430155	5380108	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430155	5380108	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430155	5380108	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430155	5380108	Lake Rowallan	Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	430513	5378484	Maggs Mountain	Obs Type: Nest Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432153	5378698	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432205	5378822		Obs Type: Sighting Notes:
70-00213	tasmanian devil	432205	5378822		Obs Type: Sighting Notes:
70-00213	tasmanian devil	430949	5378846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430949	5378846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430949	5378846	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431554	5379335	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431554	5379335	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431554	5379335	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431554	5379335	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429067	5377580	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429067	5377580	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429067	5377580	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429067	5377580	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429067	5377580	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429755	5378146	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429755	5378146	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429755	5378146	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429755	5378146	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429096	5378248	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429096	5378248	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429096	5378248	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429096	5378248	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429279	5376966	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	435772	5377693	Fish River Road - Lake Rowallan	Obs Type: Sighting Notes:
B76-00241	wedge-tailed eagle	433513	5379919		Obs Type: Nest Notes: Remnant nest
B76-00242	wedge-tailed eagle	433513	5379919	Walters Lookout SW	Obs Type: Nest Notes: not in use
B76-00242	wedge-tailed eagle	433513	5379919	Walters Lookout SW	Obs Type: Nest Notes:
B76-00654	masked owl	435112	5380081		Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	434373	5380322	Walters Lookout	Obs Type: Nest Notes: large chick
B76-00242	wedge-tailed eagle	434373	5380322	Walters Lookout	Obs Type: Nest Notes:
B76-00241	wedge-tailed eagle	434373	5380322		Obs Type: Nest Notes: Nest hard to see but appears to have good form. Indeterminate status
B76-00242	wedge-tailed eagle	438112	5380883		Obs Type: Sighting Notes:

B76-00242	wedge-tailed eagle	438139	5380928	Deception Point 3 km W	Obs Type: Nest Notes:
70-00213	tasmanian devil	432580	5376494	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431762	5377114	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431762	5377114	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431762	5377114	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431762	5377114	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430948	5377648	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430948	5377648	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430948	5377648	Lake Rowallan	Obs Type: Sighting Notes:
70-00217	spotted-tailed quoll	432012	5377683		Obs Type: Sighting Notes:
70-00213	tasmanian devil	431476	5378020	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431476	5378020	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431476	5378020	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431476	5378020	Lake Rowallan	Obs Type: Sighting Notes:
B76-00242	wedge-tailed eagle	428725	5378189	Arm River Rd	Obs Type: Nest Notes:
70-00213	tasmanian devil	428999	5377028	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428999	5377028	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428999	5377028	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428999	5377028	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428999	5377028	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429006	5376800	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428752	5375186	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428752	5375186	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428752	5375186	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428905	5376294	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428908	5375998	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428908	5375998	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428908	5375998	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428908	5375998	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	428908	5375998	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430975	5376413	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430975	5376413	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	430975	5376413	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431155	5375036	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431155	5375036	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431155	5375036	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431580	5376450	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431580	5376450	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431580	5376450	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431580	5376450	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431828	5374896	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431828	5374896	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	431828	5374896	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432070	5375015	Lake Rowallan	Obs Type: Sighting Notes:

70-00213	tasmanian devil	432070	5375015	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432070	5375015	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432070	5375015	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	432278	5375718	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429060	5374329	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429187	5374593		Obs Type: Sighting Notes:
70-00213	tasmanian devil	429187	5374593		Obs Type: Sighting Notes:
70-00213	tasmanian devil	429188	5374593	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429188	5374593	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429188	5374593	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429736	5374083	Lake Rowallan	Obs Type: Sighting Notes:
70-00213	tasmanian devil	429736	5374083	Lake Rowallan	Obs Type: Sighting Notes:

Phytophthora Cinnamomi		
ACCESSION NO.	EASTING	NORTHING
3887	437411	5381783

Geoconservation Points					
GIS CODE	NAME	EASTING	NORTHING	FEATURE SIZE	OVERALL VUNERABILITY
MER46	Lemonthyme Creek Glacials	429000	5391700	Medium/area	5
MER38	Dublin Bog Palynological Site	437000	5381500	Large/region	5
MER36	Zion Vale Bog	443500	5370600	Medium/area	2
MER39	Fish River Alluvial Fan	434600	5375100	Large/region	5
MER35	Walls of Jerusalem Last Glacial Ice Window	441500	5370300	Large/region	8
MER03	February Creek Glacial Stratigraphic Site	428400	5374400	Small/site	7
MER53	Dublin Bog End Moraine	437000	5381300	Large/region	5

MER56	Pillinger Bog End Moraine	427700	5371200	Small/site	5
MER60	Mersey River Overflow Channel Glacial Deposits	434700	5379700	Medium/area	7
MER62	Mersey Valley Latero-terminal Moraine	436700	5380000	Large/region	7
MER54	Fish River Rhythmite Section	436800	5374600	small/site	7
MER47	Arm River Valley Tertiary Tillite	433400	5383900	Small/site	6
MER48	Borradaile Plains Basalt Mass Movement Feature	429600	5387400	Small/site	8

Historical Sites					
SITE ID	SITE NAME	SITE TYPE	EASTING	NORTHING	ACCURACY
8114.615	Clummer shed and tram trolley	Primary Industry; Timber Getting	436238	5384145	GPS3 (+/- 10m)
8114.31	Patons Road Hut	Unknown	428212	5389283	Sketch Mapping 6 (+/- 100m)
8114.96	Tree Hut 2	Unknown	431312	5387883	Sketch Mapping 6 (+/- 100m)
8114.30	Gisbornes Hut	Unknown	428012	5387783	Sketch Mapping 6 (+/- 100m)
8114.62	Borradaile Plain 2, Hut	Unknown	431412	5387483	Sketch Mapping 6 (+/- 100m)
8114.61	Borradaile Plain 1, Hut	Unknown	431312	5387483	Sketch Mapping 6 (+/- 100m)
8114.151	Hydro Hut 1, Balmoral	Infrastructure; Services; Electricity	444812	5387783	Sketch Mapping 6 (+/- 100m)
8114.152	Hydro Hut 2, Balmoral	Infrastructure; Services; Electricity	444312	5383583	Sketch Mapping 6 (+/- 100m)
8114.18	Borradaile Plain Channel and Bridge	Infrastructure; Services; Water supply/drainage	431512	5386183	Sketch Mapping 6 (+/- 100m)
8114.83	Patons Road	Infrastructure; Transport; Land routes	442102	5375683	Sketch Mapping 6 (+/- 100m)
8114.57	Arm River Bridge	Infrastructure; Transport; Land routes	430612	5382183	Sketch Mapping 6 (+/- 100m)
8114.214	Mt Brown Mine and huts	Primary Industry; Mining	441792	5376683	Sketch Mapping 6 (+/- 100m)
8114.55	Arm River Sawmill	Primary Industry; Timber Getting	430112	5378183	Sketch Mapping 6 (+/- 100m)
8114.77	Maggs Hill Ripper	Primary Industry; Timber Getting	429212	5376983	Sketch Mapping 6 (+/- 100m)
8114.119	Ironstone Fence 1	Primary Industry; Agriculture	445212	5382183	Sketch Mapping 6 (+/- 100m)
8114.45	Hut Site	Primary Industry; Agriculture	442812	5371683	Sketch Mapping 6 (+/- 100m)
8114.93	Stone Pens	Primary Industry; Agriculture	438612	5372983	Sketch Mapping 6 (+/- 100m)
8114.211	Howells Route	Primary Industry; Agriculture	437012	5374083	Sketch Mapping 6 (+/- 100m)
8114.44	Lake Rowallan, Possible Hut Site	Primary Industry; Agriculture	434212	5371583	Sketch Mapping 6 (+/- 100m)
8114.148	Balmoral Chimney	Primary Industry; Agriculture	447512	5387783	Sketch Mapping 6 (+/- 100m)

8114.56	Arm River Bridge/Track	Primary Industry; Agriculture	431212	5383783	Sketch Mapping 6 (+/- 100m)
8114.76	Lemonthyme Gate Hut	Primary Industry; Terrestrial hunting	429212	5385883	Sketch Mapping 6 (+/- 100m)
8114.75	Howes Hut	Primary Industry; Terrestrial hunting	429312	5377883	Sketch Mapping 6 (+/- 100m)
8114.74	Harry Andrews Hut 2	Primary Industry; Terrestrial hunting	430512	5379983	Sketch Mapping 6 (+/- 100m)
8114.58	Arthur Howes Hut	Primary Industry; Terrestrial hunting	430612	5382083	Sketch Mapping 6 (+/- 100m)
8114.63	Boys Hut	Primary Industry; Terrestrial hunting	438012	5381683	Sketch Mapping 6 (+/- 100m)
8114.99	Little Fisher Valley - Hut 1	Primary Industry; Terrestrial hunting	445312	5376283	Sketch Mapping 6 (+/- 100m)
8114.100	Little Fisher Valley - Hut 2	Primary Industry; Terrestrial hunting	445512	5375583	Sketch Mapping 6 (+/- 100m)
8114.126	Pre - Trappers Hut	Primary Industry; Terrestrial hunting	438012	5373483	Sketch Mapping 6 (+/- 100m)
8114.89	Scott Hut	Primary Industry; Terrestrial hunting	430612	5374483	Sketch Mapping 6 (+/- 100m)
8114.66	Dick Miles Hut	Primary Industry; Terrestrial hunting	438512	5383583	Sketch Mapping 6 (+/- 100m)
8114.78	Maggs Tree Hut	Primary Industry; Terrestrial hunting	431812	5376883	Sketch Mapping 6 (+/- 100m)
8114.84	Peg Hut	Primary Industry; Terrestrial hunting	430912	5381483	Sketch Mapping 6 (+/- 100m)
8114.79	Max Howes Hut	Primary Industry; Terrestrial hunting	430612	5380783	Sketch Mapping 6 (+/- 100m)
8114.90	Snake Creek Hut	Primary Industry; Terrestrial hunting	439512	5389983	Sketch Mapping 6 (+/- 100m)
8114.95	Tree Hut 1	Primary Industry; Terrestrial hunting	429612	5385683	Sketch Mapping 6 (+/- 100m)
8114.72	Harry Andrews Hut 1	Primary Industry; Terrestrial hunting	429212	5385283	Sketch Mapping 6 (+/- 100m)
8114.92	Snarers Hut 2	Primary Industry; Terrestrial hunting	433312	5385183	Sketch Mapping 6 (+/- 100m)
8114.132	Solitary Mans Hut	Community Services; Recreation	440512	5374083	Sketch Mapping 6 (+/- 100m)
8114.4	Trappers Hut	Community Services; Recreation	438012	5373783	Sketch Mapping 6 (+/- 100m)
8114.144	Temple Hut	Community Services; Recreation	442412	5369883	Sketch Mapping 6 (+/- 100m)
8114.18	Little Fisher Hut	Primary Industry; Terrestrial hunting	444712	5376983	Of unknown source and accuracy

Historical Line Features		
FEATURE ID	FEATURE TYPE	DESCRIPTION
379	Old track	Innes / Mole Creek track. See

Karst - Catchment			
KARST AREA NO.	NAME	KARST CATCHMENT	CONFIRMED

NW 48	Mole Creek	A	Y
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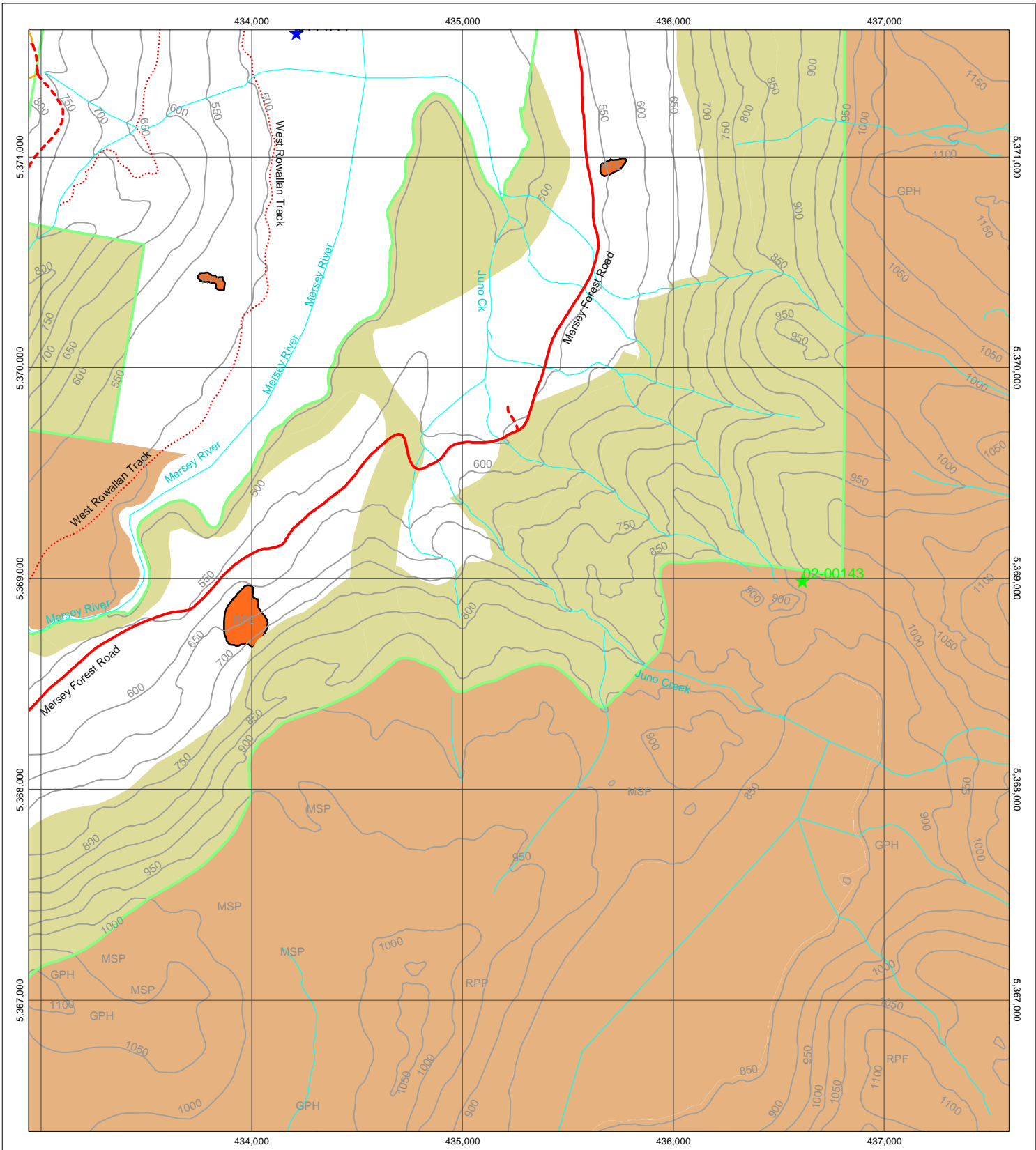
Karst - Category

KARST AREA NO.	NAME	CATEGORY	CONFIRMED	KLITH
NW 48	Mole Creek	A	Y	

Giant Trees - Protected

TREE ID	SPECIES CODE	EASTING	NORTHING	VOLUME	HEIGHT	POPULAR NAME
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There are no records for this theme within this area.



Threatened Flora	Single lane minor road	Formal Reserves	Rainforest fernland
Historical Sites	Vehicular access track	Pencil Pine open woodland	Sphagnum peatland
Significant all weather 2 lane feeder road	State Forest Boundaries	Pencil Pine rainforest	
Single lane all weather minor road	50 Metre Contour (25K)	Pencil Pine/Myrtle short rainforest	
	Informal Reserves - MDC	Highland grassy sedge land	
		Highland Poa grassland	

LOCATION MAP

4238	4438
4237	4437
4236	4436
4235	4435

NOTE: Map co-ordinates are based on GDA94 Topographic map data is supplied by DPIWE Boundaries may not co-incide due to different capture scales



Conservation Inventory Map

Date: Tuesday, 15 May 2012 Prepared by: Mark Wapstra

(c) Copyright Forestry Tasmania Prepared for:

Scale 1:25,000



Conservation Enquiry Report

Location: 435266mE, 5368991mN

Generated Tuesday, 15th of May 2012 - 13:46:32

Please Note:

1. Conservation Enquiry Maps & Reports are to be used for forest planning purposes only and are not for publication.
2. While based on the best available information, this inventory may not be comprehensive.
3. The absence of recorded sites is not evidence that such sites do not exist in this area.
4. The significance of recorded sites should be interpreted by an appropriate expert.
5. Positional accuracy generally not better than 100 metres.
6. Geoconservation sensitivity scores are ranked from 1 to 10, 1 being the most sensitive to disturbance, 10 being the least sensitive
7. Priority communities identified on Conservation Enquiry Maps are those communities identified in the RFA as a priority for protection on Public Land.
8. The location of PC Management Areas can be identified via MDC or PC Management map compositions.
9. This report does not query Aboriginal data.

Threatened Fauna - 25k Mapsheet					
RECORD TYPE	SPECIES NAME	25,000 MAPSHEET NUMBER	25,000 MAPSHEET NAME	LOCATION	SPECIAL COMMENTS
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4236	CATHEDRAL	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Wedge-tailed Eagle	4236	CATHEDRAL	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4236	CATHEDRAL	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4236	CATHEDRAL	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4237	ROWALLAN	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Tasmanian Devil (<i>Sarcophilus harrisii</i>)	4237	ROWALLAN	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Grey Goshawk	4237	ROWALLAN	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	

Habitat which may contain threatened species	Wedge-tailed Eagle	4237	ROWALLAN	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4237	ROWALLAN	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4237	ROWALLAN	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	
Habitat which may contain threatened species	Masked Owl	4237	ROWALLAN	Lowland dry sclerophyll forest with old growth components	

PC Management Areas

PC MANAGEMENT AREA NUMBER	NAME	AREA (Hectares)
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There are no records for this theme within this area.

Threatened Flora

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	ACCURACY	LISTING STATUS STATE	LISTING STATUS NATIONAL
02-00143	Arthropodium strictum(chocolate lily)	436612	5368983	100	rare	

Threatened Fauna

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	LOCATION	PRINTING NOTE
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There are no records for this theme within this area.

Phytophthora Cinnamomi

ACCESSION NO.	EASTING	NORTHING
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There are no records for this theme within this area.

Geoconservation Points

GIS CODE	NAME	EASTING	NORTHING	FEATURE SIZE	OVERALL VUNERABILITY
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There are no records for this theme within this area.

Historical Sites

SITE ID	SITE NAME	SITE TYPE	EASTING	NORTHING	ACCURACY
8114.44	Lake Rowallan, Possible Hut Site	Primary Industry; Agriculture	434212	5371583	Sketch Mapping 6 (+/- 100m)

Historical Line Features

FEATURE ID	FEATURE TYPE	DESCRIPTION
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There are no records for this theme within this area.

Karst - Catchment

KARST AREA NO.	NAME	KARST CATCHMENT	CONFIRMED
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There are no records for this theme within this area.

Karst - Category

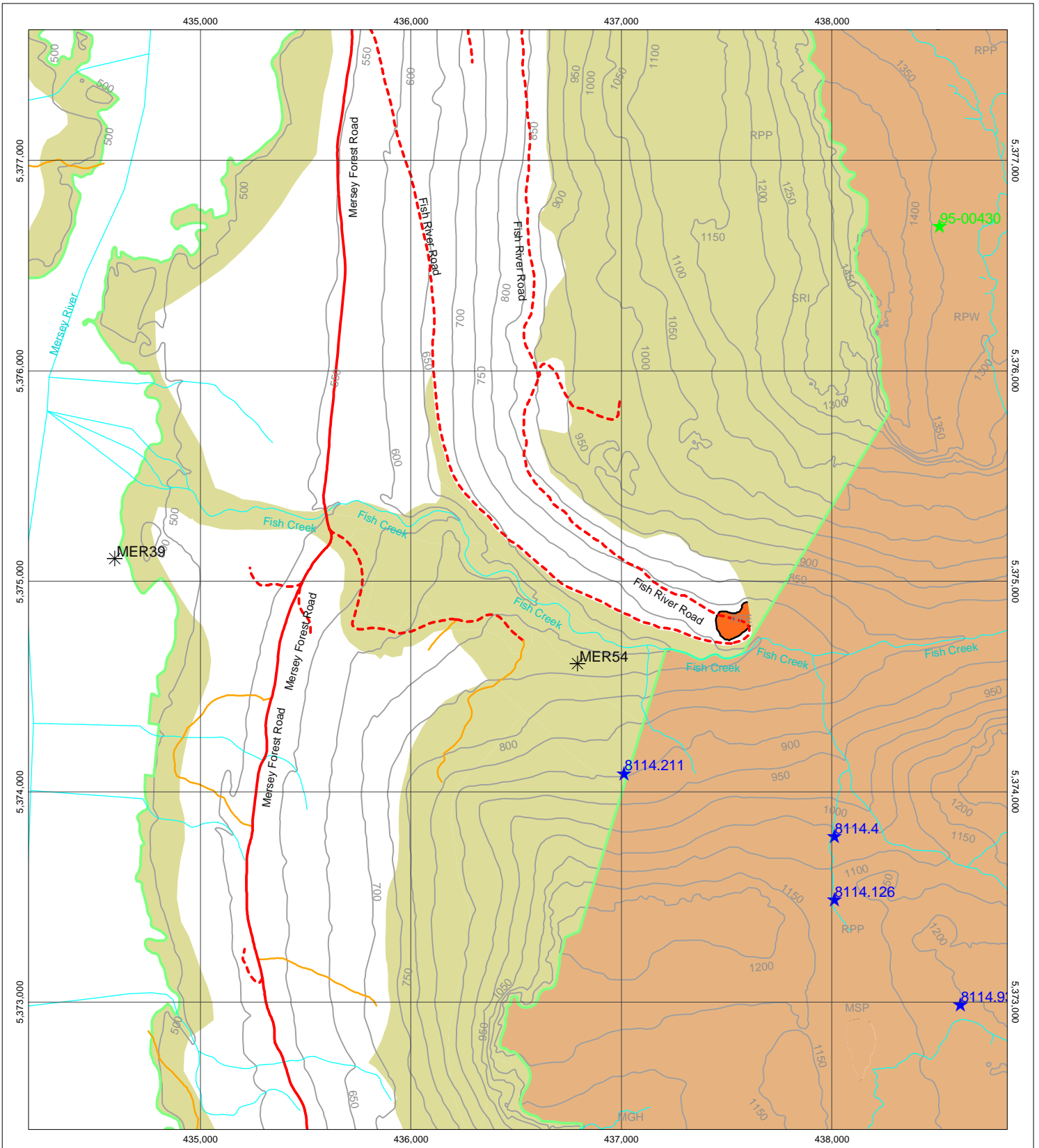
KARST AREA NO.	NAME	CATEGORY	CONFIRMED	KLITH
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There are no records for this theme within this area.

Giant Trees - Protected

TREE ID	SPECIES CODE	EASTING	NORTHING	VOLUME	HEIGHT	POPULAR NAME
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There are no records for this theme within this area.



Threatened Flora	Vehicular access track	Pencil Pine rainforest	LOCATION MAP <table border="1"> <tr><td>4239</td><td>4439</td></tr> <tr><td>4238</td><td>4438</td></tr> <tr><td>4237</td><td>4437</td></tr> <tr><td>4236</td><td>4436</td></tr> <tr><td>4235</td><td>4435</td></tr> </table>	4239	4439	4238	4438	4237	4437	4236	4436	4235	4435
4239	4439												
4238	4438												
4237	4437												
4236	4436												
4235	4435												
Geoconservation points	State Forest Boundaries	Highland grassy sedge land											
Historical Sites	50 Metre Contour (25K)	Rainforest fernland											
Significant all weather 2 lane feeder road	Informal Reserves - MDC	Riparian scrub											
Single lane all weather minor road	Formal Reserves	Sphagnum peatland											
	Pencil Pine open woodland												

NOTE: Map co-ordinates are based on GDA94 Topographic map data is supplied by DPIWE Boundaries may not co-incide due to different capture scales

	<h1>Conservation Inventory Map</h1>		 DEV 1
	Date: Tuesday, 15 May 2012 (c) Copyright Forestry Tasmania	Prepared by: Mark Wapstra Prepared for: G7 Generation	

Conservation Enquiry Report

Location: 436507mE, 5375009mN

Generated Tuesday, 15th of May 2012 - 11:30:08

Please Note:

1. Conservation Enquiry Maps & Reports are to be used for forest planning purposes only and are not for publication.
2. While based on the best available information, this inventory may not be comprehensive.
3. The absence of recorded sites is not evidence that such sites do not exist in this area.
4. The significance of recorded sites should be interpreted by an appropriate expert.
5. Positional accuracy generally not better than 100 metres.
6. Geoconservation sensitivity scores are ranked from 1 to 10, 1 being the most sensitive to disturbance, 10 being the least sensitive
7. Priority communities identified on Conservation Enquiry Maps are those communities identified in the RFA as a priority for protection on Public Land.
8. The location of PC Management Areas can be identified via MDC or PC Management map compositions.
9. This report does not query Aboriginal data.

Threatened Fauna - 25k Mapsheet					
RECORD TYPE	SPECIES NAME	25,000 MAPSHEET NUMBER	25,000 MAPSHEET NAME	LOCATION	SPECIAL COMMENTS
Habitat which may contain threatened species	Quolls (Spotted-tailed, Eastern)	4237	ROWALLAN	All wetter forest types coastal heath and bush-pasture interfaces	
Habitat which may contain threatened species	Tasmanian Devil (Sarcophilus harrisi)	4237	ROWALLAN	Potential habitat includes dry to damp forest, woodlands and grassy woodlands, coastal scrub, and riparian areas.	
Habitat which may contain threatened species	Grey Goshawk	4237	ROWALLAN	Wet eucalypt forest with blackwood/myrtle understorey blackwood swamp E. brookeriana wet forest melaleuca and leptospermum forest.	
Habitat which may contain threatened species	Wedge-tailed Eagle	4237	ROWALLAN	Large tracts (more than 10 ha) of eucalypt or mixed forest	
Habitat which may contain threatened species	Ptunarra Brown Butterfly	4237	ROWALLAN	Native grasslands or grassy woodlands with tussock grass (<i>Poa</i>) cover of more than 15%	
Habitat which may contain threatened species	Giant Freshwater Crayfish	4237	ROWALLAN	North-flowing streams rivers and other waterbodies including lakes and Arthur River system below about 400 m altitude	

Habitat which may contain threatened species	Masked Owl	4237	ROWALLAN	Lowland dry sclerophyll forest with old growth components	
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PC Management Areas

PC MANAGEMENT AREA NUMBER	NAME	AREA (Hectares)
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There are no records for this theme within this area.

Threatened Flora

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	ACCURACY	LISTING STATUS STATE	LISTING STATUS NATIONAL
95-00430	Agrostis australiensis(southern bent)	438512	5376683	100	rare	

Threatened Fauna

SPECIES CODE	SPECIES NAME	EASTING	NORTHING	LOCATION	PRINTING NOTE
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There are no records for this theme within this area.

Phytophthora Cinnamomi

ACCESSION NO.	EASTING	NORTHING
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There are no records for this theme within this area.

Geoconservation Points

GIS CODE	NAME	EASTING	NORTHING	FEATURE SIZE	OVERALL VUNERABILITY
MER39	Fish River Alluvial Fan	434600	5375100	Large/region	5
MER54	Fish River Rhythmite Section	436800	5374600	small/site	7

Historical Sites

SITE ID	SITE NAME	SITE TYPE	EASTING	NORTHING	ACCURACY
8114.211	Howells Route	Primary Industry; Agriculture	437012	5374083	Sketch Mapping 6 (+/- 100m)
8114.93	Stone Pens	Primary Industry; Agriculture	438612	5372983	Sketch Mapping 6 (+/- 100m)
8114.126	Pre - Trappers Hut	Primary Industry; Terrestrial hunting	438012	5373483	Sketch Mapping 6 (+/- 100m)
8114.4	Trappers Hut	Community Services; Recreation	438012	5373783	Sketch Mapping 6 (+/- 100m)

Historical Line Features

FEATURE ID	FEATURE TYPE	DESCRIPTION
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There are no records for this theme within this area.

Karst - Catchment

KARST AREA NO.	NAME	KARST CATCHMENT	CONFIRMED
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There are no records for this theme within this area.

Karst - Category

KARST AREA NO.	NAME	CATEGORY	CONFIRMED	KLITH
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There are no records for this theme within this area.

Giant Trees - Protected

TREE ID	SPECIES CODE	EASTING	NORTHING	VOLUME	HEIGHT	POPULAR NAME
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There are no records for this theme within this area.

Conservation of Freshwater Ecosystem Values (CFEV) Database

Corporate Interface Report

<https://cfev.dpiw.tas.gov.au>

Data in this report should be cited as:

CFEV database, v1.0 (2005), Conservation of Freshwater Ecosystem Values Project, Water Resources Division, Department of Primary Industries and Water, Tasmania

All maps in this report should be cited as:

Base data by CFEV, © State of Tasmania.

Rivers, estuaries and waterbodies - base data by the LIST, © State of Tasmania.

For interpretive information visit:

<http://www.dpiw.tas.gov.au/cfev>

**The CFEV Program is an initiative of the Water Resources Division,
Department of Primary Industries and Water.**

1 Legend

Karst



Wetlands



River Sections



Waterbodies



Data confidence and CFEV

The strength of the CFEV data lies with its comprehensive coverage of the state, which allows broad scale comparisons, generalised summaries, and the combination of complicated data sets into readily interpreted indices.

It should be acknowledged that CFEV data uses a variety of data sources as input and that some of these are modelled and are not ground-truthed. As a result care should be taken when using specific variables at specific locations.

Disclaimer

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It also provides on-line access to some government services and transactions. All of the material published on this website is together referred to hereafter as "the information".

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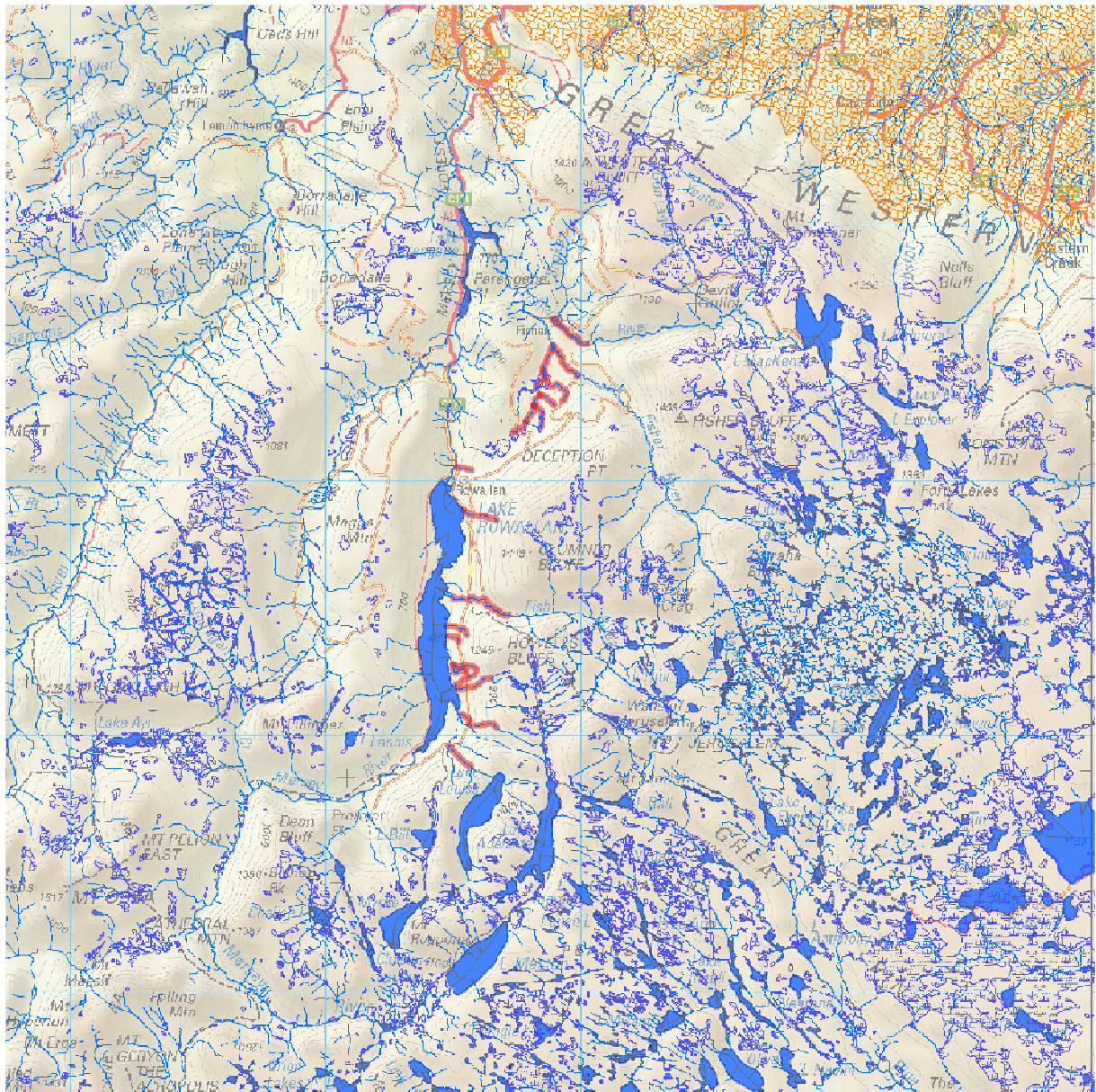
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Any results with important management implications should be supported by on-ground surveys.

2 River Sections :

278000,277999,278034,278029,278004,278001,277997,277987,277996
,277985,277866,276869,276422,272632,272616,272545,272546,27252
2,272285,272194,272170



Centre point - E: 438784m N: 5377280m Scale (map width): 42656m
GDA94 Zone 55

2.1 Biophysical Classes

2.1.1 Crayfish Class

Code	Description	% Units	Count	Total Units
C6	All first order streams (for rivers) and areas greater than 400 m AHD; Crayfish absent or naturally in low abundance or low probability of occurrence (mainland Tasmania)	50.11%	12	12685.56 m
C2	<i>Astacopsis tricornis</i> present (excluding first order streams)	49.89%	9	12629.74 m

2.1.2 Hydrological Class

Code	Description	% Units	Count	Total Units
H1	Streams intermediate in magnitude and variability of annual, monthly and peak flows, with a skewed annual flow distribution.	100.00%	21	25315.29 m

2.1.3 Macroinvertebrate Class

Code	Description	% Units	Count	Total Units
BC8f	Headwater first order streams, depauperate form of assemblage C8 and located in same areas. Indicator taxa (EPTC groups):	50.11%	12	12685.56 m
BC8	Assemblage of streams in the central north-east (Plomley's Island), and in catchments bordering the Tyler line both north of the Central Plateau (upper Forth and Mersey catchments) and south of the Central Plateau (central Derwent catchment). River sections at altitudes <800 m AHD. Indicator taxa (EPTC groups):	49.89%	9	12629.74 m

2.1.4 Macrophyte Class

Code	Description	% Units	Count	Total Units
M1	Low probability of macrophyte assemblage occurrence, absent/very sparse	65.83%	16	16665.46 m
M5B	Submerged plant dominated assemblage; Moderate probability of macrophyte assemblage occurrence, sparse/locally patchy. Dominants:	34.17%	5	8649.84 m

2.1.5 Fish Class

Code	Description	% Units	Count	Total Units
F49	Extensive assemblage in river sections and waterbodies covering most of the western part of the state (west of Tyler corridor), including the southern part of King Island and also within a few river sections inland in the east.	45.00%	7	11392.77 m
F0	Fish absent or low probability of occurrence and/or at very low densities (note: headwater streams	55.00%	14	13922.53 m

Code	Description	% Units	Count	Total Units
	for rivers). Assemblage a reduced form of that found immediately downstream.			

2.1.6 Fluvial Geomorphic River Type

Code	Description	% Units	Count	Total Units
G5	Headwaters in high plateaus (quartzite, dolerite) with/without glaciation; Quartzite valleys and gorges common; Northern relict surfaces decrease in occurrence towards east; High relief karst in Mersey and Leven; Finely dissected n. surface and coastal sediments in lower catchments	100.00%	21	25315.29 m

2.1.7 Tree Class

Code	Description	% Units	Count	Total Units
T27	Western highland rainforests, subalpine eucalypt forests and coniferous forest dominated by <i>Athrotaxis</i> spp. Occurs from Mt Weld and the Snowy Range in the south, through Mt Field and the Cradle Mt-Lake St Clair National Park.	15.90%	2	4024.50 m
T10	Rainforests and <i>E. delegatensis</i> wet eucalypt forests of north-western Tasmania.	69.98%	16	17715.23 m
T11	North-western ash forests mosaics with rainforest and wet sclerophyll understoreys	14.12%	3	3575.56 m

2.2 Conservation Management Priority

2.2.1 Land Tenure Security

Code	Description	Count	% Count	% Units	Total Units
High	This river section lies within a catchment that has predominantly high security of land tenure. There are formal, regulated restrictions in place to ensure that the land within this catchment is managed to conserve or protect the landscape from potential negative impacts. This includes areas within formal reserves such as National Parks, Conservation Areas, State Reserves etc.	2	9.52%	16.79%	4250.96 m
Medium	This river section lies within a catchment that has predominantly medium security of land tenure. There are some restrictions in place to ensure that the land within this catchment is managed to conserve or protect the landscape from potential negative impacts. This includes informal reserves and State forests.	19	90.48%	83.21%	21064.33 m

2.2.1.1 Land tenure security composition map

Code	Description	Count	% Count	% Units	Total Units
Mixed	The river section lies within a catchment that has mixed security of land tenure. Management restrictions may vary across the landscape depending on the land tenure.	19	90.48%	93.82%	23749.98 m
Medium	100% of the river section catchment has low moderate tenure security.	2	9.52%	6.18%	1565.31 m

2.2.2 CMPI2

Code	Description	Count	% Count	% Units	Total Units
M	Moderate Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a moderate priority. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	7	33.33%	29.63%	7502.15 m
H	High Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a high priority. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	5	23.81%	27.77%	7031.06 m
L	Lower to Lowest Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a lower priority. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	9	42.86%	42.59%	10782.08 m

2.2.2.1 CMPI1

Code	Description	Count	% Count	% Units	Total Units
L	Lower to Lowest Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management is a lower priority. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).	12	57.14%	52.25%	13227.80 m
M	Moderate Conservation Management Priority (CMP). The river section is part of a river cluster for which the improvement of current conservation management	9	42.86%	47.75%	12087.50 m

Code	Description	Count	% Count	% Units	Total Units
	is a moderate priority. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).				

2.2.3 CMPP2

Code	Description	Count	% Count	% Units	Total Units
M	Moderate Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a moderate priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	13	61.90%	52.36%	13254.35 m
VH	Very High Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a very high priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	4	19.05%	20.34%	5149.05 m
H	High Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a high priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).	4	19.05%	27.30%	6911.90 m

2.2.3.1 CMPP1

Code	Description	Count	% Count	% Units	Total Units
M	Moderate Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation	16	76.19%	66.62%	16866.23 m

Code	Description	Count	% Count	% Units	Total Units
	management is a moderate priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).				
H	High Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a high priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Representative Conservation Value and land management security (by tenure).	5	23.81%	33.38%	8449.07 m

2.3 Conservation Value

2.3.1 ICV

Code	Description	Count
M	Moderate Integrated Conservation Value (ICV). ICV integrates the Representative Conservation Value with known Special Values (eg. threatened and priority species and communities, and priority sites).	8
H	High Integrated Conservation Value (ICV). ICV integrates the Representative Conservation Value with known Special Values (eg. threatened and priority species and communities, and priority sites).	5
L	Lower to lowest Integrated Conservation Value (ICV). ICV integrates the Representative Conservation Value with known Special Values (eg. threatened and priority species and communities, and priority sites).	8

2.3.1.1 Special Values

Name	Scientific Name	Status	Type
Platypus	Ornithorhynchus anatinus	Non-outstanding	Phylogenetically Distinct Fauna Species
Highland Poa grassland		Non-outstanding	Priority Flora Communities
Eucalyptus rodwayi forest		Outstanding	Threatened Flora Communities

2.3.2 NR class

Code	Description	Count	% Count	% Units	Total Units
B2	B2 class of Representativeness and Naturalness. This river section is within the second group of sites	4	19.05%	24.29%	6148.87 m

Code	Description	Count	% Count	% Units	Total Units
	selected for rivers and is in moderate condition. Selection is based on representativeness, rarity of classification units and naturalness score.				
B3	B3 class of Representativeness and Naturalness. This river section is within the second group of sites selected for rivers and is in poor condition. Selection is based on representativeness, rarity of classification units and naturalness score.	2	9.52%	11.94%	3022.09 m
C1	C1 class of Representativeness and Naturalness. This river section is within the last group of sites selected for rivers and is in excellent condition. Selection is based on representativeness, rarity of classification units and naturalness score.	8	38.10%	30.05%	7606.48 m
C2	C2 class of Representativeness and Naturalness. This river section is within the last group of sites selected for rivers and is in moderate condition. Selection is based on representativeness, rarity of classification units and naturalness score.	3	14.29%	11.28%	2855.06 m
B1	B1 class of Representativeness and Naturalness. This river section is within the second group of sites selected for rivers and is in near natural condition. Selection is based on representativeness, rarity of classification units and naturalness score.	4	19.05%	22.45%	5682.80 m

2.3.3 RCV

Code	Description	Count
C	C class Representative Conservation Value (RCV). This river section is within the last group of sites selected for rivers. Selection is based on representativeness, rarity of classification units and naturalness.	11
B	B class Representative Conservation Value (RCV). This river section is within the second group of sites selected for rivers. Selection is based on representativeness, rarity of classification units and naturalness.	10

2.3.3.1 Important biophysical class

Code	Description	% Units	Count	Total Units
T10	Rainforests and <i>E. delegatensis</i> wet eucalypt forests of north-western Tasmania.	62.76%	15	15886.64 m
BC8f	Headwater first order streams, depauperate form of assemblage C8 and located in same areas. Indicator taxa (EPTC groups):	7.22%	1	1828.59 m
T11	North-western ash forests mosaics	14.12%	3	3575.56 m

Code	Description	% Units	Count	Total Units
	with rainforest and wet sclerophyll understoreys			
G5	Headwaters in high plateaus (quartzite, dolerite) with/without glaciation; Quartzite valleys and gorges common; Northern relict surfaces decrease in occurrence towards east; High relief karst in Mersey and Leven; Finely dissected n. surface and coastal sediments in lower catchments	15.90%	2	4024.50 m

2.4 Location

2.4.1 Easting

Maximum	Minimum	Mean	Count
439437.83 m	434992.53 m	436972.78 m	21

2.4.2 Mapsheet

Description	Count
ROWALLAN	9
BORRADAILE	11
CATHEDRAL	1

2.4.3 Northing

Maximum	Minimum	Mean	Count
5385740.41 m	5369145.91 m	5378447.73 m	21

2.5 Name

Description	Count
Dublin Creek	4
Little Fisher River	1
Fisher River	1
Stretcher Creek	1
Juno Creek	1
Fish River	1

2.6 Naturalness

Code	Description	Count	% Count	% Units	Total Units
Low	River section severely altered from natural condition.	2	9.52%	11.94%	3022.09 m
High	River section in near-natural condition.	12	57.14%	52.50%	13289.28 m
Medium	River section significantly altered from natural condition.	7	33.33%	35.57%	9003.93 m

2.6.1 Biological Condition Score

Code	Description	Count	% Count	% Units	Total Units
4	Near natural biological condition for the river section.	12	57.14%	50.11%	12685.56 m
3	Significantly impaired biological condition for the river section.	8	38.10%	42.49%	10756.47 m
1	Extremely impaired biological condition for the river section.	1	4.76%	7.40%	1873.27 m

2.6.1.1 Exotic Fish Condition

Code	Description	Count	% Count	% Units	Total Units
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Code	Description	Count	% Count	% Units	Total Units
0	Exotic fish present and abundant; proportion of biomass as native fish approx. 0.	9	42.86%	49.89%	12629.74 m
1	Exotic fish absent or very low probability of occurrence.	12	57.14%	50.11%	12685.56 m

2.6.1.2 Macroinvertebrate Condition

Code	Description	Count	% Count	% Units	Total Units
2	Reduced total density and severely altered assemblage composition of benthic macroinvertebrates for the river section.	1	4.76%	7.40%	1873.27 m
5	Natural total density levels and natural assemblage composition of benthic macroinvertebrates for the river section.	20	95.24%	92.60%	23442.02 m

2.6.1.2.1 River Abstraction Index

Code	Description	Count	% Count	% Units	Total Units
5	Small to no decreases in long-term mean annual volume of flow, and moderate decreases in summer baseflows in rural areas due to net abstraction (removal out of the channel) of water.	20	95.24%	92.60%	23442.02 m
8	Large to major decreases in long-term mean annual flow volume, and extreme decreases in summer baseflows in rural areas due to net abstraction (removal out of the channel) of water.	1	4.76%	7.40%	1873.27 m

2.6.1.2.2 Flow Variability Index

Code	Description	Count	% Count	% Units	Total Units
4	The degree of change in flow regime variability as a result of human flow manipulation (associated with large storages) is zero or very low; no major dam or structure present).	21	100.00%	100.00%	25315.29 m

2.6.1.2.3 Macroinvertebrate Observed/Expected

Code	Description	Count	% Count	% Units	Total Units
1	AUSRIVAS O/E ranked index falls within the A impairment band, O/E rank range approx. 0.8 to 1.3, with mean of approx. 1.0; Equivalent to natural; No impact on presence or relative abundance of approx. dominant families.	5	23.81%	33.06%	8369.11 m
0.8	AUSRIVAS O/E ranked index falls within the AB impairment band region, O/E rank range approx. 0.6 to 1.0, with mean of approx. 0.8; Close to natural or moderately impaired; Minimal to some impact on presence or relative abundance of approx. dominant families.	16	76.19%	66.94%	16946.18 m

2.6.1.3 Fish Condition

Code	Description	Count	% Count	% Units	Total Units
-9	Native fish absent or low probability of occurrence	14	66.67%	55.00%	13922.53 m
0	Intense impact of large dams, changes in flow regime, or acid drainage on native fish populations	6	28.57%	40.03%	10134.53 m
1	No impact of large dams, changes in flow regime, or acid drainage on native fish populations	1	4.76%	4.97%	1258.23 m

2.6.1.4 Accumulated Native Riparian Vegetation

Maximum	Minimum	Mean	Count
1.00	0.77	0.97	21

2.6.1.4.1 Native Riparian Vegetation

Code	Description	Count	% Count	% Units	Total Units
3	Moderate to high proportional area of native vegetation occurring within the riparian zone (50m width strip each side of the river section) (20 - 80% of total riparian buffer zone as native vegetation)	1	4.76%	2.59%	654.51 m
4	Very to extremely high proportional area of native vegetation occurring within the riparian zone (50m width strip each side of river section) (>80% of total riparian buffer zone as native vegetation)	20	95.24%	97.41%	24660.79 m

2.6.1.4.2 Willows

Code	Description	Count	% Count	% Units	Total Units
1	Dense willow infestations (Salix sp.) absent within the riparian zone, willows sparse or absent.	21	100.00%	100.00%	25315.29 m

2.6.1.5 Platypus Condition

Code	Description	Count	% Count	% Units	Total Units
0.5	Platypus population in moderate to poor condition; In known Mucor infestation area (in 2004); Riparian vegetation mostly or entirely native.	21	100.00%	100.00%	25315.29 m

2.6.2 Geomorphic Condition Score

Code	Description	Count	% Count	% Units	Total Units
3	High geomorphic condition score for the river section.	17	80.95%	78.08%	19767.08 m
2	Medium geomorphic condition score for the river section.	4	19.05%	21.92%	5548.22 m

2.6.2.1 Flow change

Code	Description	Count	% Count	% Units	Total Units
5	Minimal to no change to flow regime for the river section.	20	95.24%	92.60%	23442.02 m
3	Moderate change to flow regime for the river section.	1	4.76%	7.40%	1873.27 m

2.6.2.1.1 River Abstraction Index

Code	Description	Count	% Count	% Units	Total Units
5	Small to no decreases in long-term mean annual volume of flow, and moderate decreases in summer	20	95.24%	92.60%	23442.02 m

Code	Description	Count	% Count	% Units	Total Units
	baseflows in rural areas due to net abstraction (removal out of the channel) of water.				
8	Large to major decreases in long-term mean annual flow volume, and extreme decreases in summer baseflows in rural areas due to net abstraction (removal out of the channel) of water.	1	4.76%	7.40%	1873.27 m

2.6.2.1.2 Flow Variability Index

Code	Description	Count	% Count	% Units	Total Units
4	The degree of change in flow regime variability as a result of human flow manipulation (associated with large storages) is zero or very low; no major dam or structure present).	21	100.00%	100.00%	25315.29 m

2.6.2.1.3 Regulation Index

Code	Description	Count	% Count	% Units	Total Units
1	The amount of regulation of the natural flow regime due to cumulative effect of water storage upstream is low. Geomorphic and biological impacts weak or absent.	21	100.00%	100.00%	25315.29 m

2.6.2.2 Geomorphic responsiveness

Code	Description	Count	% Count	% Units	Total Units
0	Responsiveness of channel form to anthropogenic changes in flow and/or sediment regime is low (eg. a bedrock controlled system).	21	100.00%	100.00%	25315.29 m

2.6.2.3 Sediment capture

Code	Description	Count	% Count	% Units	Total Units
3	Low to very low proportion of fluvial sediment captured (stored) in dams upstream of river section.	21	100.00%	100.00%	25315.29 m

2.6.2.4 Sediment Input

Code	Description	Count	% Count	% Units	Total Units
1	Very large anthropogenic change to sediment input for the river section.	2	9.52%	7.12%	1803.32 m
3	Moderate anthropogenic change to sediment input for the river section.	3	14.29%	14.23%	3601.37 m
5	Minimal to no anthropogenic change to sediment input for the river section.	5	23.81%	33.06%	8369.11 m
4	Small anthropogenic change to sediment input for the river section.	11	52.38%	45.59%	11541.49 m

2.6.2.4.1 Catchment Disturbance

Code	Description	Count	% Count	% Units	Total Units
4	Low level of catchment disturbance affecting stream channel and sediments; some disturbance affecting stream channel and sediments with the catchment subject to selective clearance	7	33.33%	32.08%	8121.68 m

Code	Description	Count	% Count	% Units	Total Units
	and/or rough grazing.				
3	Moderate level of catchment disturbance affecting stream channel and sediments; catchment partially cleared and/or used intensively, such as agriculture and forest clearance.	6	28.57%	20.63%	5223.14 m
5	Minimal level of catchment disturbance affecting stream channel and sediments; minimal or no clearance and/or disturbance.	5	23.81%	33.06%	8369.11 m
2	High level of catchment disturbance affecting stream channel and sediments; catchment heavily cleared and/or used intensively, such as agriculture and urban areas.	3	14.29%	14.23%	3601.37 m

2.6.2.4.2 Mining Sedimentation

Code	Description	Count	% Count	% Units	Total Units
1	Absence of major long-term and/or historical mining sedimentation deposits in channel.	21	100.00%	100.00%	25315.29 m

2.6.2.4.2.1 River Acid Drainage

Code	Description	Count	% Count	% Units	Total Units
0	Significant acid drainage absent	21	100.00%	100.00%	25315.29 m

2.6.2.4.3 Urbanisation

Code	Description	Count	% Count	% Units	Total Units
1	Local channel impacts from urbanisation absent or limited. Fluvial geomorphological impacts absent or not significant.	19	90.48%	92.88%	23511.97 m
0	Local channel impacts from urbanisation present, and significant. Fluvial geomorphological impacts significant.	2	9.52%	7.12%	1803.32 m

2.7 Topographic Variables

2.7.1 Accumulated Mean Annual Runoff

Maximum	Minimum	Mean	Count
73175.37 ML/year	220.82 ML/year	14639.24 ML/year	21

2.7.2 Accumulated Mean Annual Runoff - pre-European

Maximum	Minimum	Mean	Count
183853.21 ML/year	220.82 ML/year	21074.00 ML/year	21

2.7.3 Accumulated Catchment Area

Maximum	Minimum	Mean	Count
51815658.64 m ²	167637.86 m ²	10832240.66 m ²	21

2.7.4 Accumulated Length

Maximum	Minimum	Mean	Count
31702.79 m	646.32 m	12003.76 m	21

2.7.5 Local Catchment Area

Maximum	Minimum	Mean	Count
4593691.25 m ²	167637.86 m ²	1110210.76 m ²	21

2.7.6 Elevation Max

Maximum	Minimum	Mean	Count
909.00 m AHD	491.00 m AHD	654.24 m AHD	21

2.7.7 Elevation Min

Maximum	Minimum	Mean	Count
592.00 m AHD	438.00 m AHD	515.71 m AHD	21

2.7.8 Length

Maximum	Minimum	Mean	Count
2766.26 m	521.12 m	1205.49 m	21

2.7.9 Mean Annual Runoff

Maximum	Minimum	Mean	Count
5615.04 ML/year	213.34 ML/year	1391.31 ML/year	21

2.7.10 Strahler stream order

Maximum	Minimum	Mean	Count
5.00	1.00	2.05	21

2.7.11 Slope

Maximum	Minimum	Mean	Count
0.301526 rise/run	0.010210 rise/run	0.113289 rise/run	21

G7 Generation - Power line plant species list

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* Baker and Duretto (2011); common nomenclature follows Wapstra *et al.* (2005).

i = introduced/naturalised; e = endemic to Tasmania

DICOTYLEDONAE

ARALIACEAE

Hydrocotyle sibthorpioides shining pennywort +

ASTERACEAE

e *Bedfordia linearis* subsp. *linearis* slender blanketleaf +
 e *Bedfordia salicina* tasmanian blanketleaf +
Cassinia aculeata subsp. *aculeata* common dollybush +
 i *Cirsium arvense* var. *arvense* creeping thistle +
Coronidium scorpioides curling everlasting +
Cotula alpina alpine buttons +
Euchiton collinus common cottonleaf +
 i *Hypochaeris glabra* smooth catsear +
 i *Hypochaeris radicata* rough catsear +
Lagenophora stipitata blue bottledaisy +
Olearia argophylla musk daisybush +
Olearia lirata forest daisybush +
Olearia myrsinoides silky daisybush +
Olearia phlogopappa dusty daisybush +
Olearia viscosa viscid daisybush +
 e *Ozothamnus antennaria* sticky everlastingbush +
Senecio biserratus jagged fireweed +
Senecio linearifolius var. *linearifolius* common fireweed groundsel +
Senecio minimus shrubby fireweed +

ATHEROSPERMATACEAE

Atherosperma moschatum subsp. *moschatum* saffrafras +

CUNONIAACEAE

Bauera rubioides wiry bauera +

ERICACEAE

Acrothamnus montanus snow beardheath +
Acrotriche serrulata ants delight +
 e *Cyathodes glauca* purple cheeseberry +
Epacris gunnii coral heath +
 e *Leptecophylla juniperina* subsp. *parvifolia* mountain pinkberry +
Monotoca glauca goldey wood +

FABACEAE

Acacia dealbata subsp. *dealbata* silver wattle +
Acacia melanoxylon blackwood +
Daviesia latifolia hop bitterpea +
Pultenaea juniperina prickly beauty +

LAMIACEAE

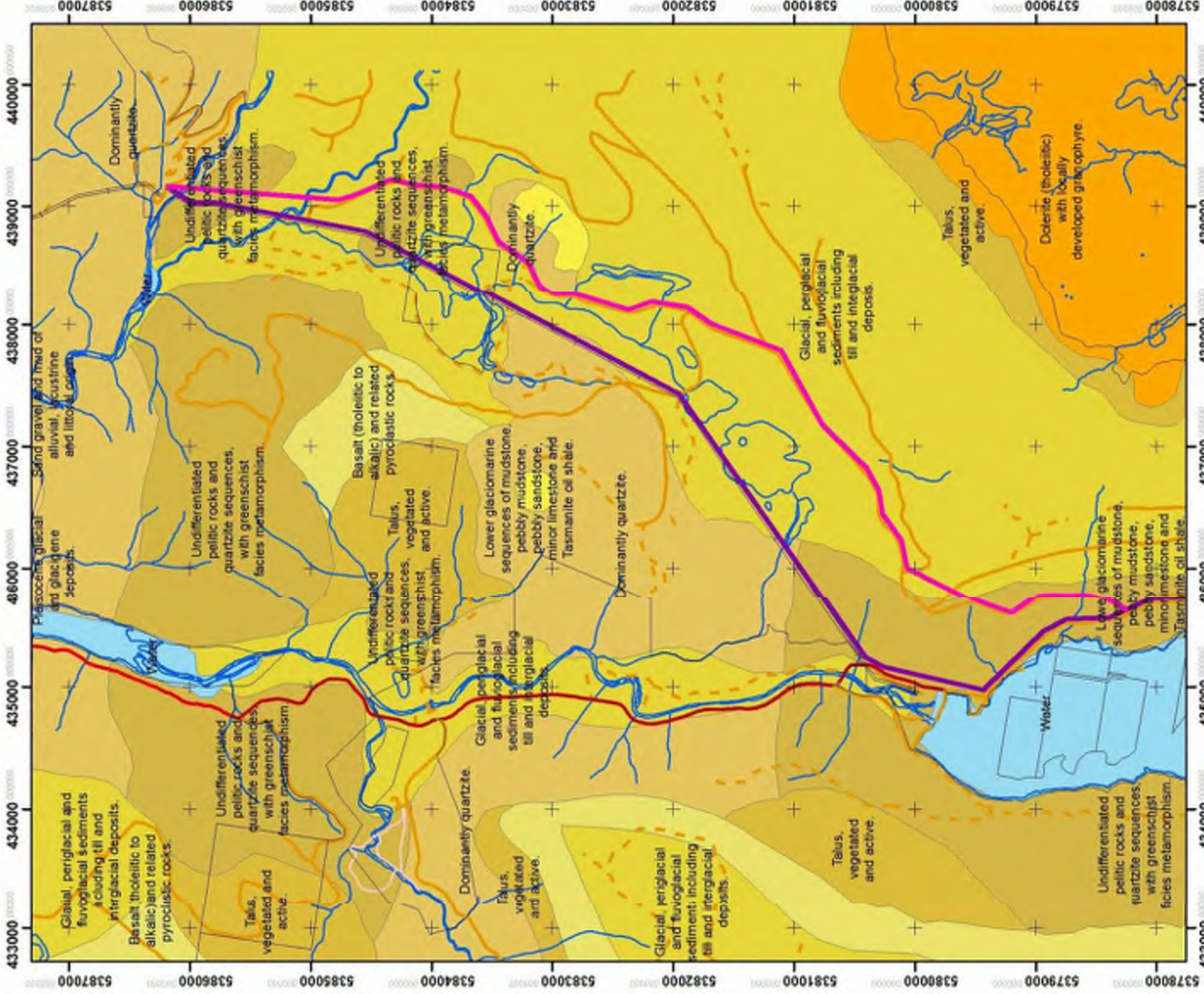
Ajuga australis australian bugle +
Prostanthera lasianthos var. *lasianthos* christmas mintbush +

MYRTACEAE

e *Eucalyptus amygdalina* black peppermint +
Eucalyptus dalrympleana subsp. *dalrympleana* mountain white gum +
 e *Eucalyptus delegatensis* subsp. *tasmaniensis* gumtopped stringybark +

	<i>Eucalyptus obliqua</i>	stringybark	+
e	<i>Eucalyptus rodwayi</i>	swamp peppermint	+
	<i>Leptospermum lanigerum</i>	woolly teatree	+
	<i>Melaleuca pallida</i>	yellow bottlebrush	+
e	<i>Melaleuca virens</i>	prickly bottlebrush	+
	NOTHOFAGACEAE		
	<i>Nothofagus cunninghamii</i>	myrtle beech	+
	OLEACEAE		
	<i>Notelaea ligustrina</i>	native olive	+
	PITTOSPORACEAE		
	<i>Billardiera macrantha</i>	highland appleberry	+
	<i>Pittosporum bicolor</i>	cheesewood	+
	PLANTAGINACEAE		
	<i>Veronica calycina</i>	hairy speedwell	+
	PROTEACEAE		
	<i>Banksia marginata</i>	silver banksia	+
	<i>Hakea lissosperma</i>	mountain needlebush	+
e	<i>Lomatia tinctoria</i>	guitarplant	+
	<i>Persoonia juniperina</i>	prickly geebung	+
e	<i>Telopea truncata</i>	tasmanian waratah	+
	RANUNCULACEAE		
	<i>Clematis aristata</i>	mountain clematis	+
	<i>Ranunculus lappaceus</i>	woodland buttercup	+
	RHAMNACEAE		
	<i>Pomaderris apetala</i> subsp. <i>apetala</i>	common dogwood	+
	ROSACEAE		
	<i>Acaena novae-zelandiae</i>	common buzzy	+
	RUBIACEAE		
	<i>Coprosma hirtella</i>	coffeeberry	+
	<i>Coprosma quadrifida</i>	native currant	+
	<i>Galium australe</i>	tangled bedstraw	+
	RUTACEAE		
e	<i>Nematolepis squamea</i> subsp. <i>retusa</i>	blunt satinwood	+
	<i>Zieria arborescens</i> subsp. <i>arborescens</i>	stinkwood	+
	STYLIDIACEAE		
	<i>Stylidium graminifolium</i>	narrowleaf triggerplant	+
	THYMELAEACEAE		
	<i>Pimelea drupacea</i>	cherry riceflower	+
	VIOLACEAE		
	<i>Viola hederacea</i> subsp. <i>hederacea</i>	ivyleaf violet	+
	WINTERACEAE		
	<i>Tasmania lanceolata</i>	mountain pepper	+
	GYMNOSPERMAE		
	PODOCARPACEAE		
e	<i>Phyllocladus aspleniifolius</i>	celerytop pine	+
	MONOCOTYLEDONAE		
	CYPERACEAE		
t	<i>Carex appressa</i> var. <i>virgata</i>	longleaf tall sedge	+
	<i>Gahnia grandis</i>	cutting grass	+

<i>Lepidosperma elatius</i>	tall sword sedge	+
<i>Lepidosperma laterale</i>	variable sword sedge	+
<i>Uncinia tenella</i>	delicate hook sedge	+
HEMEROCALLIDACEAE		
<i>Dianella tasmanica</i>	forest flax lily	+
IRIDACEAE		
<i>Diplarrena moraea</i>	white flag-iris	+
JUNACEAE		
<i>Juncus bassianus</i>	forest rush	+
<i>Juncus pallidus</i>	pale rush	+
LAXMANNIACEAE		
<i>Lomandra longifolia</i>	sagg	+
LUZURIAGACEAE		
<i>Drymophila cyanocarpa</i>	turquoise berry	+
ORCHIDACEAE		
<i>Pterostylis melagramma</i>	black stripe greenhood	+
POACEAE		
<i>Australopyrum pectinatum</i>	prickly wheatgrass	+
<i>Poa gunnii</i>	gunns snowgrass	+
<i>Poa labillardierei</i> var. <i>labillardierei</i>	silver tussockgrass	+
PTERIDOPHYTA		
ASPLENIACEAE		
<i>Asplenium flabellifolium</i>	necklace fern	+
BLECHNACEAE		
<i>Blechnum minus</i>	soft water fern	+
<i>Blechnum nudum</i>	fishbone water fern	+
DENNSTAEDTIACEAE		
<i>Histiopteris incisa</i>	batswing fern	+
<i>Pteridium esculentum</i>	bracken	+
DICKSONIACEAE		
<i>Dicksonia antarctica</i>	soft tree fern	+
DRYOPTERIDACEAE		
<i>Polystichum proliferum</i>	mother shield fern	+
<i>Rumohra adiantiformis</i>	leathery shield fern	+
GRAMMITIDACEAE		
<i>Grammitis billardierei</i>	common finger fern	+
HYMENOPHYLLACEAE		
<i>Hymenophyllum flabellatum</i>	shiny filmy fern	+
<i>Hymenophyllum rarum</i>	narrow filmy fern	+
POLYPODIACEAE		
<i>Microsorium pustulatum</i> subsp. <i>pustulatum</i>	kangaroo fern	+



DEV1

- Alternative power line route
- Overhead power line route
- Power station
- Pipeline

G7 Generation (Pty) Ltd.
Rowallin Power Line Route
Geology - north



DATE: 7 August 2012
Projection: Map Grid of Australia
Zone 55 GDA04
Source: Base data DPWP/E



5378000 5379000 5380000 5381000 5382000 5383000 5384000 5385000 5386000 5387000

433000 434000 435000 436000 437000 438000 439000 440000

5378000 5379000 5380000 5381000 5382000 5383000 5384000 5385000 5386000 5387000

433000 434000 435000 436000 437000 438000 439000 440000

Biodiversity Values Database Search

To browse the web map please click [HERE](#).

Content last modified June 27, 2012, 4:56 pm

GDA Easting (6 digits)

GDA Northing (7digits)

(this may take some time)

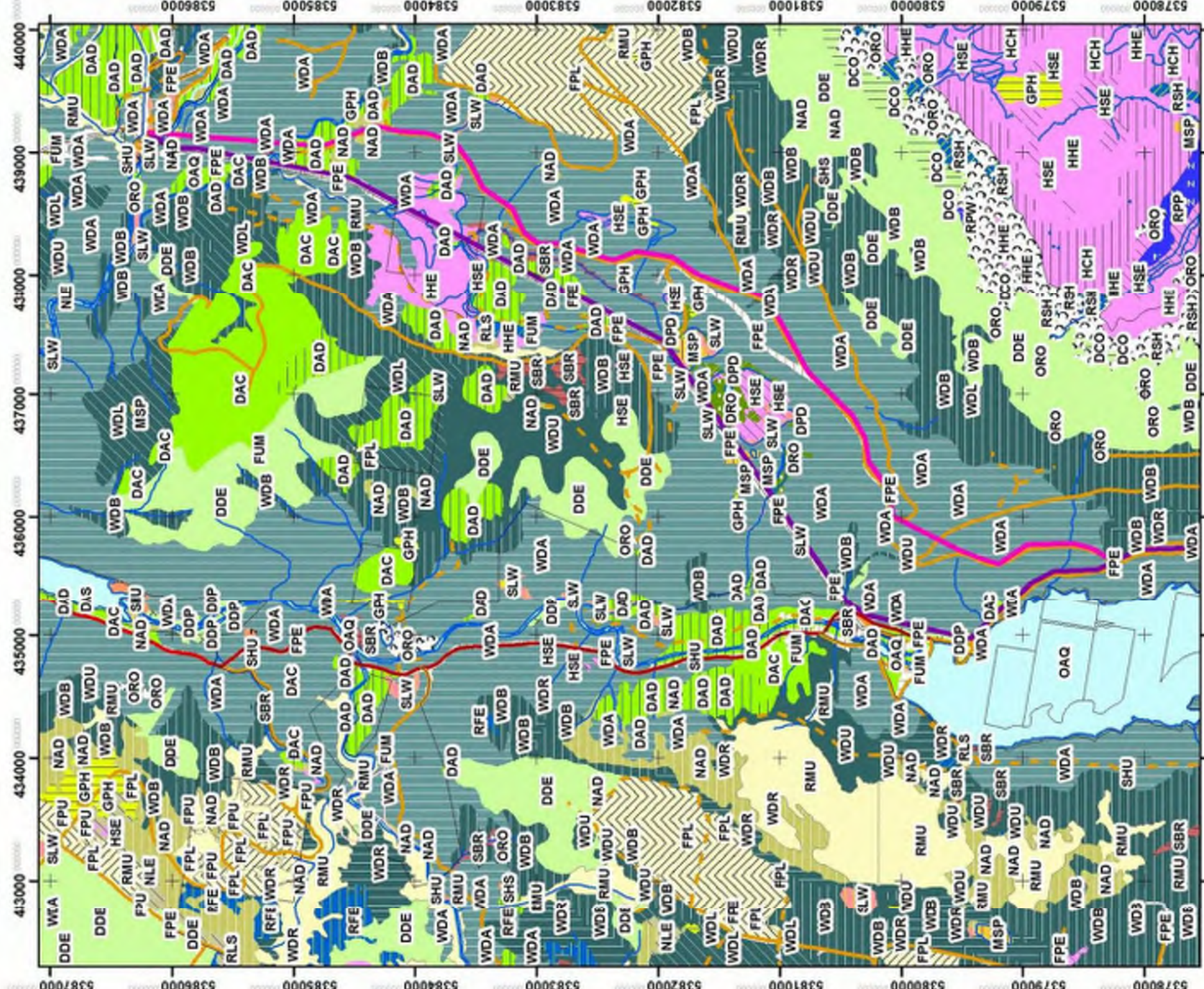
[click here to print this report](#)

The coordinate falls within the following threatened species ranges

Common name	Scientific Name	range class	Habitat Description	Web Map
tussock skink	<i>Pseudemoia pagenstecheri</i>	Potential Range	Potential habitat for the Tussock Skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	Web map
grey goshawk	<i>Accipiter novaehollandiae</i>	Core Range	Potential habitat for the Grey Goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Significant habitat is areas of wet forest and rainforest with a closed mature canopy, low stem density, open understorey in close proximity to a freshwater body (i.e. stream, river, lake, swamp, etc.). In the northwest of the State, significant habitat is mature blackwood, Leptospermum or Melaleuca forest that are in close proximity to a freshwater body (e.g. stream, swamp, etc.). For mapping purposes, significant habitat in the northwest of the State is areas of the following TasVeg classes that are within 100 m of a freshwater source: Acacia melanoxylon swamp forest (NAF), Acacia melanoxylon forest on rises (NAR), Leptospermum scoparium-Acacia mucronata forest (NAL), Leptospermum forest (NLE), Leptospermum lanigerum-Melaleuca squarrosa swamp forest (NLM), Melaleuca ericifolia swamp forest (NME) that have had little or no known disturbance in the last 20 years. FPA's Fauna Technical Note 12 can also be used as a guide in the identification of Grey Goshawk habitat.	Web map
tasmanian devil	<i>Sarcophilus harrisii</i>	heavily diseased	Potential habitat for the Tasmanian Devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km ²). Potential maternal denning habitat is areas of burrowable, well-drained soil or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. Significant potential maternal denning habitat is a patch of potential maternal denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential maternal denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Heavily diseased areas have been identified within the potential range from monitoring results. See Technical Note for more information.	Web map
white-bellied sea-eagle	<i>Haliaeetus leucogaster</i>	Potential Range	Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the White-bellied Sea-eagle is all potential habitat (forest and non-forest) within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present). [see Part I of the BVD, and Fauna Technical Note 1 for more information]	Web map
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	Potential Range	Potential habitat for the Wedge-tailed Eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Significant habitat for the Wedge-tailed Eagle is all potential habitat (forest and non-forest) within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present). [see Part I of the BVD, Fauna Technical Note 1 and nesting habitat model (e.g. State Forest Eagle Potential Nesting layer) for more information]	Web map
masked owl	<i>Tyto novaehollandiae</i>	Core Range	Potential habitat for the Masked Owl is all areas with trees with large hollows ('15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Significant habitat for the Masked Owl includes native forest areas with trees with large hollows ('15 cm entrance diameter) that are mostly mature with no or little regrowth component. In terms of using mapping layers, significant habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M').	Web map
spotted-tailed quoll	<i>Dasyurus maculatus</i>	Potential Range	Potential habitat for the Spotted-tailed Quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. (see Technical Note for more information)	Web map

N.V.A. threatened fauna records within 5 km

Common Name	Scientific Name	Easting	Northing	Distance (m)	Accuracy (m)	Observation Type	Observed State	NVA Observation ID
masked owl	<i>Tyto novaehollandiae</i>	435112	5380081	2820	1000	Sighting	Present	359157
wedge-tailed eagle	<i>Aquila audax</i>	434373	5380322	3279	10	Nest	Present	1263454
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	434373	5380322	3279	10	Nest	Present	1257187
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	434373	5380322	3279	10	Nest	Present	1257186
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	433513	5379919	3393	100	Nest	Absent	1257188
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	433513	5379919	3393	100	Nest	Absent	1257189
wedge-tailed eagle	<i>Aquila audax</i>	433513	5379919	3393	100	Nest	Present	1263455
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	438139	5380928	4354	100	Nest	Present	1255679



DEV1

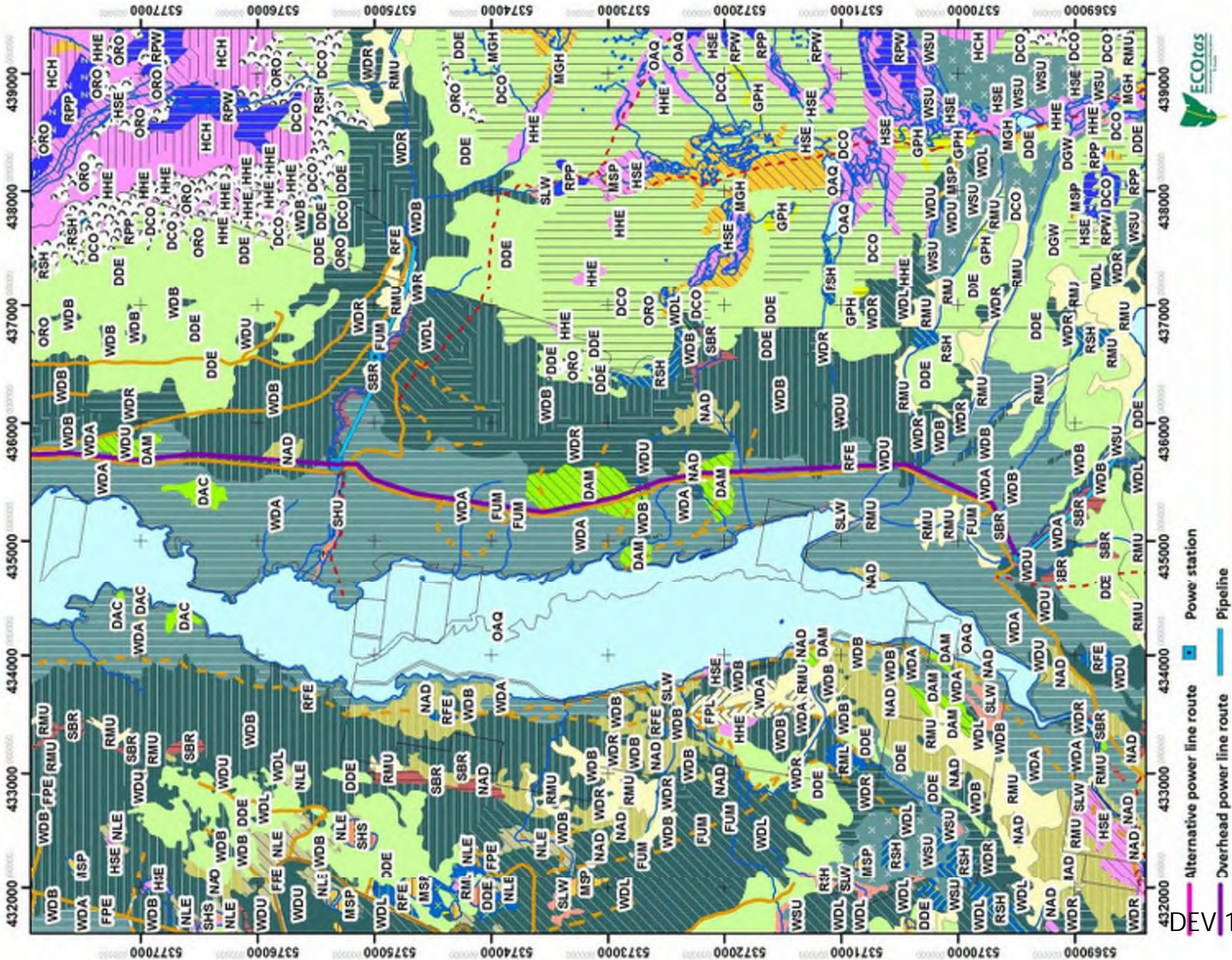


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 Zone 55 GDA04
 Source: Base data DPWP/E



- Alternative power line route
- Overhead power line route
- Power station
- Pipeline

G7 Generation (Pty) Ltd.
 Rowellan Power line Route
 TASVE6 mapping - north



DEV1

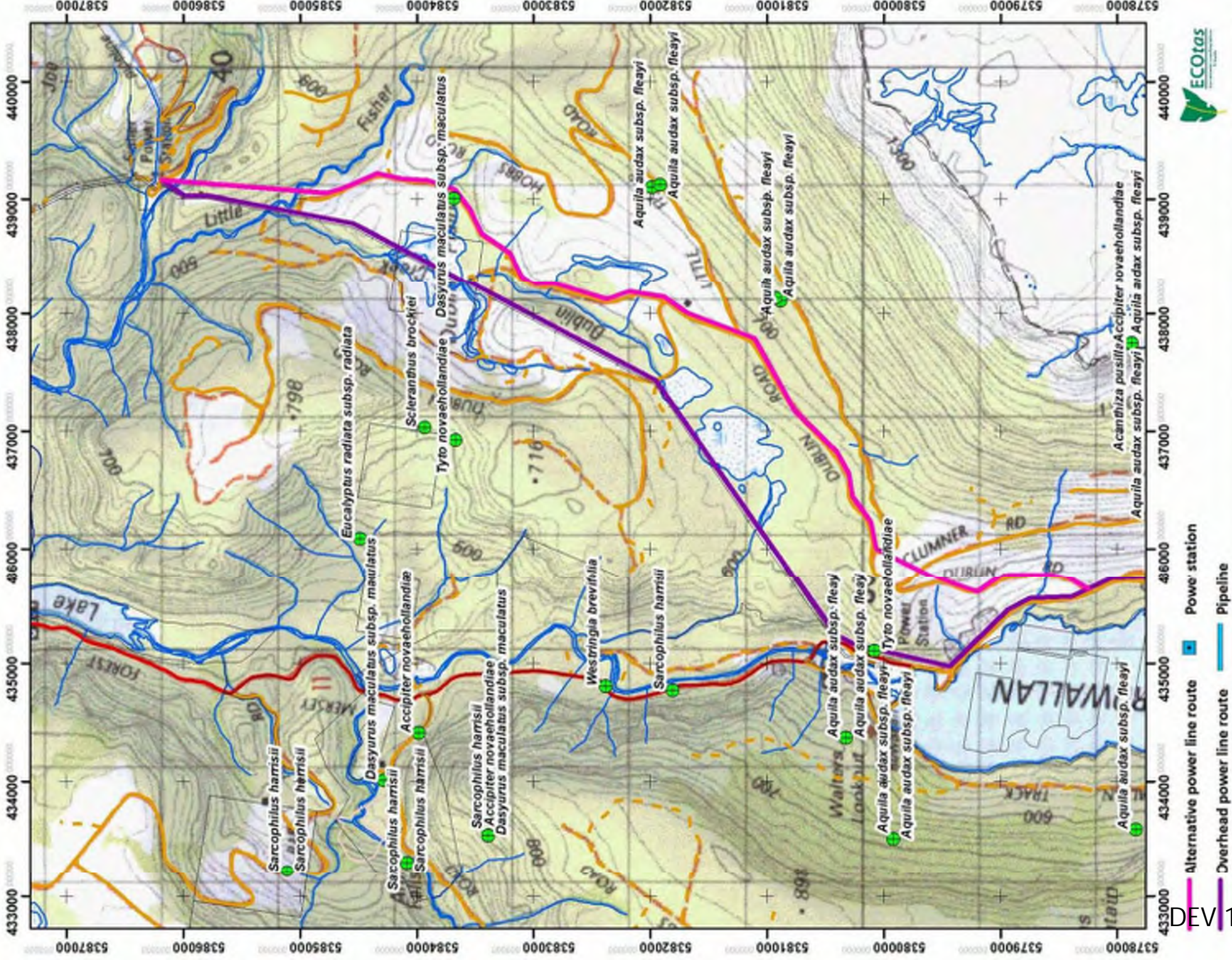


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 Zone 55 GDA04
 Source: Base data DPWP/E



G7 Generation (Pty) Ltd.
 Rowellan Power Line Route
 TASVE6 mapping - south

- Alternative power line route
- Overhead power line route
- Power station
- Pipeline



DEV1

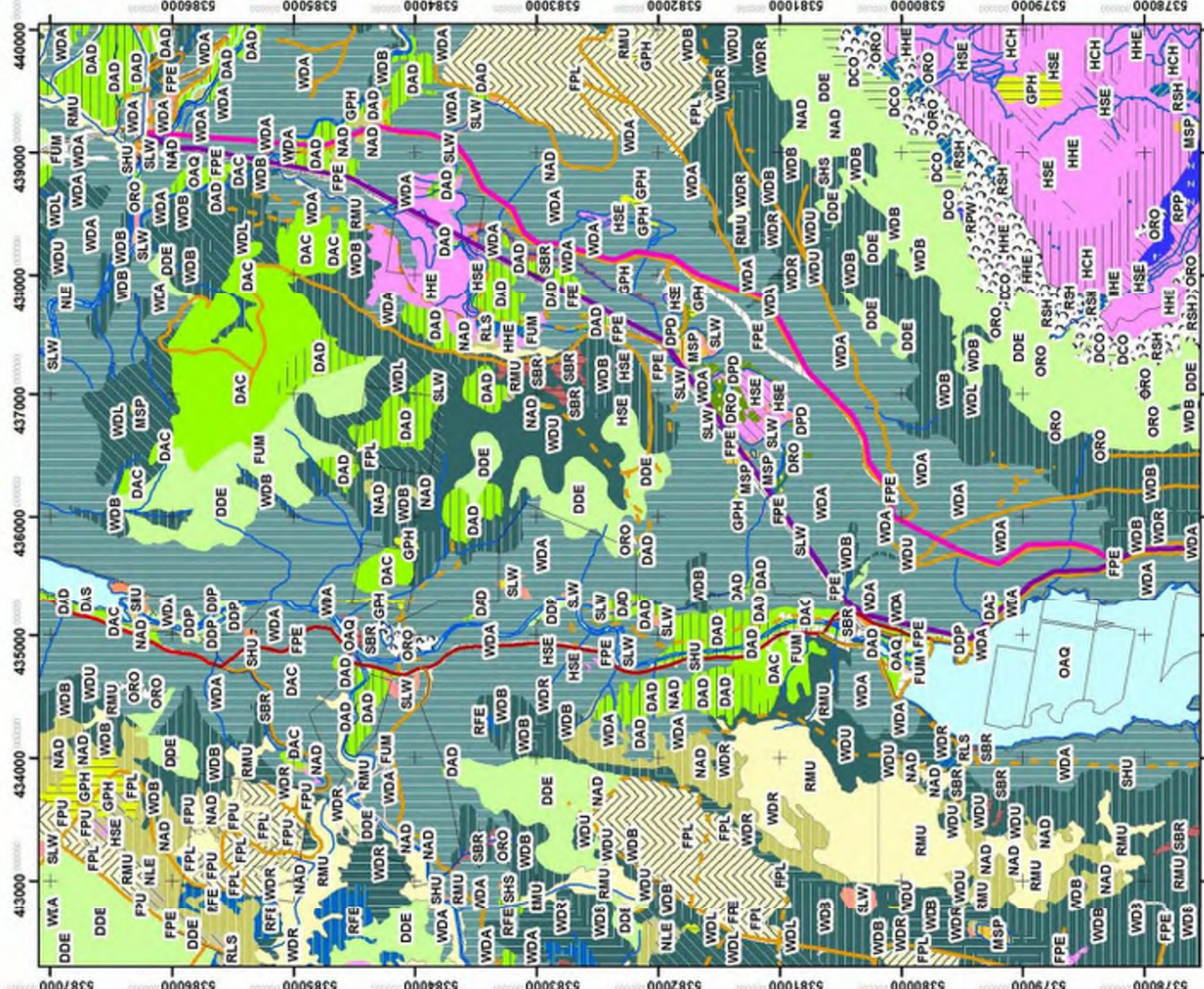


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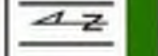


— Alternative power line route
 — Overhead power line route
 ■ Power station
 — Pipeline

G7 Generation (Pty) Ltd.
Rowallan Power Line Route
Natura Values Atlas records - north



DEV1

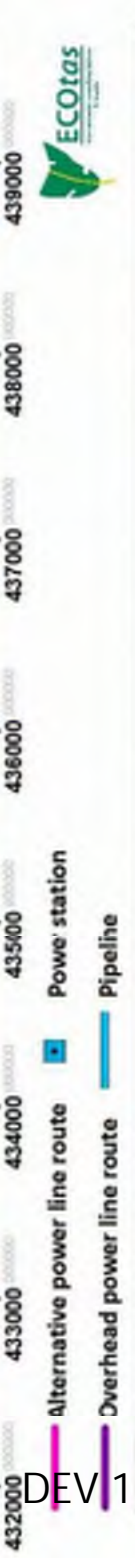
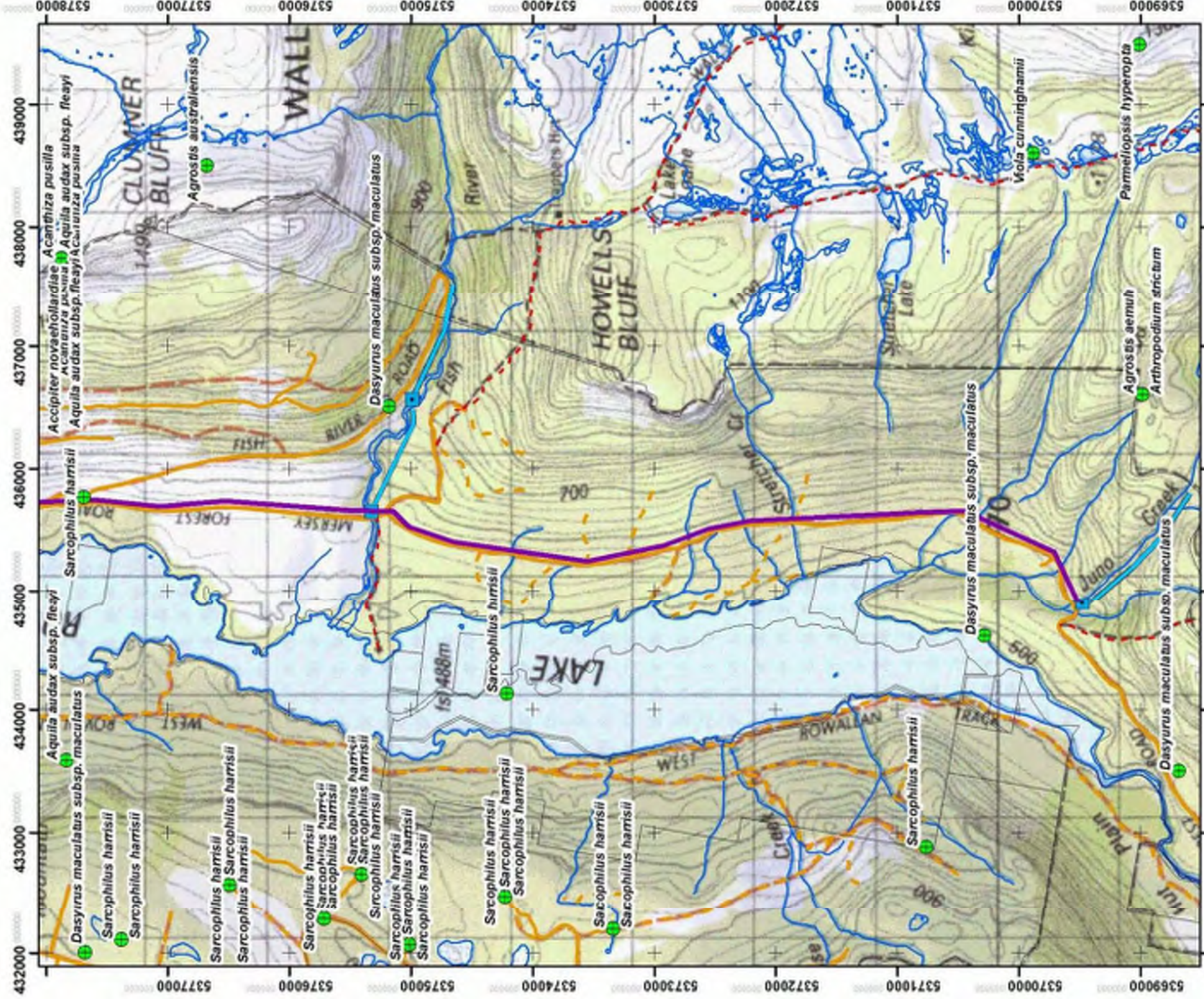


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 Zone 55 GDA04
 Source: Base data DPPI/E



- Alternative power line route
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- Power station
- Pipeline

G7 Generation (Pty) Ltd.
 Rowellan Power line Route
 TASVE6 mapping - north

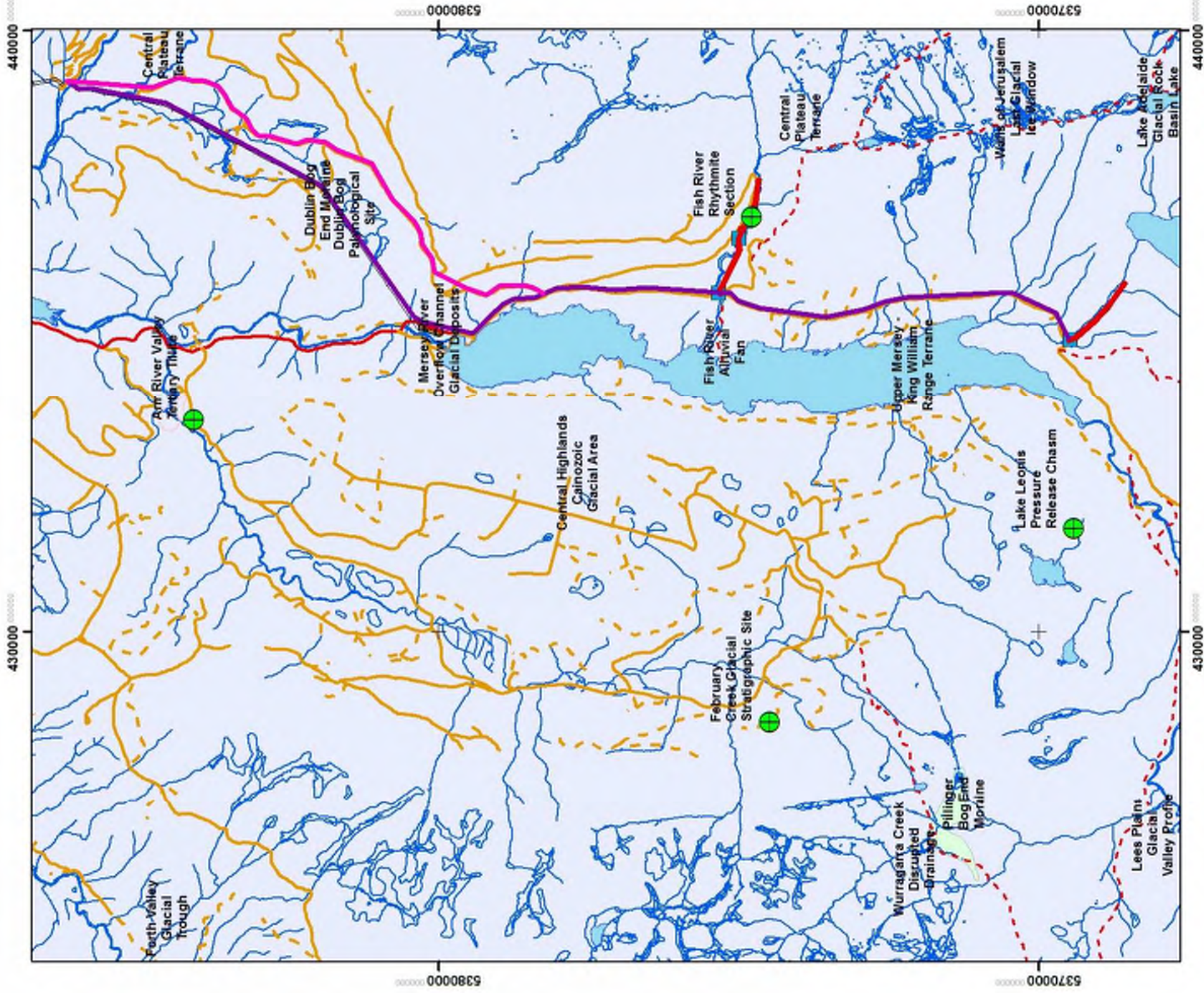


G7 Generation (Pty) Ltd.
Rowallan Power line Route
Natura Values Atlas records - south





DATE: 7 August 2012
 Projection: Map Grid of Australia
 Zone 55 GDA04
 Source: Base data DPWP/E

ECORAS
 GDA

DEV1



DEV1

-  Alternative power line route
-  Overhead power line route
-  Power station
-  Pipeline

G7 Generation (Pty) Ltd.
 Rowallan Power line Route
 Geoconservation database sites



DATE: 7 August 2012
 Projection: Map Grid of Australia
 Zone 55 GDA94
 Source: Base data DPMWE





Fish River Rapids

Fish River, Hydro Power project

AQUATIC FLORA AND FAUNA ASSESSMENT

1. Introduction

Water from the Fish River will be captured by a weir and then passed through a 700mm dia pipeline to the hydro power station, 900m downstream. This assessment of the impacts of the proposed development, focuses on the impacted footprint between the river weir and the hydro power station, drawing no TF-Fish1-Footprint 002 with co-ordinates in closed.

2. Threatened species and species of high conservation significance

A review of the listed aquatic invertebrate and fish species, from the NVA database showed no threatened, or high conservation significance vertebrate or invertebrate in the project impacted river footprint. There is a possibility that the dragonfly (*Archipetalia /Auriculata*) occurs in the Fish River and its catchment area. This species can often be observed at small waterfalls, cascades and damp forest floor close to the river. The dragonfly is not a listed species (TSP act 1995), but the species is considered to be of high conservation significance due to the limited studies carried out on it. No dragonfly species were observed during inspection of the river. Due to the weir under flow, that secures the continuous environmental river flow, little change to habitat at the waterfalls or cascades are expected and no significant impact on the dragonfly is expected.

3. Aquatic habitat survey

The aquatic habitat survey confirms that the impacted area is located within a gorge geomorphic setting, with small inflows between the weir and power station. This suggests that geomorphic processes influencing aquatic habitat were acting similar to a steep headwater stream scenario with little habitat potential. The minimum flow (ERF) through the impacted area will be +-200 liters/sec, which is secured through the weir underflow and which is equal to the minimum flow of the river during the dry season. The habitat assessment showed that habitat suitable for aquatic fauna were poor at all three samples sites along the river. The low concentration of habitat was attributed to few substrate and micro habitat flows, as well as river formations consisting of bedrock and boulder banks. Overhead vegetation cover provides shading of the river channel and some leaf litter to the channel act as a food source for the biota, woody debris were not abundant on inspection. No habitat types that are specific to the stretch between the weir and power station were found, similar habitat types were found downstream of the power station. The CFEV database evaluation indicates:-

- No triggers on the assessment of the Fish river site or sub catchment area.
- No significant freshwater eco system was found on inspection in the project footprint.



Riverbed between Weir and Tail Race



Downstream of Station

4. Water quality survey

Water quality in the river was broadly constant with the ANZECC guidelines. No default risk values were trigger. The pH measured was 4.9 and the dissolved oxygen was 108% sat., which is at the upper end of the guidelines, the dissolved oxygen level is mainly due to the high turbulence of the river. The CMPP threshold will not be impacted on by this project, as the hydro power station is a non-consumptive water operation, all water is returned uncontaminated and at the same temperature of the river.

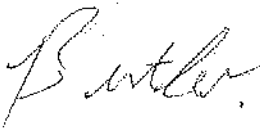
5. Aquatic environment

5.1 Weir in-stream works

The river flow is seasonal, the rainy season produces flush flows of +2,5m³/sec, and during the dry season the river flow reduces to +- 0,2m³ per sec. The weir is only 1,2m high and once the area upstream of the weir is filled in with sediment, gravel and small rocks, the impact of sediment in the impacted area will return to normal during flood conditions and minimum low. It is noted that the river have stop flow completely during recent dry season. Changes in the riparian vegetations is expected due to the reduction of the wetted perimeter between the weir and the power station, however, given time to adjust vegetation will re-colonize and adopt itself, drawing no 016 in closed.

6. River impact assessment

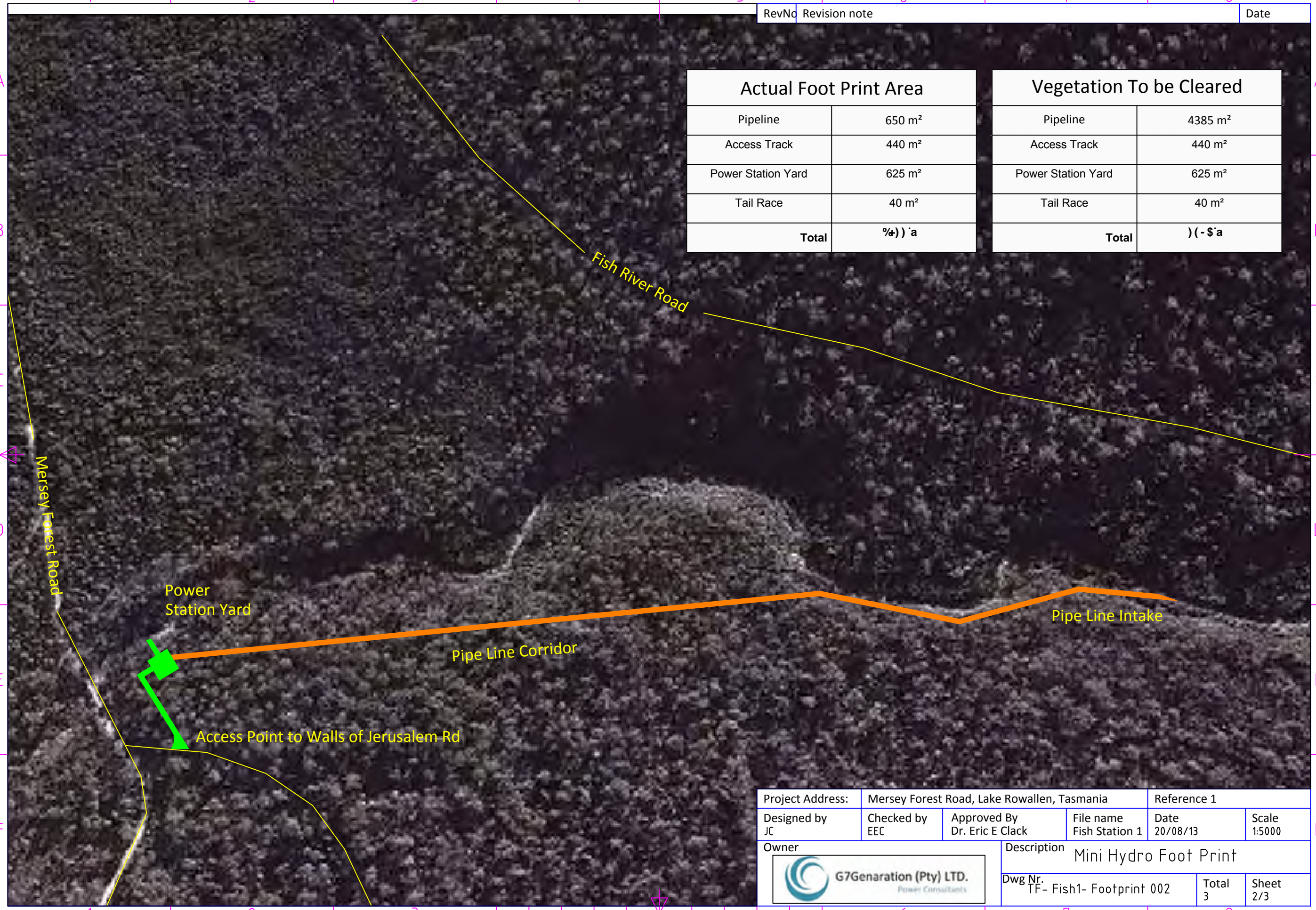
The proposed development will cause changes in the river flow regime. These changes will be of low significance on the impacted area between the weir and the power station exhaust. The impacted area assessed to be ecological sustainable.


CONSULTANT
J. BUTLER *BEnvScMarineBiol.*

RevNo	Revision note	Date
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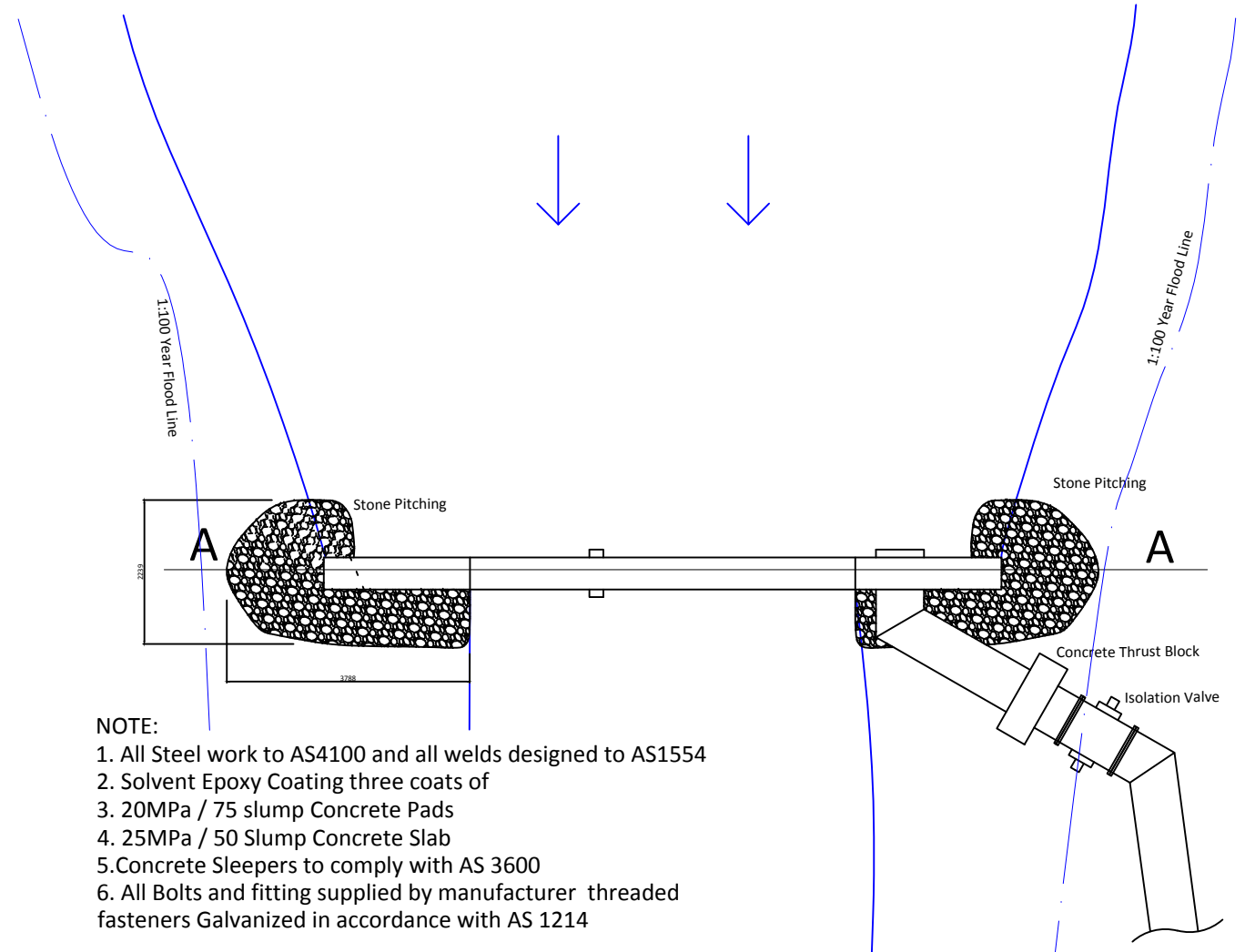
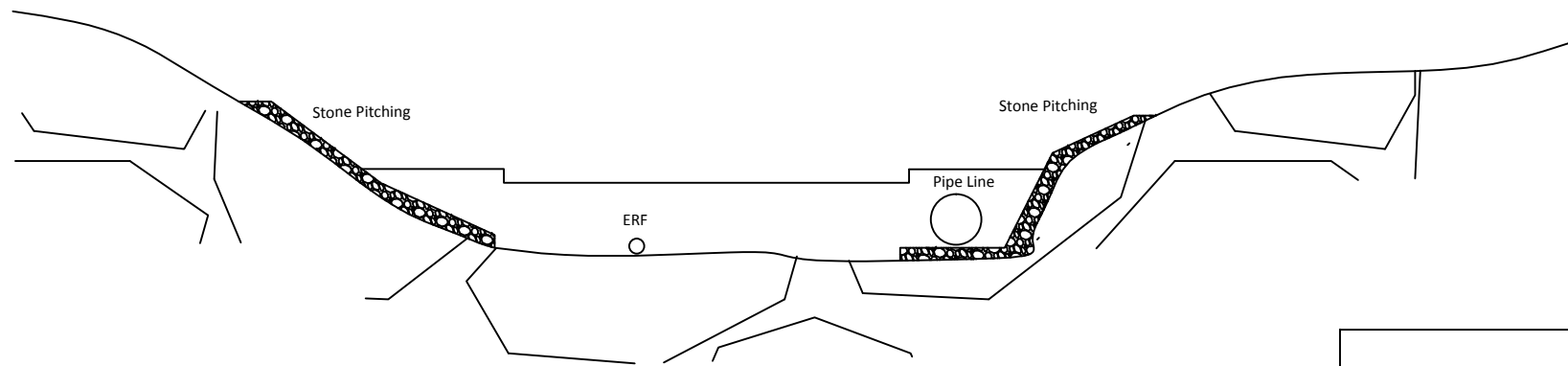
Actual Foot Print Area	
Pipeline	650 m ²
Access Track	440 m ²
Power Station Yard	625 m ²
Tail Race	40 m ²
Total	1755 m²

Vegetation To be Cleared	
Pipeline	4385 m ²
Access Track	440 m ²
Power Station Yard	625 m ²
Tail Race	40 m ²
Total	5490 m²

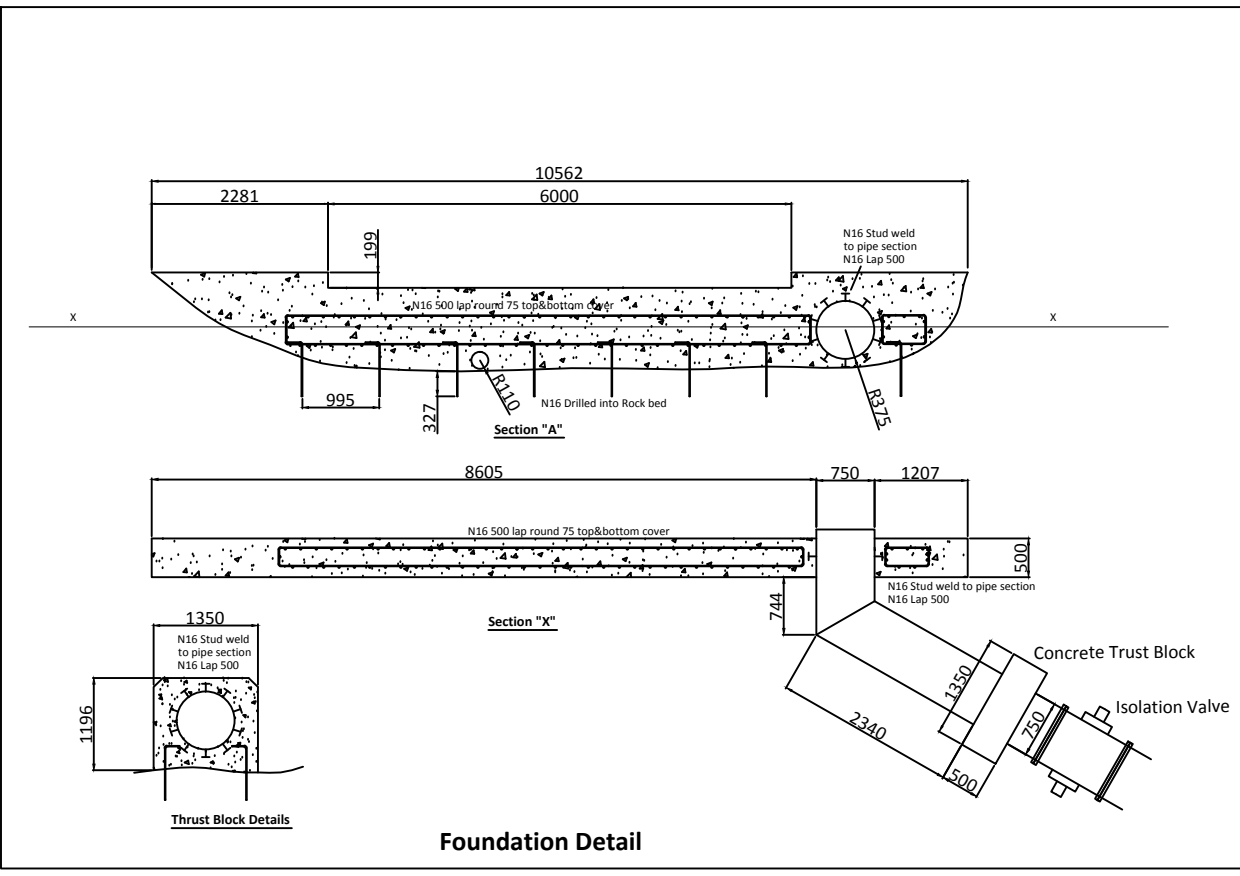


Project Address: Mersey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed by JC	Checked by EEC	Approved By Dr. Eric E Clack	File name Fish Station 1
Owner 		Date 20/08/13	Scale 1:5000
Description Mini Hydro Foot Print		Dwg Nr. TF- Fish1- Footprint 002	Total 3
			Sheet 2/3

RevNo	Revision note	Date
No. 2	Added drwaing Nr 005 - Vegetation Clearing Plan and changed inlet/outlet Dwg	26/08/2013



- NOTE:**
1. All Steel work to AS4100 and all welds designed to AS1554
 2. Solvent Epoxy Coating three coats of
 3. 20MPa / 75 slump Concrete Pads
 4. 25MPa / 50 Slump Concrete Slab
 5. Concrete Sleepers to comply with AS 3600
 6. All Bolts and fitting supplied by manufacturer threaded fasteners Galvanized in accordance with AS 1214



- Note:**
- The River bed and banks at the Hydro discharge point consist of big solid rock in the river bed and banks
 - Discharge of exhaust water from the Turbine will flow at 0.5 m³/sec which is less than the normal river flow speed and will mitigate erosion risks.

Project Address: Mersey Forest Road, Lake Rowallen, Tasmania		Reference 1	
Designed By: JC	Drawn By: TBO	Approved By: EEC Dsc.	File name: Fish Station 1
Owner:		Description: Pipeline Inlet	
Dwg Nr. 016		Total 17	Sheet 16/17

CONSTRUCTION ENVIRONMENTAL AND OPERATIONAL MANAGEMENT PLAN

MERSEY ROAD, LIENA



For
G7 Generation
4th December, 2014

LARK & CREESE LAND AND ENGINEERING SURVEYING

1

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

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Note:-

**CONSTRUCTION ENVIRONMENTAL AND OPERATIONAL MANAGEMENT PLAN –
READS; - COEMP**

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

1.0 Introduction and Purpose

This Construction and operational Environmental Management Plan (COEP) has been prepared by Lark and Creese, on behalf of G 7 Generation to manage potential environmental impacts associated with the construction of a mini hydro electrical scheme located on the Fish River, Liena. In particular, the COEMP addresses specific provisions the Biodiversity and Water Quality Codes within Meander Valley Interim Planning Scheme 2013 (MVIPS3012) (see section 2.1)

For the purposes of this COEMP, the areas to which this COEMP applies will be referred to as "the site". The proposed development is located within a 53.2 hectare lease in Crown Land administered by Forestry Tasmania (FT) (Appendix A). The site is accessed via Walls of Jerusalem Road. One vegetation community, *Sphagnum peatland* (MSP) listed under Schedule 3A of the *Nature Conservation Act 2002* and Priority Habitat under the MVIPS2013 are present within a permanent easement. The procedures identify specific commitments, actions and conditions to ensure the environmental management requirements are managed effectively. Environmental management activities and measures identified in the COEMP will be monitored on a regular basis and/or following major changes to operations or equipment to ensure that objectives and targets of the COEMP are achieved. Site inspection by FT will be undertaken for on-site works at each stage of the development to ensure mitigation measures are in place to FT's satisfaction. The construction site works will be audited in accordance with the requirements of this COEMP. In addition copies of audits will be made available to FT and MVC staff at the end of each stage and prior to commencement on next stage, if required.

Purpose and Document History

The aim of this Construction Environmental Management Plan (COEMP) is to:

- Briefly describe the project site and its setting;
- Summarise the key environmental aspects and impacts related to the proposed development
- Note all applicable legislative requirements and responsibilities for environmental management, particularly addressing provisions within MVIPS2013 (section 2.1) during the project's construction; and
- Provide the Project Manager and Contractors with guidance on the likely minimum environmental management requirements to be met in dealing effectively with the potential environmental risks associated at each stage with the proposed development project.
- Addressing information required by MVC as per council letter dated 7 August 2014.

Construction Scheduling and Hours

Staging of works will be at the proponents discretion, with due consideration and incorporation of the guidelines of this COEMP. In order to reduce impacts on foraging activities of Eastern Barred Bandicoot it is recommended construction hours be limited from 7 am or sunrise (whichever is later) to 6 pm or sunset (whichever is earlier), Monday to Friday. Consistent with the Schedule of Meander Valley Council's Planning Scheme 2013.

2.0 Environmental Management Framework

Legislative and Other Requirements

Commonwealth legislation:

The Commonwealths' legislation is the key environmental legislation for reference at the site. The following list of legislation is provided as a guide for site activities.

Environmental issues on the development site are administered principally by the following

- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Environmental Management and Pollution Control (waste management) Regulations 2000*

While environment is principally administered by the above legislation, State laws will be applicable in certain circumstances.

State legislation:

The main areas covered by the Commonwealth legislation are air, noise, soil and water pollution. However, certain State laws are specified in the legislation to have effect over certain aspects of construction may arise which invoke legislation other than listed above. These include:

- *Nature Conservation Act 2002*
- *Threatened Species Protection Act 1995* and associated regulations; and
- *Weed Management Act 1999*
- *Plant Quarantine Act 1997*
- *State Policy on Water Quality Management 1997*
- *Water Management Act 1999*
- *Land Use Planning and Approvals Act 1993*
- *Forestry Act 1920*
- *Regional Forestry Agreement, Permanent Native Forest Estate*
- *Aboriginal Relics Act 1975*

Local Government: Meander Valley Council

Meander Valley Interim Planning Scheme 2013:

E8.6 Biodiversity Code

- E8.6.1 (P1 & P2) Development Standards - Habitat and Vegetation Management

E9.6 Water Quality Code

- E9.6.1 (A1) Development Standards - Development and Construction Practices and Riparian Vegetation
- E9.6.2 (P2) Water Quality Management, and
- E9.6.3 (P1) Construction of Roads.

2.2 Organisational Structure and Responsibilities

The overall responsibility for environmental compliance lies with the land Lessee however the Contractor and all construction contractors' personnel are responsible for the environmental performance of their activities and for complying with this COEMP. The training of all Contractor personnel involved in the operation will ensure that each individual is aware of their environmental responsibility. Any sub-contractors employed by the Head Contractor will also be made accountable for environmental management through their conditions of employment or contract. The responsibilities of these positions are detailed in Table 3.0 and in the Environment Procedures (refer to Section 4).

Site Roles and Responsibility

Project Manager

- Liaise with the Contractor during construction to ensure that the activities are carried out in accordance with the COEMP.
- Activities planning, implementation and management;
- Review of performance and effectiveness of the COEMP.
- Undertake periodic inspections of the site;
- Notify Environmental Protection Authority in the event of an environmental incident.

Head Contractor

- Conduct all activities in accordance with this COEMP;
- Carry out training of construction personnel in accordance with this COEMP;
- Undertake routine inspections of the site as required;

COEMP

- Ensure that the site is maintained in a clean and tidy state;
- Arrange site maintenance and rubbish removal as necessary;
- Ensure sub-contractors carry out contract duties in accordance with this COEMP.
- Ensure the site is secured from public access; and
- Notify the Project manager in the event of an environmental incident.

Sub-Contractors

- Carry out contract duties in accordance with this COEMP.

3.0 Environmental Aspects and Impacts

This section outlines the environmental aspects and potential adverse environmental impacts relevant to each construction stage of the project.

Identification of Environmental Impacts

Where potential environmental impacts have been identified, environmental protection measures must be introduced to mitigate the impact. For each impact, reference is made to that section of the COEMP where relevant mitigation measures/criteria will be detailed. Individual sub-plans have not been developed within this document. Instead for each of the environmental impact areas procedural or performance-based requirements have been identified.

Table 3.0 – Summary of Environmental Aspect and Impacts

Category	Environmental Aspect	Potential Environmental Issues	Mitigation Managing plan
Air emissions	Storage of spoil and fill. Operation of plant and machinery. Vehicle movements.	<ul style="list-style-type: none"> • Dust generated from earthworks. • Dust generated from materials handling. • Wind-generated dust from exposed areas of soil • Dust generated from vehicle movements. • Emissions from construction traffic and on-site machinery 	Section 5
Flora and fauna	Bulk earth works related to buildings, roads and car parks. Excavation for provision of services. Construction noise. Storage of spoil and fill. Vegetation clearing. Traffic movement, trucks and vehicles, to and within site.	<ul style="list-style-type: none"> • Loss or degradation of habitat for threatened species or populations including Eastern Barred Bandicoot (EBB) and Spotted-tail Quoll (STQ) • Sediment mobilisation and surface runoff from exposed soils. <ul style="list-style-type: none"> • Site excavations (pits, holes and trenches) resulting in injury or death of EBB. • Introduction and spread of noxious or environmental weeds. • Spread of <i>Phytophthora cinnamomi</i> into/out of site. <ul style="list-style-type: none"> • Inadvertent impacts on other threatened/significant species with potential to occur on-site, but not yet located. • Removal or damage to mature trees identified for retention. 	Section 6

		<ul style="list-style-type: none"> Removal or damage to native vegetation and bushland identified for retention. Increased fire risk from storing cleared and/or mulched vegetation. Increased risk of vehicle/road deaths or injury of EBB and STQ. Increased bushfire risk due to greater on-site activity 	
Hazardous materials	<p>Excavations and bulk earth works.</p> <p>Disturbance of contaminated soils.</p> <p>Protection of existing services.</p> <p>Storage and use of fuels and chemicals.</p> <p>Operation of plant and machinery.</p>	<p>Inappropriate identification, handling and disposal of the following potential contaminants of concern:</p> <ul style="list-style-type: none"> disinfectants and fungicides from Pc wash-down facility. Leaks or spills during the protection or relocation of existing services and utilities (e.g. sewerage and wastewater). Mobilisation of pollutants or sediments from contaminated soils. Cross-contamination of previously non-contaminated soils. Spills or leaks of fuel or other chemicals associated with the construction works, leading to contamination of soil and water. Inappropriate disposal of spoil or building materials that contain contaminants of concern. <ul style="list-style-type: none"> Import of potentially contaminated materials. Increased fire risk and the resulting mobilisation of hazardous smoke/air-borne pollutants 	Section 7 Hazardous Material
Noise and Vibration	<p>Excavation and bulk earth works.</p> <p>Construction noise.</p>	<ul style="list-style-type: none"> Disturbance from truck and vehicle movements. 	Section 8 Noise & Vibration Management Plan not required
Traffic	<p>Excavation and bulk earth works.</p> <p>Transport of spoil and fill.</p>	<ul style="list-style-type: none"> Increased traffic volumes on access roads during construction with disruption of local traffic and increased traffic congestion, conflicts and accident risks (for both vehicles and other road users). Construction traffic in proximity to 	Section 9 Traffic

	<p>Increased truck and vehicle traffic flow and volume along Mersey Forest Road & Walls of Jerusalem Rd</p> <p>Vehicle movements and parking within site.</p>	<p>recreational areas with potential for direct (impact) and indirect (vibration) damage.</p> <ul style="list-style-type: none"> • Disruption of emergency egress/ingress to site. • Worker/vehicle conflicts and safety risks. • Potential for environmental impacts arising from inappropriate construction traffic movement and parking on-site. 	
Waste	<p>Excavation and bulk earth works.</p> <p>Construction waste.</p> <p>Domestic waste.</p> <p>Vegetation clearance.</p>	<p>Generation of waste for disposal through excess excavations.</p> <ul style="list-style-type: none"> • Generation of waste from construction activities. • Generation of domestic waste from construction personnel. • Generation of contaminated waste. • Inappropriate disposal of contaminated waste • Cross-contamination of previously non-contaminated soils. • Generation of vegetation waste from land clearing. 	Section 10 Waste
Water quality, stormwater and erosion	<p>Excavation and earth works.</p> <p>Storage of spoil and fill.</p> <p>Transport of spoil and fill.</p> <p>Relocation, modification and construction of drainage structures.</p> <p>Stormwater drainage system</p>	<ul style="list-style-type: none"> • Sediment mobilisation and surface runoff from exposed soil. • Spills and leaks of fuels and chemicals, into watercourses, from storage or use. • Disturbance of contaminated soils and transfer to surface or groundwater. • Spoil/fill stockpile failure and sediment mobilisation and surface runoff. • Adverse changes to natural drainage patterns /hydrology. • Disposal of contaminated material if excavated. 	Section 11

4.0 Environmental Management Program

Environmental Management Procedure

Performance Objective

- Responsibility of environmental management for the site.
- No whole-site "stop work" environmental incidents.
- Provide open communication and consultation with FT and MVC and other agencies as well as employees and the general public.
- Carry out regular audits and inspections of the site during construction.
- Minimise outstanding corrective actions.

Goals

- All personnel inducted prior to commencing work.
- All personnel are aware of the site's natural and cultural heritage values, this COEMP and their environmental responsibility.
- Record all non-conformances and evidence of corrective actions taken.
- No adverse environmental impact resulting from any incidents or emergencies on site, and no cessation of works due to environmental incidents or breaches.

Mitigation Measures

Training and Awareness

- All personnel should be trained to carry out their designated duties relating to the implementation of this COEMP. Where specific tasks or duties require the personnel to be licensed or approved by relevant agencies then the Contractor will provide appropriate training or time for licences or approvals to be obtained. A register of training certificates and Contractor or other staff approved for specific tasks will be maintained.
- All Contractor personnel will be inducted prior to commencing work on site. The induction will include the site's natural/cultural heritage and other environmental values, operating constraints and protocols in relation to environmental protection, environmental reporting and incident response procedures, this COEMP and its core content, the identification of cultural materials, and other environmental awareness and management issues. A register of induction participants will be maintained.
- Sub-contractors will be inducted on site prior to carrying out their work to ensure they understand the key values, constraints and environmental management practices on site. A register of sub-contractor induction will be maintained. A targeted induction, providing relevant site information and responsibilities, will be provided for external suppliers and deliveries to the work site wherever practical, especially those likely to have a repeated or continuous presence onsite.

Communication and Consultation

- Internal communication will occur on site through normal daily, weekly and monthly meetings where environmental issues will be discussed as part of each meeting.
- Consultation and communication with external bodies including government agencies and other affected stakeholders will be undertaken as required.

Audits and Inspections

- The internal site audit process will be used to verify that the site procedures are managing the environmental risks for the site and enable demonstration of the Contractor's environmental due diligence. An internal site audit will be conducted every week during construction.
- Weekly site inspections aim to ensure that environmental management requirements are addressed and that the environmental objectives are met at the site. The Site Health Safety and Environment Officer and Contractor representative, will carry out these site inspections. The inspection will be undertaken in accordance with the Inspection Checklist.
- The weekly site inspections will review environmental aspects associated with the site operations and identify any non-conformances or issues that may require remedial action. The date and time of inspections will be recorded, as well as comments on non-compliance with the COEMP and remedial action taken as required. A register of weekly internal site audits will be maintained, including originals of the Inspection Checklists.

Non-conformance and Corrective Action

- If a non-conformance is identified, the Contractor will take appropriate measures to ensure that the non-conformance is recorded and corrective action implemented. Non-conformances and corrective actions will be recorded on the Environmental Complaints, Non-conformance and Corrective Action Register.

Records

- Records will be kept for the following:
- A register of environmental complaints, detailing the nature of the complaint, date of complaint, corrective action taken and the date it was resolved - this will include non-conformances as identified from the weekly internal site audits and monthly external environmental audits;
- A register of incidents, such as spillages and leakages, which would include the date, nature of the incident and corrective action taken;
- Data on the types and quantities of waste removed from the site;
- Records of formal consultation or communication;
- Site audit reports;
- Site inspection checklists; and
- Training and induction attendance.

These records will be maintained by the Contractor and made available upon request, in the event of an incident. Prior to commencing mobilisation the Contractor will establish photo monitoring points at key locations across the site to record the progress of works and associated impacts/changes - with photographs taken at least weekly as well as at key stages of the works.

Emergency and Incident Management

- In the event of an emergency the site emergency procedures take precedent. The environmental implications will be assessed and managed only when the emergency has been contained and it is safe to access the site.
- If an incident takes place that has environmental implications, an incident reporting form will be completed, including implementation of any corrective actions.

Performance Measures

- Environmental management of the site proceeds within the parameters of this COEMP, and non-conformances are addressed in accordance with the guidelines identified and within timelines specified.
- Only 2 or fewer environmental incidents of sufficient seriousness to require the cessation of work at the site (as a whole) occur during the course of the entire construction works.
- All required records are complete and up-to-date.
- Emergencies are handled in accordance with the site emergency response plan.

Monitoring / Auditing / Reporting

- Training and Induction Register.
- Formal consultation and communication records.
- Audit and Inspection Reports, including completed site Inspection Checklists.
- Environmental Complaints, Non-conformances and Corrective Actions Register.
- Incident Report Forms.
- Waste generation and disposal records.
- Photo monitoring points at key locations across the site (as above).

Corrective Action

- If 3 or more environmental incidents that result in or require a "stop work" on the site occur during the entire duration of the construction works, then a full review of work practices and operating procedures - as well as the provisions of this COEMP and environmental guidelines – will be carried out jointly by the Contractor.
- Investigations/corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register.
- The Contractor, according to an agreed responsibility and timescale, will assign or close out correction actions,

Responsibility

- The Contractor.

5.0 Air Emissions – Management plan

Performance Objective

- To minimise the potential impact of construction related air emissions, including dust, on neighbouring and nearby receptors.

Goals

- No complaints received from neighbouring and nearby receptors relating to air quality due to site activities.
- No adverse impacts on site values.
- No impacts on staff health.

Mitigation Measures (Stage 1, ongoing)

- Dust suppression will be aided by the retention of existing vegetation, across those areas of the site not affected by demolition/construction activities – including environmentally sensitive and protected areas. Clearing of the work area to mineral soil will not be a routine forerunner to commencing operations, and grass cover will be maintained across work areas as far as is practical.
- Excavation of soil and rock, including rock cutting/breaking, can generate dust. Weather conditions will be assessed during excavation and rock removal activities, and under strong wind conditions that can raise excessive dust these activities will cease.
- Vegetation mulching can generate dust. Weather conditions will be assessed during the mulching activities, and under strong wind conditions that can generate excessive dust mulching will cease.
- Water application will be used for dust suppression. Water application will be used cautiously on site - to minimise the risk of sedimentation and excess water flow, including potentially contaminated water. Mulching and hessian or jute-mat covers are alternative dust suppression measures should be used, especially in areas where water course exists and bare earth
- Cleared, disturbed or exposed areas will be stabilised as soon as practical after construction. Dust control measures will be left in place, and maintained as required, until vegetation/grass cover has been established or the location developed to its final stable use/condition.
- Silt fencing and erosion control structures will be regularly maintained to ensure that deposits do not become a dust source.
- Except in emergencies, vehicles will be restricted to sealed or otherwise hardened/surfaced routes wherever possible. Low vehicle speeds will be enforced on unsealed accesses and work areas within the site in order to reduce dust.
- Vehicles carrying fill, spoil or other potential dust generating materials will not be loaded above their side and tail boards, and all such loads will be covered. Suppliers and delivery vehicles will be required to cover their loads, where there is a potential for dust generation (or spills), as part of the Contractor's supply/purchasing procedures.
- Prior to exiting the site, trucks will be checked clear of dust and spoil that could potentially be deposited on Walls of Jerusalem Road or Mersey Forest Road.
- Maintain all vehicles, plant and equipment used during demolition/construction in a proper and efficient condition to ensure emissions are minimised.

- Operate all vehicles, plant and equipment used during demolition/construction in a proper and efficient manner.
- Vehicle emissions will be minimised by avoiding unnecessary engine running time - such as while loading, waiting, or for driver comfort.
- Hazardous materials with the potential to generate dust or air-borne particulates will be treated in accordance with the Hazardous Materials Management Plan Under no circumstances will waste, vegetation or other materials be burnt on-site during demolition/construction.

Performance Measures

- Number of dust related complaints received from neighbouring receptors - target of less than 5 complaints for the entire construction period.

Monitoring / Auditing / Reporting

- Dust and air quality complaints will be recorded in the Environmental Complaints, Non-conformances and Corrective Actions Register.
- All Contractor staff will conduct constant visual monitoring for excess emissions and dust generation.
- Audits and reporting will be conducted in accordance with section 3, including the implementation of the recommendations and corrective actions.

Corrective Action

- The Contractor will follow-up all dust and air quality complaints from neighbouring receptors (nearby land holders/uses) within 2 business days. Mitigation measures will be reviewed and implemented within 2 days.

Responsibility

- All site personnel.

6.0 Flora and Fauna – Management plan

Phytophthora cinnamomi (Pc)

Phytophthora cinnamomi (Pc) is an introduced mould that attacks the roots of susceptible plant species causing the roots to rot, inhibiting the uptake of water and nutrients, and ultimately leading to death of the tree or plant.

Vegetation community within the site is listed as moderately or 'variably' susceptible by DPIPWE and contains individual species that are considered susceptible that are reliable indicator species for five broad vegetation classes.

The risk of its introduction to the site, and further spread across the area, are serious concerns. Dieback, caused by Pc and other factors, is a listed "Key Threatening Process" under the Commonwealth's "Environment Protection and Biodiversity Conservation Act 1999" and Tasmania's *Threatened Species Protection Act 1995*. Pc cannot be eradicated from an area once it has become infested. The translocation of infested soil, water and plant material through human activity presents the greatest risks of spreading Pc.

Performance Objective

- To protect the native vegetation across the site from the introduction and impacts of *Phytophthora cinnamomi* (Pc)
- Implement Pc Management Plan

Goals

- No introduction of Pc onto the site or further occurrence/spread within the site as a result of site works and associated activities.

Mitigation Measures (Pre-Construction Requirements)

- Prepare a *Phytophthora cinnamomi* Management Plan that is based on the precautions, guidelines and management responses as set out in the *Management of Phytophthora cinnamomi* for 'Biodiversity Conservation in Australia: Part 2 - National Best Practice Guidelines'.

Pc Management Plan

The Contractor is the principal coordinator for on-ground management actions including:

- Site induction of all personnel, including contractors and regular suppliers/deliveries, will include information on Pc, the risks and implications of its introduction to the site, and the measures in place and procedures to be adhered to prevent its introduction/spread (notably use of the wash-down facility).
- The contractor will establish and maintain a vehicle wash-down facility - as a Pc hygiene measure - will be located at the main site entry to parking area at Mersey Forest Road (in conjunction with the "shakedown area"). The vehicle wash-down will also incorporate a facility for the washing/cleaning of the footwear of employees and other personnel entering and leaving the site. The Contractor will ensure that all vehicles, plant, equipment, tools (that are likely to be used in contact with soil, water or vegetation), and personnel entering the site (including personnel travelling in vehicles) use the wash-down facility and follow Pc hygiene protocols.
- Design of the wash-down facility will ensure:

- the contained use of appropriate disinfectants or fungicides for vehicle, plant/equipment, tool, and footwear wash-down (such as diluted methylated spirits, sodium hypo chloride, or quaternary ammonium compounds) - including measures to contain any spray drift and overflow, while providing adequate ventilation to ensure OH&S compliance;
 - appropriate tools and equipment for efficient cleaning and operation - such as appropriate PPE, long and short handled hard brushes, scrapers and spikes, hand held spray bottles, pressurised spray units and the like will be provided;
 - it is developed on an impervious base with fully self-contained and internalised drainage to allow for wastewater collection;
 - waste water and disinfectants from the washing down of vehicles, tools and personnel entering and leaving the site is captured in a holding tank for later collection and disposal by a licenced liquid waste contractor;
 - it is of sufficient area to prevent splash-out or over-spray of wash/waste water from the wash/cleaning area;
 - the holding tank is of sufficient capacity to enable the efficient operation of the site;
 - the facility is appropriately bunded to prevent escape of waste water and inflow of surface stormwater – with particular care to preventing overflow of toxic wastewater from the facility to off the site;
 - the facility is appropriately protected to prevent any inflow/overflow of rainwater;
 - it is not connected to existing stormwater infrastructure;
 - includes a device to shut down the supply of reticulated water to the wash-bay/cleaning area if the holding tank is filled to capacity due to a leak or lack of maintenance pumping;
 - signage is provided instructing personnel of the Pc hygiene and wash-down requirements and appropriate/effective use of the facility; and
 - the facility does not provide potential for injuries or death of Spotted-tail Quolls or Eastern Barred Bandicoots (by, for example, grating being of width that enables animals access to the holding tank) and includes a means of covering any exposed pits/tanks each night or when not in use to prevent entrapment of wildlife.
- The wash-down facility will be in place and operational from the start of on-site mobilisation and prior to commencing works. All vehicles entering the site, except in the case of an emergency, must enter and exit via the wash-down bay and make appropriate use of this facility
 - The Contractor will liaise with the FT or MVC regarding the most appropriate disinfectants or fungicides for use at the wash-down facility and elsewhere on the site, in consideration of the risk of Pc introduction and the site's other environmental values/constraints
 - Waste disinfectants and fungicides from the wash-down facility are not to be disposed of on site, even if further diluted and neutralised.
 - If determined appropriate the use of the wash-down facility will be mandatory for both entry to and departure from the site. Once treated vehicles, plant, equipment and tools that remain on-site do not need to repeat the hygiene protocols as long as they do not leave the area (unless Pc is subsequently detected or suspected onsite during the works).

Mitigation Measures (Construction Phase Requirements)

- The Contractor will control site access/entry to ensure that only authorised vehicles associated with the works - residents and MVC staff - enter the site. Contractor will also be responsible for determining when wash down is required
- Vehicles will be restricted to hardened/surfaced routes as far as possible, and unsealed or natural surfaced areas subject to frequent vehicle movements will be temporarily sheeted or surfaced.
- Site personnel will be restricted from entering bushland areas surrounding the site without first undertaking the wash down procedure.
- The contractor will restrict vehicle and works access to areas of the site that repeatedly pond water until these areas has been drained/dried.
- All fill and landscaping materials brought onto the site must be certified Pc-free or from a Pc free area and the Contractor maintain with appropriate records/verification to support this
- The contractor will ensure that specific Pc hygiene and management prescriptions are included in contract arrangements for sub-contractors undertaking high Pc risk operations – such earthmoving and excavation, bush clearing/regeneration, and landscaping
- The Contractor will give preference to the use of rubber tyred vehicles and machinery on-site - over track-mounted machinery - as these present an easier cleaning/wash-down option with less risk of Pc introduction and spread.

Performance Measures

- No introduction or spread of Pc to or from the site.

Monitoring / Auditing / Reporting (Construction Phase Requirements)

- The contractor, or suitably qualified person, will regularly conduct a visual inspection of Pc susceptible tree species on-site for any early indications of Pc or dieback (such as wilting yellowing or drying out of leaves and darkening of roots). The Contractor will notify FT or MVC and appropriate government agency as soon as possible if vegetation on site or in adjacent areas shows signs of stress or disease
- The Contractor will inspect the wash-down facility daily to ensure its operational effectiveness and compliance of the facility, water levels and containment of wash-down wastes/disinfectants, and cleaning equipment supplies
- The Contractor will conduct spot checks to ensure that all personnel, including sub-contractors and regular suppliers/deliveries, are using the wash-down facility correctly and thoroughly. Records will be kept of these spot checks and the results.
- The Contractor will maintain records of inspections and clean downs of all vehicles, plant and equipment entering and leaving the site
- The Contractor will monitor and enforce sub-contractor compliance with Pc hygiene and management provisions, including applying penalty provisions and contract termination where required
- The Contractor will maintain appropriate documentation or records to validate the "Pc clean" status of all fill, landscaping and other materials brought onto site. These records will be made available for inspection
- The Contractor will monitor and enforce access and movement restrictions on-site.

Corrective Action

- Investigations / corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register
- The Contractor according to an agreed responsibility and timescale will assign or close out correction actions
- Any vehicle, plant, equipment or tools found to be in breach of the wash down procedures will be removed from the site immediately and penalty provisions may be enforced if appropriate.
- Any fill or landscaping materials brought onto the site that are subsequently found to be Pc infected will be removed from the site immediately and the stockpile area and other effected locations suitably treated
- The Contractor will immediately rectify any overflow or containment breach for wash-down waste water and disinfectants/fungicides, including remediation of contaminated areas
- In the case of death or stress of vegetation and Pc being the suspected cause the Contractor liaise with the Project Manager and Tasmanian government agency immediately to identify and implement appropriate management actions as directed.

Responsibility

- Contractor, all site personnel.

6.2 Vegetation, Weeds and Pests**Performance Objective**

- No damage to native vegetation identified for retention on site specifically potential threatened species habitat and Priority Habitat listed under the MVIPS2013
- To minimise the potential for the introduction and spread of weeds
- No increase in the occurrence and impacts of feral and pest animals within the site

Goals

- No unauthorised removal of, or damage to, native vegetation and comply with MVIPS2015 Biodiversity Code
- Use of native species for re-vegetation (using plant material of local provenance) unless approved by FT and MVC
- No new weed species introduced into the site as a result of construction activities
- Identified weed infestations on-site are controlled, where consistent with other habitat/biodiversity management objectives
- No increase in the occurrence or activity of feral and pest animals across the site

Mitigation Measures (Pre-construction, ongoing)

- Native vegetation clearing will be minimised across the site during construction. Operational areas and works scheduling have been planned/identified to avoid any un-necessary clearing of native vegetation/bushland. Areas of native vegetation to be retained, and restricted areas, will be clearly flagged and/or fenced on-site using woven barrier fencing or similar
- Fencing around trees and other retained native vegetation will be erected to prohibit access and prevent soil compaction during construction works, as identified in the Tree Management Plan. Fencing will be around the "dripline" as far as possible in accordance with Protection of Trees on Development Sites (AS 4970-2009)

- Soil, spoil, demolition wastes and other materials will not be stockpiled within the "dripline" of trees to be retained
- Trees will be pruned in preference to total removal wherever practical. The Contractor will engage a qualified arborist or tree surgeon to conduct all pruning
- Erosion and sedimentation control measures will be implemented - refer 4.8 - to minimise areas conducive to the introduction and establishment of weeds
- Except in emergencies, only approved access roads and parking/turning areas are to be used by vehicles on site, and vehicles will be restricted to hardened/surfaced routes as far as possible. Vehicles will not be permitted to park on any unsealed areas under retained trees
- Noxious weeds will be controlled as required by the relevant legislation/regulation, and class of weed in question
- Areas with environmental weed infestations that are to be developed or disturbed as part of the construction works will first be subject to primary weeding or "knock down", to reduce risk of weed spread during subsequent works
- Weed control programs are to be carried out by personnel qualified in the recognition of weeds and potential weed species. The Contractor will be responsible for the engagement and management of appropriate weed removal and bush regeneration staff
- Existing weed-infested areas outside of work zones will be identified, and suitably fenced marked where appropriate, all reasonable precautions will be taken to prevent the spread of weeds from these sites. Such measures may include:
 - implementing control measures in advance of construction works, to reduce the risk of weed spread when larger areas of the site are exposed/disturbed;
 - preventing or limiting access to these areas;
 - preventing or limiting disturbance and exposed soils in the vicinity of these sites;
 - avoiding the translocation of soil, fill and other materials from these sites;
 - increased surveillance of the surrounding areas for weed growth/spread.
- Spraying will be permitted as a weed control measure within the site. Herbicide use - using low-risk low persistence products will be carefully managed, especially around known Eastern Barred Bandicoot foraging areas
- Any mulched material from vegetation required to be removed or lopped that is retained on site will be stored outside of the identified Asset Protection Zone (APZ). Mulch stockpiles will be suitably silt fenced along their downslope and cross slope margins where warranted
- Removed/cleared vegetation likely to include propagules of environmental or noxious weeds will not be mulched or reused/ recycled on-site, but bagged and removed to an appropriate green waste disposal facility (using covered trucks/vehicles to further prevent weed spread)
- Any soil, fill and mulched material introduced to the site should be certified as being free of weeds and *Phytophthora cinnamomi*. Appropriate documentation to verify this will be provided by the Contractor Project Manager.
- Any soil with the potential to contain seeds of exotic species will be stockpiled well away from areas of native vegetation and watercourses
- Food scraps and putrescible waste will be stored in securely covered bins/containers, so as not to attract pest (and native) animals
- Access for bushfire suppression and fire management activities around the site's margins - to the external APZ and inside perimeter of the site - will be maintained

throughout construction works. This access will be by vehicle - to a standard suitable for a heavy Tasmanian Fire Service (TFS) tanker

- Existing access points to the site for bushfire suppression and fire management activities will be maintained during construction works. ingress/egress points will be access off Walls of Jerusalem Road as shown on the Soil and Sediment Erosion Plan (see Appendix A). Vehicle access to these perimeter ingress/egress points will be maintained internally across the site during all construction works, with the emergency accesses signposted and/or mapped as appropriate. Up-to-date emergency access information will be provided to the local TFS Area Manager, TAS Fire Brigades local command and relevant Rural Fire Service Fire Control Centre
- The Contractor will ensure that high fire risk activities across the site are located away from bushland areas or otherwise managed/restricted, or cease entirely if appropriate, during declared Total Fire Ban days or other periods of unacceptably high bushfire risk

Performance Measures

- No net reduction in the extent of native vegetation/bushland across the site except that designated for removal
- No new weed occurrences, no further spread of existing weeds infestations.
- Weed management controls have been carried out on site, with an overall reduction in the incidence of weeds.

Monitoring / Auditing / Reporting

- Existing occurrences of environmental and noxious weeds will be surveyed and recorded (previously identified by Doug Summers) by the Contractor prior to the commencement of works, and the information reviewed during the entire construction period.
- All workers on site will be vigilant for any new weed outbreaks, and immediately report any suspected occurrences to the Contractor's on-site manager.
- The Contractor will notify Project Manager, FT or MVC if any introduction of noxious or weeds of national environmental significance are reported on site.
- Flagging and fencing to protect trees and native vegetation/bushland areas to be retained will be inspected weekly, and repaired or upgraded as required.
- The Contractor will keep records of the area, and type, of native vegetation/bushland cleared or disturbed during the works - and whether such impacts were planned/approved or accidental/inadvertent and unauthorised.
- The Contractor will record details of any wildlife injuries or deaths across the site due to construction activities.
- Audits will be conducted in accordance with section 1 including the implementation of the recommendations and corrective actions. Monitoring for weed outbreaks will be conducted during these audits.

Corrective Action

- The Contractor will immediately notify MVC if any areas of native vegetation/bushland are inadvertently disturbed or cleared without permission.
- These areas will be replanted/ regenerated using plant material of local provenance, or other landscaping treatments as agreed with the MVC if local seed stock and plants are not available, and the Contractor will be responsible for the maintenance

of any plantings to MVC satisfaction for the duration of the construction and defects liability period.

- If a substantial outbreak of a declared noxious weed is found then as soon as practicable the Contractor will have a qualified person assess and treat the area, if necessary, by hand pulling individual plants. Under no circumstances will the plants found be chopped, slashed or burned due to the potential for spreading of seed.
- Survey frequencies for noxious and environmental weeds will be increased in those areas subject to repeated infestations during the works and during activities with higher risk of weed introduction/spread (such as major earthworks and soil exposure, fill and mulch importation, and landscaping works) and during peak growth periods.
- The origin of weeds occurring on site will be identified wherever practical, so weed infestations can be managed at their source (with co-operation of the MVC if required).
- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.

Responsibility

- All site personnel.

7.0 Hazardous Materials – Management plan

Performance Objective

- To reduce the potential risk of contamination of air, land and water arising from Hazardous Goods.
- To reduce the potential of health risks and contamination of water from contaminated soils on site.
- To reduce the potential of health risks to site workers, and others, from Hazardous Goods.

Goals

- No spills and or land contamination on-site or off-site.
- Contaminated soils remain inert on site or are removed from site if area is within building envelope.
- No adverse health effects for site workers, and others.
- Provide a hazardous materials store, which is protected by suitable bunding to contain any spills.

Mitigation Measures (Implement Stage 1, ongoing)

- The Contractor will construct a hazardous material shed (store) before any fuels, lubricants or chemicals are delivered to site.
- Site induction of all personnel, including contractors, will include information on hazardous materials and emergency response procedures.
- Persons handling dangerous chemicals and materials will wear appropriate PPE and receive appropriate training in its use.
- No bulk (in excess of 100 litre containers) fuels; lubricants and chemicals will be stored on site. Any limited quantities of fuels, lubricants and chemicals on-site will be held in a centralised location(s) with suitable bunding, on an impervious base, vented, and other containment/safety measures as well as appropriate spill kits or incident response equipment provided.
- Material Safety Data Sheets (MSDS) will be located at the site office for all hazardous and dangerous goods used during construction operations. The Contractor will ensure that all materials are handled, used and disposed of in accordance with their MSDS.
- The Contractor will provide and maintain appropriate first aid, emergency response and fire-fighting equipment at readily accessible locations across the site at all times.
- Spill containment and treatment equipment and materials will be available near storage areas of hazardous materials. Spill kits and other suitable incident response equipment will also be located at other key points around the site and maintained ready for use. Spills of hazardous materials will be contained and collected for treatment at a licensed waste disposal facility.
- Workers will be vigilant for hazardous materials that may be uncovered during excavations, any suspect material(s) will be reported to the Contractor's on-site manager immediately.
- Totally enclosed containment will be provided for all hazardous waste prior to removal from site.
- Hazardous waste, including any contaminated soils and stormwater, must be disposed of to an EPA licensed waste disposal facility as soon as possible. The Contractor will ensure that hazardous/contaminated wastes will only be transported

and disposed of by disposal contractors holding appropriate EPA licences and copies of appropriate disposal documentation must be provide to the Contractor.

- Plant, equipment and vehicle refuelling on-site will be limited to essential requirements only where it is not practical to refuel off-site.
- Vehicle maintenance, and non-operational/routine plant or equipment maintenance, will be conducted on-site in an appropriately bunded area.

Performance Measures

- Hazardous Material Management Plan prepared and implemented.
- Number of incidents involving the handling or storage of Dangerous Goods - target of 1 (or fewer) non-conformance per month, with no significant environmental or health consequences.
- Appropriate handling and storage of Dangerous Goods to be evident on-site at all times.

Monitoring / Auditing / Reporting

- The Contractor will maintain a Hazardous Substances Register listing all hazardous/dangerous materials occurring on-site or brought onto the site, along with MSDS and emergency response procedures.
- The Contractor will keep records of the appropriate disposal of any hazardous/contaminated wastes or materials, including copies of appropriate disposal documentation.
- The Contractor will conduct inspections, at least every second day, to ensure that hazardous materials guidelines are being adhered to across the site and all spill/response equipment is available.
- Incident Report Forms will be completed by the Contractor for any unplanned events/incidents involving hazardous/dangerous materials. These will include details of the implementation and effectiveness of any corrective actions, and measures identified to prevent a recurrence of the incident. Incident Report Forms will be provided to the Project Manager and recorded in the Environmental Complaints, Non-conformances and Corrective Actions Register.
- Audits will be conducted in accordance with Section 1, including the implementation of the recommendations and corrective actions.
- The Contractor will notify the MVC and EPA immediately in the event of a "pollution incident" which could cause harm to the environment or personnel.

Corrective Action

- Spills or other non-conformances involving hazardous/dangerous materials will be dealt with immediately by the Contractor including remediation as directed by the Project's Project Manager and appropriate agency (if warranted). Incident management will involve a stop work around an effected area or across the entire site if necessary to protect the health/safety and the environment.
- In the event of an emergency the site emergency procedures take precedent and environmental implications will be assessed and managed only when the emergency has been contained and it is safe to access the site.
- Operating procedures will be reviewed following any serious spills or hazardous materials incidents.

- If hazardous materials are uncovered / suspected during excavations the Contractor all cease all work in that vicinity (and fence the area if appropriate) and investigate the nature and risk of the material(s). Appropriate management responses will be determined in discussion with the Project Manager.
- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.
- The Contractor according to an agreed responsibility and timescale will assign or close out all corrective actions undertaken by them, or undertaken as directed by MVC or the EPA or other agency.

Responsibility

- All site personnel.

8.0 Noise and Vibration – Management plan

Performance Objective

- To minimise the potential construction noise impact on neighbouring receptors and comply with relevant EPA construction noise level objectives (LA10) targets).

Goals

- Minimise noise complaints due to site construction activities.

Mitigation Measures (Implement Stage 1, ongoing)

- The Contractor may need to prepare a Noise and Vibration Management Plan. The Noise and Vibration Management Plan should refer to the *Protection of the Environment Operations (Noise Control) Regulation 2000*. Reference is also made to the TAS EPA's *Environmental Noise Management Series* and to Australian Standard (AS 2436- 1981) *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.
- The Contractor will adhere to the standard construction hours as detailed in Section 1.3 of this COEMP. Work outside these hours will require prior approval, to be obtained via the MVC. The Contractor will ensure that all sub-contractors are aware of, and adhere to, these construction hours.
- Deliveries to the site will be scheduled to occur during the standard construction hours. The timing of truck movements and heavy machinery access to and from the site will also be scheduled to limit any potential noise impacts on surrounding receptors.
- Vehicles, plant and machinery will be fitted with appropriate noise abatement equipment, regularly maintained in accordance with the manufacturers' instructions and in good working order.
- Vegetation clearance and rock breaking/drilling machinery is not expected to be a major issue. However controls on these potentially noisy activities will include:
 - all such activities will be co-ordinated to minimise potential impacts;
 - chainsaws, wood chippers and mulchers, and rock breakers/drillers (which generate high decibel noise) will be limited to the minimum frequent of use practical; and
 - all such activities will be conducted in daylight hours (the standard construction hours in Section 1.3 of this COEMP) and outside noise sensitive periods of dawn or early mornings.
- Sub-contractors will be deterred from playing loud music, or radios, outside structures or from vehicles.
- Potentially noisy fixed/static plant and equipment, such a compressors or generators, as well as the construction depot/yard (if required), will be located towards the central area - wherever practical.
- Transportable site/construction offices and other temporary site/works buildings may be sited to serve as noise barriers in noise-sensitive locations (where this does not conflict with other environmental or operational objectives).
- Vehicles, plant and equipment will be turned off when not in use - idling or "standby" modes will be avoided.

- The Contractor may advise surrounding landholders/users of the commencement, and expected duration, of major noise producing stages of the construction process as well as the contact/complaints process in place.
- PPE will be worn by all workers undertaking or in the proximity of noisy activities, as required by Work Place Health and Safety Legislation.

Performance Measures

- No excess or un-necessary noise generation.
- Number of noise complaints received from nearby residents, and dutiful response to any to any complaints received.

Monitoring / Auditing / Reporting

- Noise levels will also be measured by the Contractor as required in response to complaints.
- Maintain the Complaints Register, in regard to noise complaints from nearby receptors and authorities.

Corrective Actions

- The Contractor will follow-up all noise complaints from neighbouring receptors (nearby land holders/uses) within 2 business days. Mitigation measures will be reviewed and implemented within 2 days where necessary.
- If noise monitoring and/or complaints indicate prolonged and excessive noise levels, or if the LA10 noise generation standard has not been met at any site on 2 consecutive monitoring incidences. then the following corrective actions may be implemented:
 - restrict excess noise generating activities to specific less noise sensitive, times of the day;
 - modify work practices, where practical, to generate less noise;
 - install temporary acoustic barriers for problem activities/sites;
 - include, and enforce, penalty provisions in subcontractor arrangements for excess noise generation;
 - reviewing and limiting work hours for problem activities/sites, or plan noise generating activities to be undertaken concurrently where practical in short burst of excess noise;
 - conduct follow-up monitoring to assess the effectiveness of actions taken, and liaise with complainants as required.
- The contractor will investigate and rectify any unusually noisy plant, machinery and equipment - including requiring investigation and repair actions by sub-contractors.
- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.

Responsibility

- Contractor.
- All site personnel.

9.0 Traffic and Parking Control-Management Plan

Performance Objective

- To provide a safe working environment and minimise disruption/impacts to the local traffic, neighbours and the public.
- To ensure no traffic impacts on retained heritage buildings, fenced or environmentally sensitive areas and significant wildlife species.

Goals

- No disturbance to local traffic, neighbours and the public.
- No unauthorised parking.
- No vehicle or machinery impacts on environmentally sensitive areas and significant wildlife.

Mitigation Measures (Implement Stage 1, ongoing)

- The contractor shall establish and maintain a safe intersection sight distance (SISD) as per Road and Railway assets Code E4.74 (sight lines for access roads)
- The contractor will conduct a traffic impact assessment with written advice as to the adequacy of the TIA provided by Forestry Tasmania before trucks start delivering material
- The contractor will ensure that workers including subcontractors, as well as regular delivery drivers and suppliers as far as practical, adhere to the 60 kph speed limit on Mersey Forest Road. The Contractor will respond promptly to any complaints of excessive speeds on this road by works related traffic - this may include warnings, penalties and contract termination or similar.
- The Contractor will ensure that all construction vehicles using public roads, including sub-contractors' vehicles, are adequately maintained in order to minimise accident risks and to prevent any loss of loads (whether dust, liquid or soils). Trucks and other carrier vehicles will not be loaded above the level of the side boards and tail boards and all loose loads will be appropriately covered. All trucks and other works traffic are to only leave the site via the "shakedown area".
- Traffic leaving and entering the site will be restricted to designated access points, roads and parking areas as identified in the Master Plan.
- The Contractor will ensure that emergency access to the site is possible at all times when work/workers are on-site and so will monitor illegal parking and obstructing vehicles.
- Except in emergencies, vehicles will be restricted to hardened/surfaced routes as far as possible (to limit dust generation, reduce erosion potential, lower Pc risks, and other environmental and management reasons). Where an unsealed or natural surfaced area is to be, or becomes, subject to regular vehicle movements the Contractor will temporarily surface this area with crushed sandstone, gravel, geotextile or other suitable materials.
- A 10 kph speed limit will apply, and be enforced, for all vehicle movements within the site during construction works for safety and logistical reasons, given the confined site area.
- Construction traffic circulation within the site will minimise truck reversing movements in order to reduce noise from truck alarms.
- Prior to exiting the site, trucks will be checked clear of dust and spoil that could potentially be deposited on Walls of Jerusalem Road and Mersey Forest Road.

- The Contractor will establish and maintain a vehicle wash down facility at the site entry for wash-down of vehicles before entering and on leaving the site.
- The Contractor will control site access/entry to ensure that only authorised vehicles associated with the works – and FT, MVC staff - enter the site.

Performance Measures

- Vehicles are only using the designated on-site roads/accesses and only parking in the designated areas - with fewer than 5 non-conformance or incident per fortnight.
- Speed limits adhered to, on and off site.
- No complaints recorded regarding vehicle movements and parking.

Monitoring / Auditing / Reporting

- The Contractor will prepare a detailed written and photographic record of the condition of Walls of Jerusalem Road and Mersey Forest Road, to provide a baseline road condition assessment for later reference if required.
- Vehicle movement log will be maintained for all vehicles entering the site.
- As part of routine daily operations the Contractor's senior onsite staff will monitor and enforce on-site speed limits and access/parking restrictions. Significant or repeated breaches will be recorded, for reporting the Project Manager and enforcement/penalty actions where required.
- Audits will be conducted in accordance with Section 1, with implementation of the recommendations and corrective actions.

Corrective Action

- The Contractor will follow-up all traffic related complaints to FT or MVC within 2 business days. Correction or mitigation measures will be reviewed and implemented within 2 days where necessary.
- All near misses or vehicle accidents on-site will be immediately investigated by the Contractor and appropriate corrective/preventative actions identified and implemented as necessary.
- If the speed of works related traffic on Mersey Forest Road and continually exceeds the posted speed limit or is the source of repeated (legitimate) complaints the following strategies may be implemented (after prior discussion with and approval from FT(as owner of this road):
 - additional temporary speed humps and traffic slowing devices may be installed; and
 - a special construction traffic speed limit of 20 kph will be notified and enforced, by the Contractor.
- Penalty provisions will be included in the contract arrangements for relevant sub-contractor for breaches of traffic standard/conditions and these will be enforced for repeated breaches of these requirements - both on and off site.
- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.

Responsibility

- Contractor.
- All site personnel.

10.0 Waste Management Plan

Performance Objective

- To minimise the generation of wastes, maximise reuse and recycling and ensure that waste is disposed of at approved locations and in an authorised fashion.

Goals

- No evidence of site contamination as the result of waste.
- No waste disposal infringements.

Mitigation Measures (Pre-construction, ongoing)

- The Contractor must identify the likely construction waste for the site - including the nature and anticipated volumes of waste. Investigate appropriate disposal and handling options for construction. Preserving top soil for future landscaping use at predetermined long term storage locations with adequate control mechanisms
- The Contractor will be required to make the best efforts to accurately calculate and order materials requirements, to assist in minimising waste due to over-ordering, and will encourage minimum packaging practices and suppliers.
- On-site temporary ablution facilities will need to be established before works can start
- All wastes will be separated and segregated into:
 - hazardous and non-hazardous wastes (i.e. oils, paints, contaminated/non-contaminated soil, etc.)
 - waste states (liquids, solid)
 - waste types (flammables, corrosives, etc.) in accordance with the *Assessment, Classification and Management of Liquid and Non-liquid Wastes* (DEC 1999).
- Vegetation likely to include propagules of environmental or noxious weeds will not be re-used/recycled on-site.
- Waste/recyclable construction materials will be stockpiled/stored well clear of environmentally sensitive areas. Waste/recyclables stockpiles will be suitably silt fenced along their downslope and cross-slope margins if they contain mobile/erodible, soiled or suspect materials.
- The contractor will use only waste transporters who hold an appropriate environment protection licence (issued by MVC).
- Road vehicles carrying waste material will not be loaded above their side and tail boards and all loads will be covered.
- The Contractor will supply necessary bins and skips, including bins/containers at individual work areas plus larger centralised receptacles if required, for the effective management of wastes and recyclables across the site.
- If needed all skips and bins will be provided with suitable lids, that will be locked at night where necessary (especially those containing food or putrescible waste), to prevent the spread of waste by wind or foraging by animals.
- All non-recyclable waste - including litter, garbage, and other solid waste - will be removed to a licensed waste disposal facility.
- All non-recyclable hazardous waste - including petroleum products, chemicals and solvents, and other potentially hazardous materials - will be removed to a licensed waste disposal facility authorised to dispose of such materials. Separate containers will be provided for chemicals and chemical containers, paint and paint containers,

render waste and other materials that cannot be disposed of in the general waste stream.

- All works areas will be maintained in a clean and hygienic condition. The Contractor will organise a weekly "sweep" of the entire site to remove any stray/windblown litter and ensure that the area is clean.
- Suitable containment materials, spill kits, and other incident response equipment will be maintained on-site throughout the works.
- Personnel on site will be required to not feed fauna. Food scraps and putrescible waste should be either removed from site each day or adequately contained to prevent foraging by native and feral fauna.

Performance Measures

- Wastes are stored and managed correctly on site, with fewer than 1 waste non-conformance or "incident"- such as uncontained materials, windblown waste, bin/hopper overflows, unhygienic work sites - per week, on average, across the entire construction period.
- No stormwater or soil contamination due to waste conformances or "incidents".
- Licensed sub-contractor used for hazardous and nonhazardous waste disposal.
- Documented evidence that waste has been disposed of correctly/legally by sub-contractors/waste contractors.

Monitoring / Auditing / Reporting

- The Contractor will conduct weekly inspections of all waste and recycling stations, stockpiles, facilities and equipment to ensure their functionality and continuing effectiveness. Records will be kept of these inspections.
- Records of waste generation and disposal, as well as the extent of re-use and recycling, will be maintained and available on-site.
- The Contractor will provide a summary of the above records and inspections to the Project Manager weekly - including details as to the attainment, or otherwise, of agreed recycling targets.
- The Contractor will keep records of waste volumes and disposal locations, including transfer receipts and other documents to validate the appropriate disposal of wastes from the site. These records will be made available for inspection by the Project Manager at least weekly.
- MSDS's for all potentially hazardous substances used on site will be maintained.

Corrective Action

- Any spills or leakages/overflows, or non-conformances with specified waste management practices, involving nonhazardous wastes will be remediated by the Contractor within 2 working days.
- Any waste infringements will be addressed immediately, or within 1 working day at most.
- Any spills or leakages/overflows, or non-conformances with specified waste management practices, involving hazardous wastes will be responded to immediately upon detection. Further details of hazardous material management are provided in 4.4.
- Penalties and punitive measures will be included, and enforced as warranted, in contracts with waste disposal subcontractors.

- The Contractor will seek to continually improve waste minimisation and management as well as recycling/reuse performance throughout the entire construction works.
- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.
- The Contractor according to an agreed responsibility and timescale will assign or close out all corrective actions undertaken by them, or undertaken as directed by the EPA or MVC.

Responsibility

- Contractor.
- All site personnel.

11.0 Water Quality, Stormwater and Erosion Management Plan

Siltation ponds drains and silt fencing with blue metal groynes or stacked hay bales are the principal erosion and sediment control device to be employed on the development of this site.

Mitigation measures are required in a staged approach, Pre and Post Construction.

Performance Objective

- Minimise the impact of water movement on and off site and its associated erosions, sedimentation and potential pollution effects.
-
- Not to disturb vegetation to ensure increased interception of storm water flow...

Goals

- No extended or unmanaged areas of erosion on-site, and any sediment deposition or run-off across or from the site.
- No detrimental modification to the existing drainage patterns.
- No discharge of contaminated stormwater.
- No pollution incidents.

Mitigation Measures

Pre-construction requirements

- The Contractor will install all soil and water management structures in accordance with this COEMP and the storm water drainage master plan drawing no SW 003, service road drainage plan drawing no SW 002, drain size drawing no SW 001. Appendix A. These will be in place prior to the commencement of construction works, and any advance activities likely to generate erosion. Siltation pond, silt fencing with blue metal groynes (sausage), or staked hay bales where approved, is the principal erosion and sediment control device to be employed on the development sites.
- The entire western (down slope) margins of the construction works area will be fully contained by these barriers for the entire duration of the works - as detailed on the Soil and Water Management Plan: Appendix B.
- Temporary silt fencing will be installed at selected locations across the site, as shown on the Soil and Water Management Plan: Appendix B and elsewhere as considered necessary by the Contractor during the course of construction works.
- Temporary silt fencing will be used to contain the penstock service road development area
- Permanent sediment traps will provided erosion control along the length of the penstock service road shown on the Soil and Water Management Plan: Appendix B
- The Contractor will install a "shakedown area" inside the main site entry gate (in conjunction with the "wash-down bay"), across the entire width of roadway as shown on the Master Plan (Appendix A), to prevent soil and other material leaving the site on vehicle wheels and bodies. This feature will be serviced and maintained for the duration construction works.

- All machinery will be required to undertake a wash down before entering the construction site to mitigate the colonisation and spread of weeds.

Mitigation measures required during construction phase

- The Contractor's works schedule will, as far as practical and efficient, endeavour to minimise the extent of excavation and disturbed soil exposed at any one time.
- Top soil will be separated from sub-soil materials and rock and will be re-used on-site wherever possible - if not compromised by weed propagules, the risk of *Phytophthora cinnamomi*, or other constraints. The Master Plan (Appendix A) identifies a preliminary top soil stockpile location on the site's southern boundary, with heavy-duty erosion and sediment control fencing.
- The Contractor's works schedule will minimise the stockpiling of excavated or imported material to prevent exposure to wind and potential for sediment mobilisation in runoff. Excessively steep faces or long slopes will be avoided to minimise erosion potential and the risk of slumping/slope failure. The Contractor will protect stockpile sites by silt fences on the lower side and margins (if needed) and upslope berms (to divert water flows), to the Project Manager's satisfaction.
- Stockpiles will not be located in proximity to existing or proposed drainage lines and major stormwater inlets, in environmentally sensitive areas, or within the "dripline" of trees to be retained.
- Excavated, filled or sheeted/top-dressed areas with exposed soil will be stabilised as soon as practicable (such as mulch) to minimise opportunities for erosion and sediment mobilisation. Silt fencing and other erosion/sediment control measures will remain in place until a site is revegetated and/or stable.
- The Contractor will be vigilant to identify any areas of the site that may become susceptible to erosion as a result of excavation, stockpiling, modifications to surface flows, or other factors during the demolition/construction works and will take appropriate measures to protect such sites (and downslope areas) from adverse erosion and sediment impacts.
- The contractor will regularly clean and maintain silt fences and other erosion and sediment control devices, including the removal (as required) of sediment and other build-up. Cleaning will only occur during periods of dry weather.
- Temporary diversion structures, to intercept and divert clean runoff around work areas, will be installed by the Contractor as/where required.
- The Contractor will inspect the site within 24 hours of a significant rain event for signs of erosion or contaminated holding waters.
- Heavy plant and vehicle movements will be restricted to hard surfaces within the site after significant rain events or periods of waterlogging.
- The cleaning of tools, vehicles, plant and equipment – only carried out as part of routine/efficient operations - will be undertaken away from sites where runoff could enter the stormwater or drainage systems.
- Drains will be suitably protected to ensure that sediment laden runoff does not enter the stormwater system.
- To ensure the quality of stormwater leaving the site fuels, lubricants, chemicals and wastes will be stored and handled - and any spills managed - as set out in 4.4 and 4.7.

Performance Measures

- Only minor localised areas of erosion evident for limited periods during construction, and all erosion is under active management/control/remediation.
- All stormwater and drainage on-site is managed to minimise or ameliorate impacts.
- There is no oily sheen on the water surface, or litter in the discharge, of catchment stormwater structures.
- There is no turbid water released from the sediment structures.
- No discharge of contaminated stormwater, with stormwater leaving the site meeting the following parameters:
 - less than 50mg/L suspended solids;
 - pH 6.5 to 8.5; and
 - no visible oil or grease, and no surface sheen.
- No pollution incidents.

Monitoring / Auditing / Reporting

- The Contractor will conduct a daily inspection, prior to the start of works, of major boundary erosion and sediment control barriers to ensure integrity and effectiveness. This will include monitoring any sediment deposition and checking for excessive sediment.
- The Contractor will conduct regular inspections (at least twice weekly) of other erosion and sediment control devices to ensure their efficient operation and capacity.
- The Contractor will regularly - at least twice weekly – inspect watercourses and drainage lines (including stormwater drainages) for visual signs of contamination and sediment.
- The Contractor will monitor the quality of stormwater leaving the site, at least fortnightly or immediately after major rainfall events, over the duration of the construction works and the results recorded. Monitoring frequencies may be increased during period of higher risk for stormwater contamination. Monitoring will include an assessment of suspended solids, petroleum products, visible oils and grease.
- The Contractor will monitor Fish River, Walls of Jerusalem Road and Mersey Forest Road for any excess sediment and spoil inadvertently transported off the site.
- The Contractor will inspect the site within 24 hours of a significant rain event for signs of erosion or contaminated holding waters and to ensure that all erosion and sediment control devices are intact and operational.
- Monitoring of revegetation progress and soil stabilisation.
- Site audit and inspection reports.

Corrective Action

- Any defects detected in, or sustained by, the northern erosion and sediment control barrier will be repaired the same day - or immediately if upslope works likely to pose an erosion/sedimentation risk are underway or scheduled.
- Silt fencing and other erosion/sedimentation control measures will be upgraded and additional fencing or other measures installed, as required by the results of site inspections and monitoring.
- The Contractor will install any additional temporary stormwater detention and settling ponds, geotextile fabric filters, and other measures as/where required to better

control stormwater flows and discharges from the site as indicated by the results of site inspections and monitoring.

- Investigations and/or corrective actions undertaken as a result of a complaint, audit, inspection or incident will be documented and compiled within the Environmental Complaints, Non-conformances and Corrective Actions Register as maintained by the Contractor.
- The Contractor according to an agreed responsibility and timescale will assign or close out all corrective actions undertaken by them, or undertaken as directed by the Project Manager and the EPA or MVC.

Responsibility

- Contractor.
- All site personnel.

12.0 Management of Construction Activities

The construction environmental management plan is to be implemented prior to the commencement of works to specifically address the following matters relevant to the management of construction activities on-site for each stage of the development:

This COEMP outlines mitigation and management measures to address provisions contained in E8.6.1 & E9.6.1 & 2. Subsequent to issuing the above approval conditions, a Master plan has been prepared by the appointed Construction Contractor. The Master plan shows the location of various construction facilities, wash-down and shake down facilities, sediment control mechanisms, waste disposal sites, on-site vehicle movement routes and parking areas, fencing, and signage.

Site Sheds and Construction Facilities

Stage one will require staff facilities (staff/works office, ablution block). The contractor has determined a location for eating room facilities and staff/works offices for the second stage of the development if necessary (see Appendix A). There is a need for onsite toilet facilities as there are not service connections available onsite.

Demolition/Construction Waste Storage Areas and Storage of Construction Materials

The Master plan (Appendix A) identifies four locations for the storage of construction materials and the placement of waste bins.

- One waste area (Waste 1) is located inside the property north of Walls of Jerusalem Road entrance (see Appendix A). As such its location poses minimal environmental threat to the sensitive values of the site. This will also serve as an initial construction parking area
- For comprehensiveness it has been assumed all locations may at some stage be used for both storage of construction materials and bins for waste, thereby providing maximum flexibility for the Construction Contractor.
- The ongoing use and management of storage and waste sites during the construction phases has been addressed elsewhere in this COEMP (especially Section 4.7 – Waste Management) and a number of mitigation measures identified. Similarly, the Fauna Management Plan (Section 4.3 Construction Mitigation Measures contains a range of mitigation measures relating to the storage sites and waste management).

Other On-site Construction Activities Management

The Master plan also identifies the need for the following site management items.

- An Entry Wash-down/Shakedown Facility is located immediately within the site entrance on an area at present compacted and drained as part of the road network throughout the site. The wash-down facility will be erected during the early works stage of the project. As described in detail elsewhere in this COEMP (Section 4.3 Flora and Fauna), the wash-down facility will be fully self-contained and incorporate measures to prevent entrapment of wildlife and contain a range of other measures associated with the design and on-going management of the wash-down facility.
- A Muster/Evacuation Point just outside the site entry at Walls of Jerusalem Road during construction

13.0 Environmental Training and Inductions

Environmental Induction

All Contractors, sub-contractors and visitors will receive site induction into the requirements of this COEMP, prior to starting work on this project. The induction will be appropriate to the level of their involvement in the project.

Site inductions will be developed to induct personnel into the broad aspects of the Project. The environmental component of this induction will reinforce that it is the responsibility of all personnel to adhere to the stated environmental requirements and procedures. The induction training will be delivered by the Contractor or delegate and will cover, but not be limited to, the following environmental topics:

- role of the COEMP;
- project responsibilities;
- identification of legal obligations;
- identification and management of sensitive areas;
- flora and fauna;
- hazardous materials;
- heritage buildings and sites;
- the identification of historic heritage and Aboriginal cultural heritage materials;
- waste management; and
- water quality, stormwater and erosion.

Environmental Training

Personnel for specific tasks shall have the relevant training, skills or experience. Where project-specific environmental training needs are required, these will be provided by the Contractor's Environment Manager or delegate, and will cover specific environmental issues, control measures and equipment. A register will be kept and maintained of all environmental training, including dates, names of persons trained and trainer details. Prior to commencement on site, all project personnel, including Contractors, will undergo a site induction covering awareness of quality, safety and environment issues and controls, site rules and administration. Additional environmental training will be provided to project personnel via toolbox, and prestart, meetings. This will include additional on-site training for specific work packages conducted by the specific work package Contractor. Records of all employees trained and of details of the toolbox meetings will be maintained.

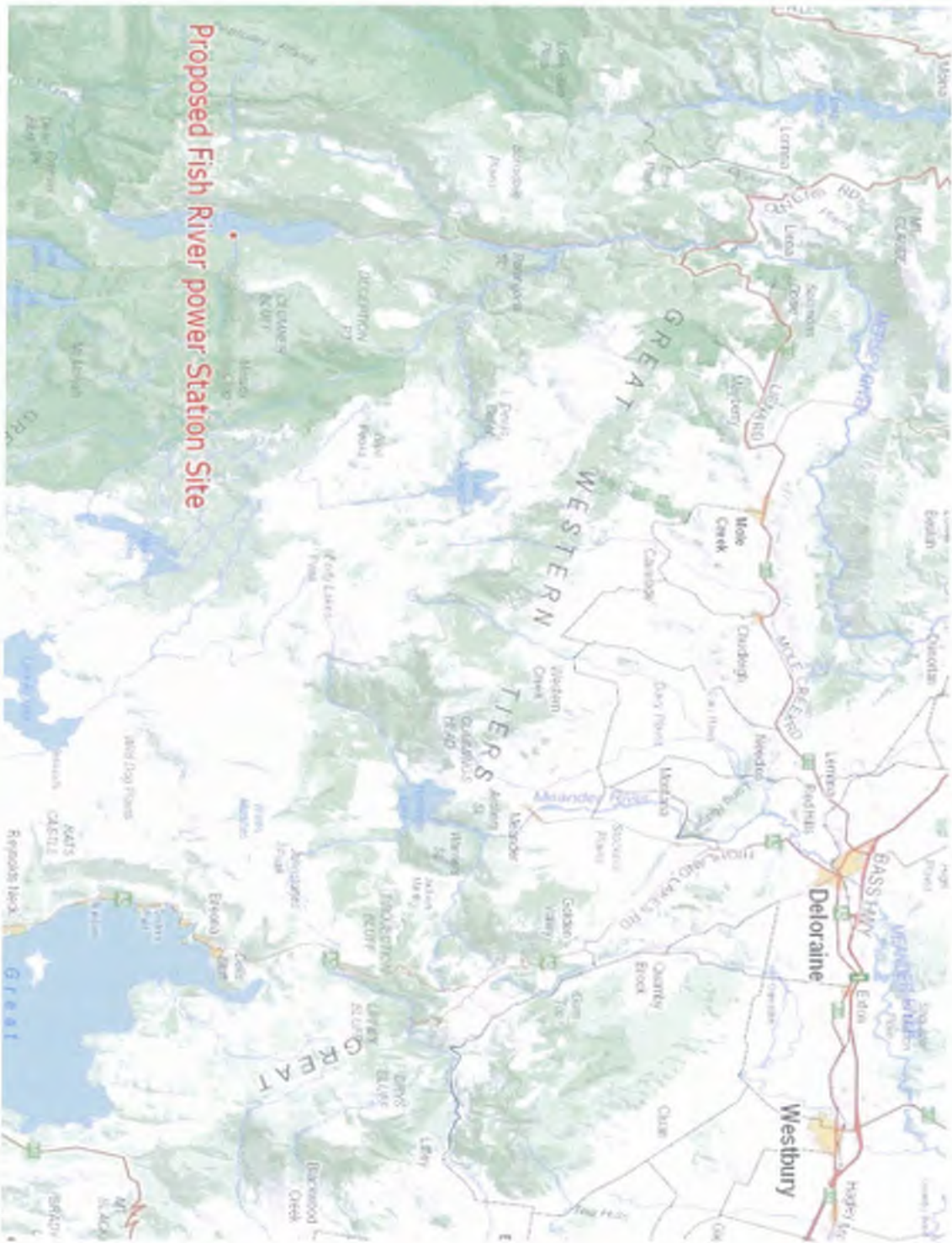


Figure 1 – Locality map of proposed Fish River Power Station, Mersey Forest Road, Liena.

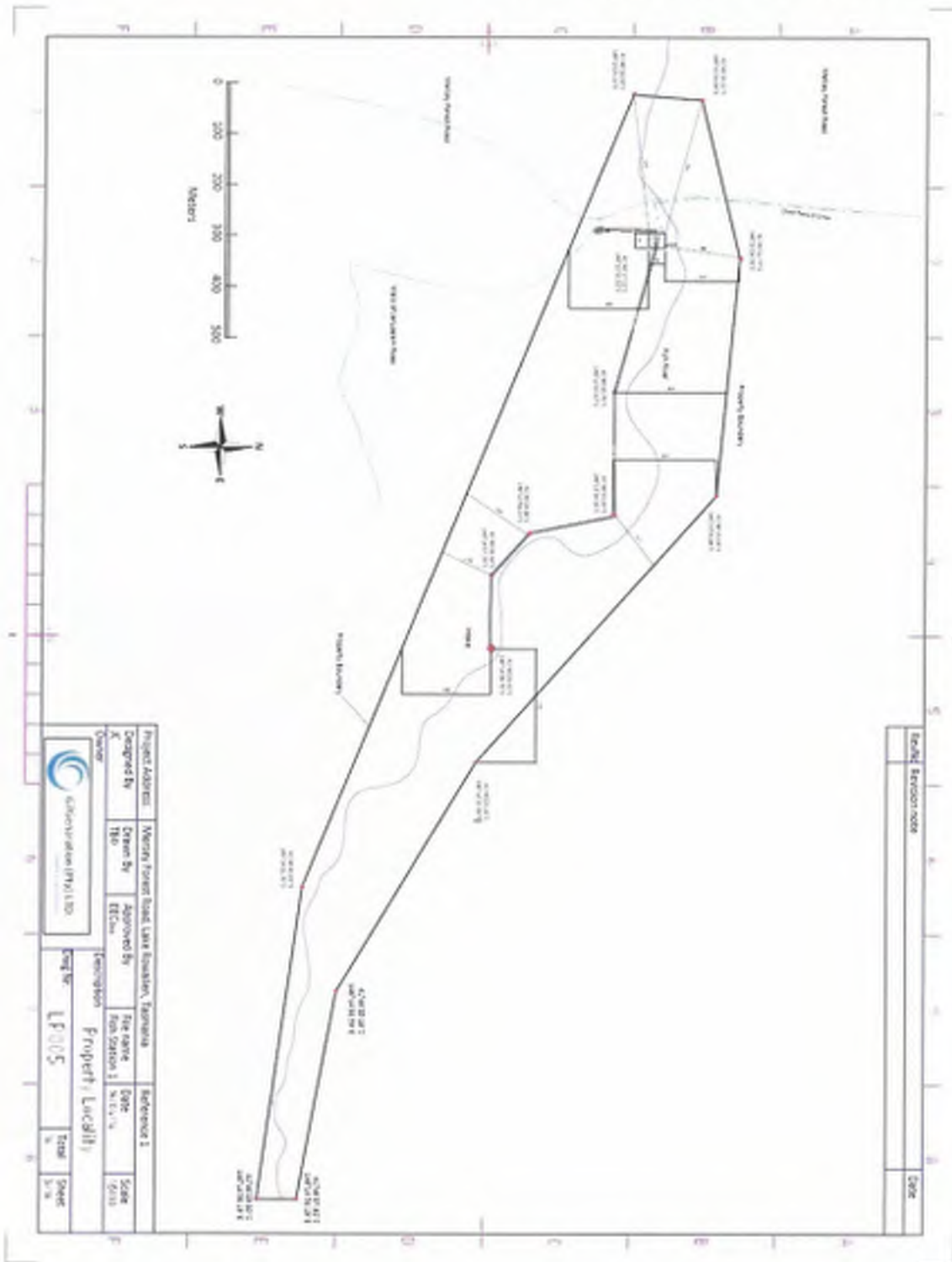


Figure 2 – Forestry Tas approved lease for proposed G7 Fish River Power Station.

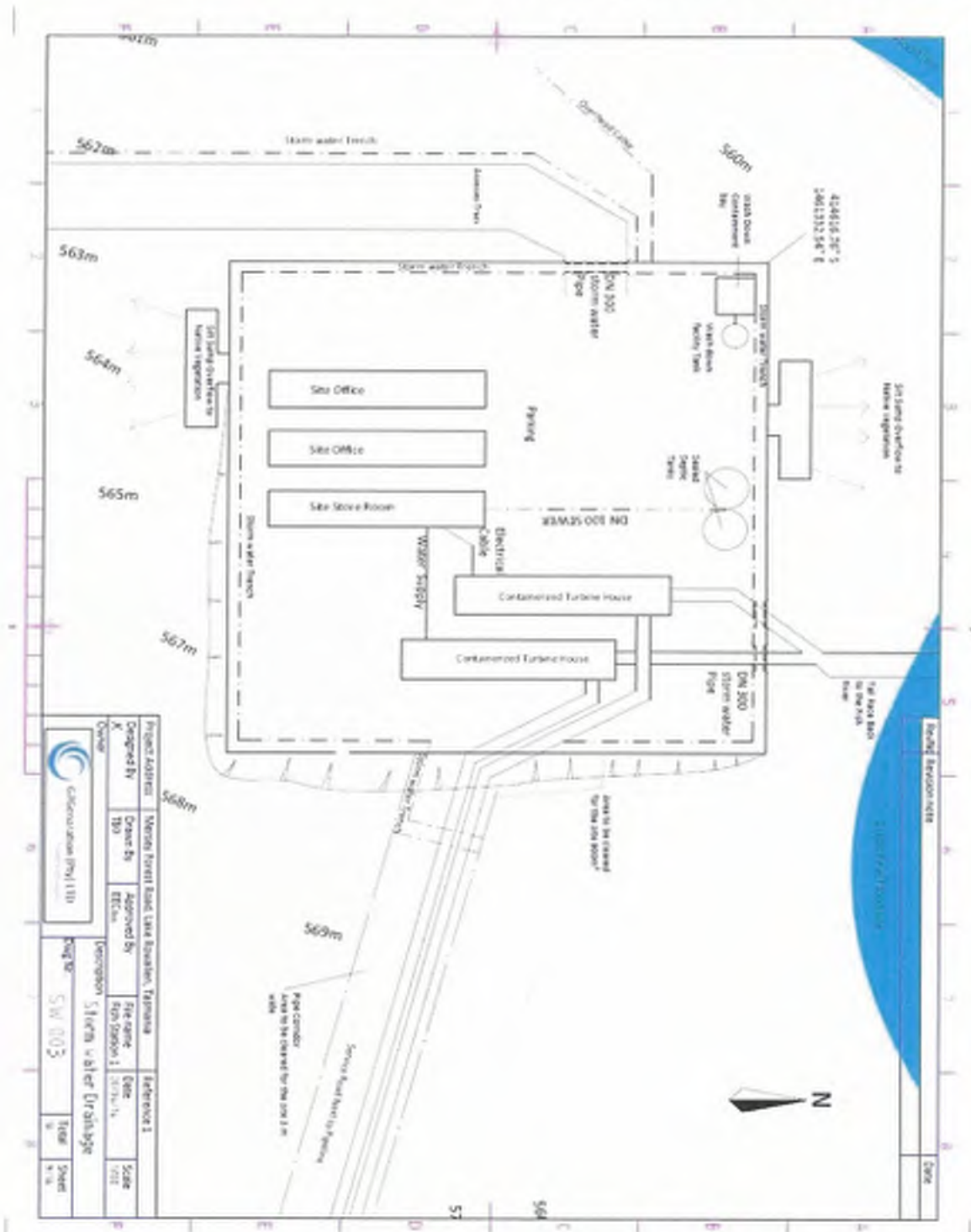


Figure 3 – Site plan of proposed Fish River power station illustrating infrastructure and stormwater design.

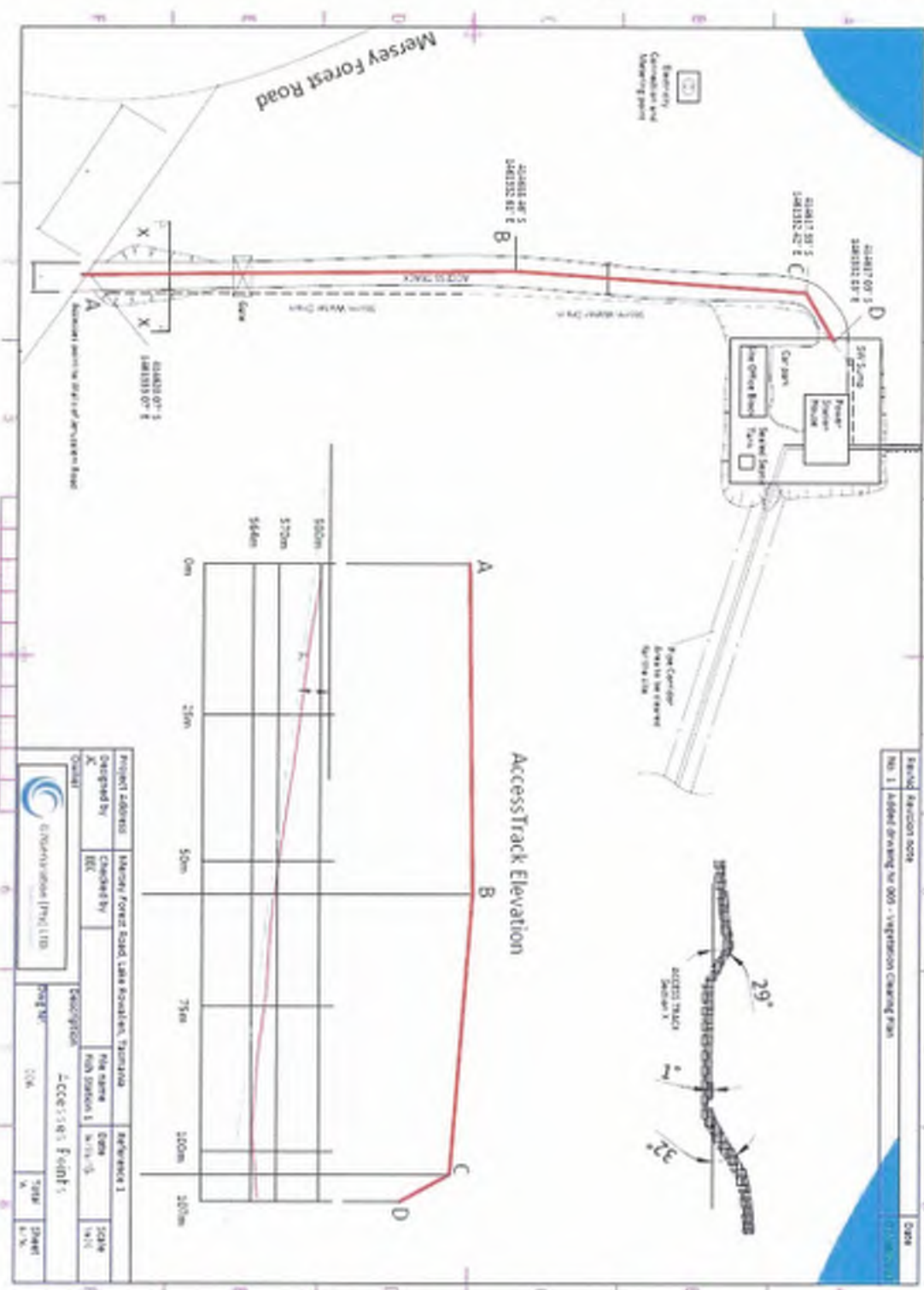


Figure 4 – Engineer designs for access road

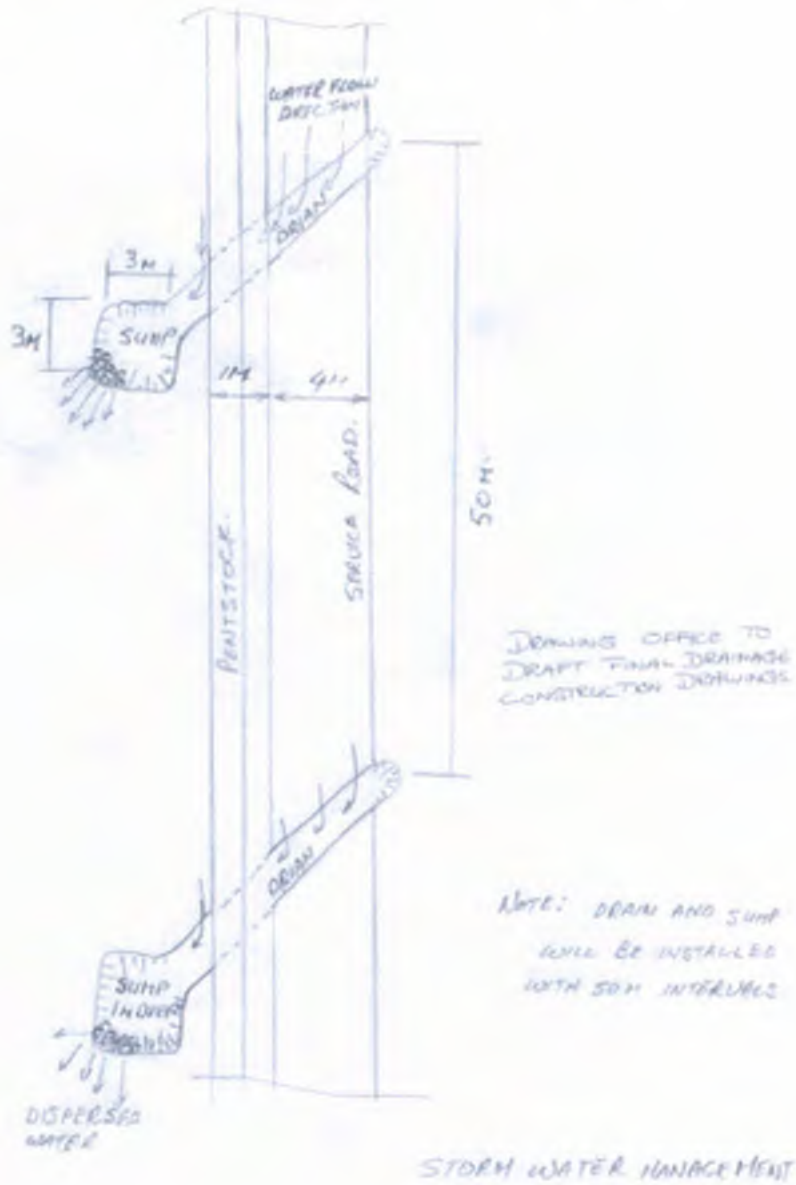


Figure 5 – Engineering designs for storm water management on penstock pipe service road.

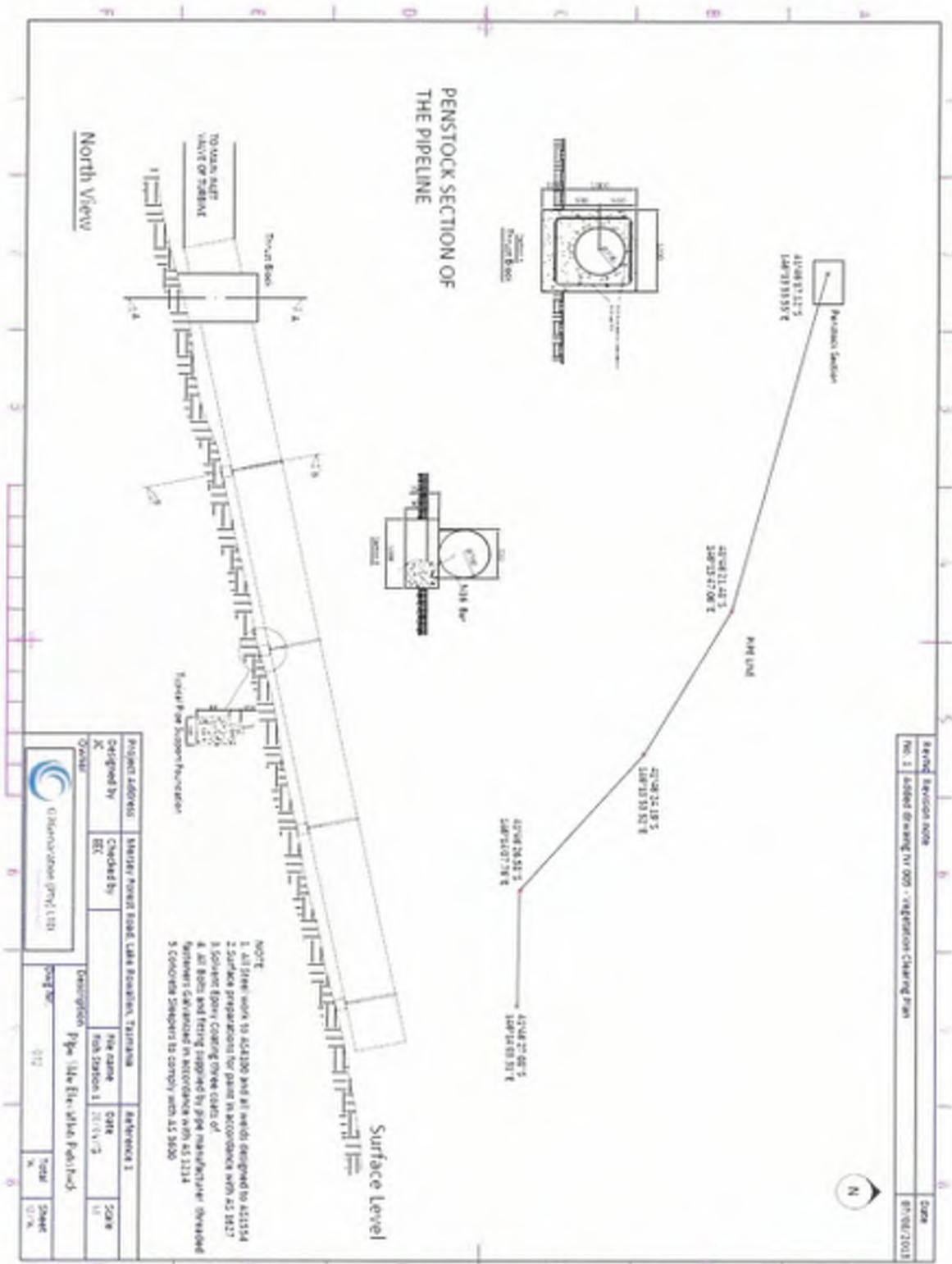


Figure 7 – Engineer designs for penstock pipe location and installation.

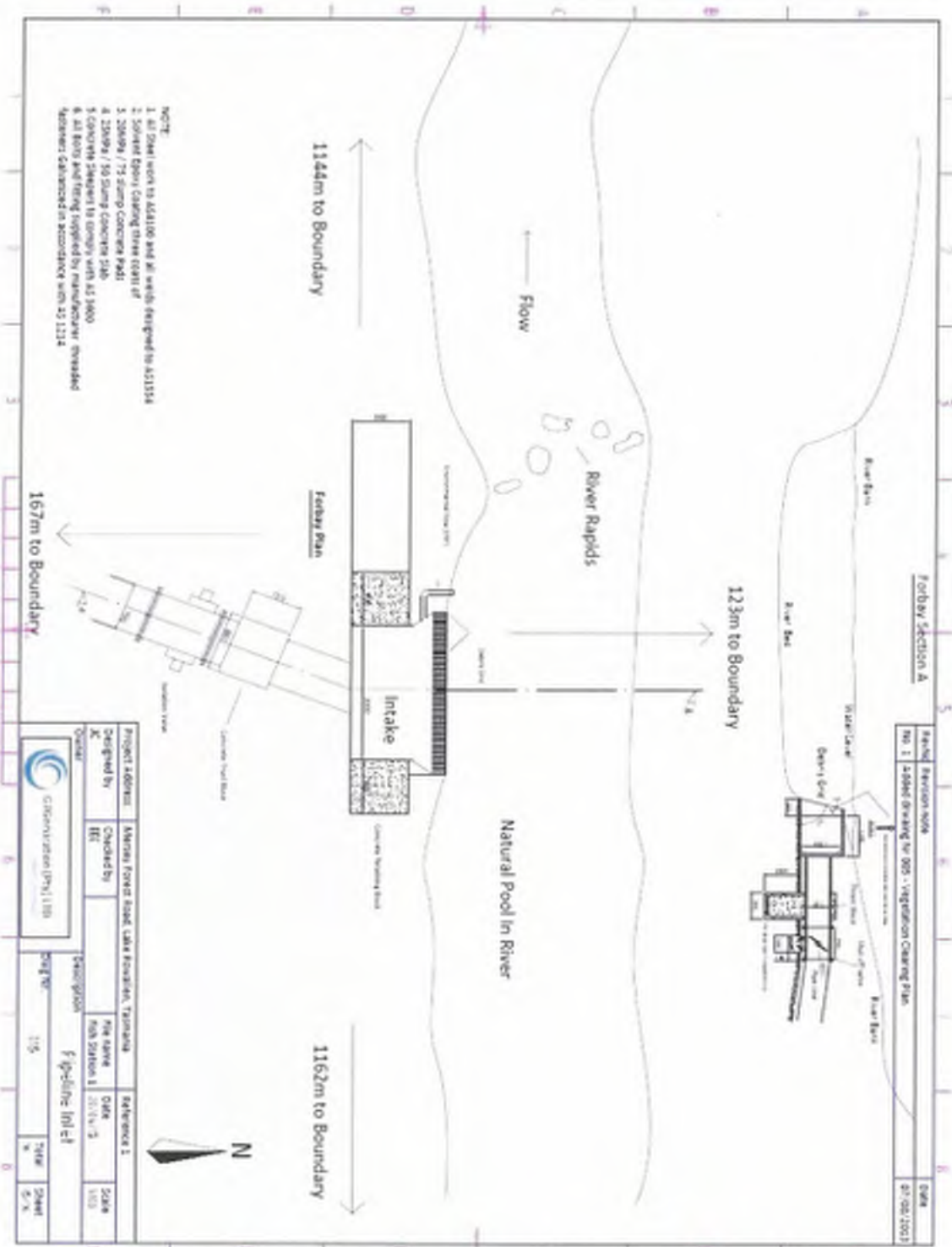


Figure 8– Engineer designs for water intake pipe location and installation.

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Internal Environmental Management Inspection

Date of Inspection / / Time of Inspection am/pm

Item	Issue	Acceptable	Not Acceptable	N/A	Comments/Remedial Action
1	General				
	Is the COEMP readily available for use?				
	Are all personnel on site inducted, aware of their environmental responsibilities and relevant provisions of the COEMP?				
	Are required staff trained, and licensed or approved by relevant agencies, for necessary environmental management tasks?				
	Are photo monitoring points in place and on-going?				
	Is the incident reporting system in place and working?				
	Is the emergency response plan readily available and are the personnel trained?				
	Are records kept of communication and consultation?				
	Is the Environmental Complaints, Non-conformance and Corrective Action Register maintained and up-to-date?				
	Are corrective actions assigned and closed out on site?				
	Are all other registers and records up to date?				
2	Air Emissions				
	Is any dust being generated by the site activities being adequately managed?				
	Are soil, spoil, fill and mulch dumps /stockpiles and exposed soil areas adequately managed to reduce dust generation?				
	Are vehicle/plant/equipment emissions regularly checked and within acceptable standards?				

Item	Issue	Acceptable	Not Acceptable	N/A	Comments/Remedial Action
	No unauthorised burning off?				
3	Flora and Fauna				
	Is the <i>Phytophthora cinnamomi</i> Dieback Management Plan prepared and being implemented?				
	Has all fill and landscaping material brought onto site certified as free of Pc?				
	Are fortnightly checks of Pc susceptible tree species being carried out and recorded?				
	Is the vehicle wash-down facility in place and being operated and maintained correctly and personal wash facilities implemented?				
	Are vehicle inspection and clean down records being maintained?				
	Are trees and native vegetation areas to be retained and/or restricted entry flagged or fenced?				
	Are bushland or vegetated areas inspected for significant flora and fauna species prior to clearing?				
	Are appropriate weed control measures in place for the site?				
	Are noxious and environmental weeds across the site surveyed and recorded, and this information up-dated?				
	At the end of each workday, are any pits/holes/trenches fitted with "escape ramps", or covered or edges delineated, to prevent injury to Bandicoots and other wildlife?				
	Are all pits/holes/trenches checked for Bandicoots and other wildlife each morning, including non-work days?				
	Construction personnel are not accompanied by dogs?				
	No native fauna injured or killed?				

Item	Issue	Acceptable	Not Acceptable	N/A	Comments/Remedial Action
	Are bushfire risks being adequately managed during the works?				
4	Hazardous materials				
	Has a Hazardous Material Management Plan been prepared and is it being implemented on site?				
	Is the Hazardous Substances Register established and maintained?				
	Is PPE available for the handling of dangerous hazardous goods?				
	Are the hazardous materials on site stored appropriately and isolated from the stormwater system?				
5	Noise and Vibration				
	Are the designated work hours being observed?				
	Are activities that generate excessive noise being managed to minimise their impacts?				
	Are noisy activities/equipment functioning correctly?				
	Are any noise complaints being addressed promptly?				
7	Traffic				
	Pre-Construction & Construction Phase				
	Has a Traffic Management Plan been prepared and is it being implemented?				
	Is unobstructed emergency access to the site adequately maintained?				
	Is the vehicle movement log established and being maintained?				

Item	Issue	Acceptable	Not Acceptable	N/A	Comments/Remedial Action
	Are all vehicles leaving the site appropriately cleaned and secured to prevent loss of load and dust?				
	Are all vehicle movements and parking within the designated areas?				
8	Waste				
	Pre-Construction & Construction Phase				
	Has a Waste Management Plan been prepared and is it being implemented?				
	Are waste minimisation, re-use and recycling practices being pursued wherever practical?				
	Are appropriate waste handling and storage practices being implemented to reduce the safety and environmental hazards from wastes and to encourage re-use/recycling?				
	Is the site clean and tidy? Are temporary abatement facilities bunded to prevent spills reaching stormwater?				
	Where recycle bins are provided they are being used properly?				
	Are waste bins/containers secured, and the scattering of waste an access by animals minimised?				
	Is waste being collected by a licenced contractor on a regular basis?				
	Are appropriate waste generation, recycling and disposal records kept?				
9	Water Quality, stormwater and erosion				
	Pre-Construction				
	Is the Erosion and Sediment Control Master Plan operating appropriately and all erosion/sediment control measures in place, maintained and effective?				
	Is the siltedown area installed, maintained and working effectively?				

Item	Issue	Acceptable	Not Acceptable	N/A	Comments/Remedial Action
	Construction Phase				
	Is topsoil stockpiled separately from sub-soil materials?				
	Are exposed areas of soil minimised and stabilised as soon as practical?				
	Is soil, spoil and fill stockpiles appropriately sited away from drainage lines, stormwater inlets and sensitive areas?				
	Is stormwater quality assessed fortnightly and within specified limits?				
	Are inspections of the site carried out within 24 hours of a heavy rainfall event?				
10	Management of Construction Activities				
	Pre-Construction				
	Are surface integrity/impacts and drainage from construction roadways and parking areas appropriately managed?				
	Are all storage/waste sites, including access ways where necessary, adequately surfaced/hardened to minimise direct ground contact and impacts?				
	Are all storage/waste sites fenced (with temporary perimeter fencing downslope and silt fencing), and bunded if required?				

Conformance Certification

(Tick appropriate) Checklist Fully Conforms Remedial Actions Required

Name: _____ Signed: _____ Date: / /



G7 Generation Pty Ltd

**Lake Rowallan Power Generation
Traffic Impact Assessment**

January 2015

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1.3 Project Scope

Preparation of a TIA examining the traffic impacts associated with the proposed development in accordance with DSG and Council requirements as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network;
- Provision of information on the proposed development with regards to traffic movements and activity;
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity; and
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.4 Subject Site

The subject site is located at Fish River, near Lake Rowallan in Meander Valley. The subject site and surrounding road network is shown in Figure 1.

2. Existing Conditions

2.1 Transport Network

For the purpose of this report, the transport network consists solely of Mersey Forest Road and Walls of Jerusalem Road.

Mersey Forest Road is owned and maintained by Forestry Tasmania. In a local context, Mersey Forest Road provides access to the eastern side of Lake Rowallan, including various access roads to the dam and associated facilities. Mersey Forest Road provides connectivity to the external road network (to Mole Creek, etc). Traffic volumes on Mersey Forest Road are very low, in the order of 10 to 100 vehicles per day. Traffic volumes vary seasonally and in accordance with construction/ maintenance activity associated with the Lake Rowallan dam, as well as bushwalking activity associated with the Walls of Jerusalem Track.

Mersey Forest Road is unsealed, with a width of approximately 4.5 metres. A typical view of Mersey Forest Road is shown in Figure 2.

Figure 2 Mersey Forest Road



A narrow wooden bridge crosses the Fish River on Mersey Forest Road approximately 80 metres north of the Walls of Jerusalem Road junction. This is shown in Figure 3.

2.2 Road Safety Performance

Crash data can provide valuable historic information on the road safety performance of a road network. This information can be utilised as a tool to assist in identification of possible road safety deficiencies associated with a network.

Crash data was obtained from DSG for the most recent 5 year time period for Mersey Forest Road, Fish River Road, and Walls of Jerusalem Road near the subject site. The crash data is summarised as follows:

- A total of four crashes were reported on Mersey Forest Road during this time. Two of these crashes involved minor injury (both occurred on a Sunday), and two property damage only. All crashes involved a single vehicle losing control on the carriageway. No crashes were reported at the same location.
- No crashes were reported on Fish River Road or the road into Walls of Jerusalem.

The crash data is relatively typical of a narrow rural unsealed road in a remote area. The crash data does not highlight any specific road safety concerns in the surrounding road network.

3.3 Construction Phase

The construction phase of the project consists of two main stages:

- Construction of the power station at the site; and
- Construction of power lines connecting with the grid.

Each of these stages are detailed in the following sections.

3.4 Power Station Construction

The power station is modular in design and comes in four main sections. Foundations are required, along with physical connection of the major components. A pipeline is also required to be constructed along Fish River. The pipeline diverts water from the river to the generators.

The pipeline will be delivered to the site in 2 to 4 truckloads. Three shipping containers will also be delivered to the site. These will be utilised for storage and a site office.

The balance of the material and components required for the construction will be delivered by approximately 9 large trucks over a period of approximately nine-months.

3.5 Power Line Construction

Overhead power lines are proposed to be connected between the generators and Fisher Power Station, north of Lake Rowallan.

The construction of the power lines will consist of rolling crews, who clear vegetation, install poles and connect the lines. This process is outlined as follows:

- Vegetation is removed (or the lines are placed around trees, depending on the local terrain conditions along the route) with a chipper attached to a truck.
- A truck with an auger and poles follows and installs poles along the power line route.
- A truck with power lines in a large roll follows and connects to the power poles along the route.

A traffic management plan (TMP) should be prepared for the on-road section of the power line's construction in accordance with Australian Standards AS1742.3:2009 and DSG requirements. Note that the Australian Standards state that for unsealed roads, when short-term partial road closures are in place, advanced warning signage may be omitted provided that vehicle mounted warning devices can be seen by approaching traffic for at least 250 metres. As traffic volumes are lower than 20 vehicles per hour, no traffic controller is required to direct traffic around the mobile work site.

4. Traffic Impacts

4.1 Sight Distance Assessment

4.1.1 Available Sight Distance

The access to the site is located a short distance east of the Walls of Jerusalem junction. Available sight distance was measured along Mersey Valley Road in both directions from the access. Available sight distance at the access was 50 metres to the west and 110 metres to the east.

This is shown in Figure 5 (noting that only a 50m sight line has been shown to the east, whereas 110 metres is available). The available sight line to the west of the access is shown in Figure 6.

4.1.2 Austroads Sight Distance Assessment

The Austroads publication, *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections*, 2009 (Austroads Guide) defines Safe Intersection Sight Distance as follows:

SISD is the minimum distance which should be provided on the major road at any intersection.

SISD:

- *provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes) and to decelerate to a stop before reaching the collision point.*
- *is viewed between two points to provide inter-visibility between drivers and vehicles on the major road and minor road approaches. It is measured from a driver eye height of 1.1 m above the road to points 1.25 m above the road which represents the drivers seeing the upper part of cars.*
- *assumes that the driver on the minor road is situated at a distance of 5.0 m (minimum of 3.0 m) from the lip of the channel or edge line projection of the major road. SISD allows for a 3 s observation time for a driver on the priority legs of the intersection to detect the problem ahead, (e.g. car from minor road stalling in through lane) plus the SSD.*
- *provides sufficient distance for a vehicle to cross the non-terminating movement on two-lane two-way roads, or undertake two-stage crossings of dual carriageways, including those with design speeds of 80 km/h or more.*
- *should also be provided for drivers of vehicles stored in the centre of the road when undertaking a crossing or right-turning movement.*
- *enables approaching drivers to see an articulated vehicle, which has properly commenced a manoeuvre from a leg without priority, but its length creates an obstruction.*
- *is measured along the carriageway from the approaching vehicle to the conflict point, the line of sight having to be clear to a point 5.0 m (3.0 m minimum) back from the holding line or stop line on the side road.*

Note that Table E4.7.4 does not provide for vehicle speeds (defined as the 85th percentile speed) less than 50-km/h. The default unsealed speed limit of 80-km/h technically applies to Mersey Forest Road and Walls of Jerusalem Road, however the geometry, width, construction and roadside hazards limit the possibility of this speed limit being reached.

The Performance Criteria P1 of Clause E4.7.4 is as follows:

"The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles".

In this case, for the reasons stated in the Austroads SISD assessment (refer to Section 4.1.2), the access junction is considered to provide safe access for its intended use. Therefore Performance Criteria P1 of Clause E4.7.4 is met.

4.1.4 Vegetation Clearing

It is noted that vegetation clearing at the corner to the west of the site's access can be undertaken to increase the available sight lines. Whilst from a risk assessment perspective the available sight distance is considered adequate, removal of low lying vegetation would further improve safety at this location.

This is shown in Figure 6.

Figure 6 Sight Line to West of Site Access & Vegetation Removal



4.4 Parking Assessment

Table E6.1 of the Planning Scheme states that there is no specific parking requirement is set for 'Utilities'.

The proposed development should provide sufficient parking for all visiting staff, and associated construction/ maintenance vehicles (trucks) on-site. Adequate manoeuvring space should be provided on-site so that all vehicles can enter and exit the site in a forwards direction.

Midson Traffic Pty Ltd ABN: 26 133 583 025

18 Earl Street

Sandy Bay TAS 7005

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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	7 January 2015

Phone: (03) 6350 6466

Your Ref:

Our File: BD3143



10 February 2015

Ms Jo Oliver
Senior Town Planner
Meander Valley Council
PO Box 102
Westbury, TAS 7303

Index No. 502 03 005			
Doc No.			
Batch No.			
RCVD	11 FEB 2015	MVC	
Action Officer	SO	Dept.	DS
EO	<input checked="" type="checkbox"/>	OD	BOX

Dear Jo

**Re: G7 Fish River Hydro Electric Generator and Transmission line
Mersey Forest - TIA sign off**

Forestry Tasmania (FT), as the relevant Road Authority, present for your consideration the following comments in relation to the Traffic Impact Assessment (TIA) prepared on behalf of G7 Generation Pty Ltd by Mr Keith Midson.

Paragraph 2.1 Transport Network

- Dublin Road (route of proposed overhead power line route) has been omitted from consideration.
- Mersey Forest Road (from Olivers Road junction) consists of approximately 13.5km of sealed road and 9.4km of gravel road to the Fish River site.
- Mersey Forest Road is only maintained on an as needs basis south of Dublin Road intersection.
- Additional users of Mersey Forest Road include i) people utilising the Mersey White Water Reserve, ii) users of Lees Paddocks, iii) various property owners and iv) FT and contractors involved in forest operations.

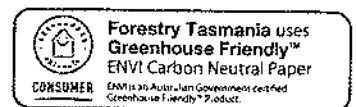
Paragraph 4.3.3 Timber Bridge Structure

- The load bearing capacity of the existing bridge met Forestry Tasmania's requirements at the previous inspection. FT undertakes to complete another inspection of this structure, however we cannot guarantee it will be maintained into the future by Forestry Tasmania

Notwithstanding the above, FT believes the TIA report as submitted to Council is fit for purpose.

Yours Sincerely

John McNamara
FOREST MANAGER (BASS DISTRICT)



BUSHFIRE RISK ASSESSMENT
PROPOSED MINI HYDRO GENERATION PLANT
FISH RIVER, MERSEY FOREST ROAD, LIENA
FOR
G7 GENERATION



PREPARED BY
N M CREESE (B.Surv.)
Bushfire Management Practitioner BFP-118
12th December 2014

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Disclaimer:

The protection measures detailed in this report cannot guarantee that a structure will survive a bushfire attack, however the implementation of any measures contained within his report may improve the likelihood of survival of the structure. This report are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the land owner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Management Plan has been prepared to support the design and construction of a new mini hydro electricity generation plant at Fish River, Mersey Forest Road, Liena. The development has been deemed to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *Part E1 Bushfire Prone Areas Code, Meander Valley Interim Planning Scheme 2013*.

The development has been assessed as being compliant with the provisions of Part E1.5.2, Hazardous Uses, Bushfire Prone Areas Code, Meander Valley Interim Planning Scheme 2013 provided earth fault protection is installed and a minimum 5 metre clearance is provided from overhead power cabling and any surrounding bushfire prone vegetation. Due to the nature of the automated generation plant buildings and infrequent occupation for maintenance, insufficient risk is identified under E1.6.3, New Habitable Buildings on pre-existing lots, Development Standards in Bushfire Prone Areas Code to warrant specific construction standards for bushfire protection.

The effectiveness of the measures and recommendations detailed in this report is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared by Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

Site survey was carried out on 26th November 2014.

2. LOCATION:

Property Address: Fish River, Mersey Forest Road, Liena

Title Owner: The CROWN

Title Reference: Crown Land

Title Area: -

PID No. 2530822

Municipal Area: Meander Valley

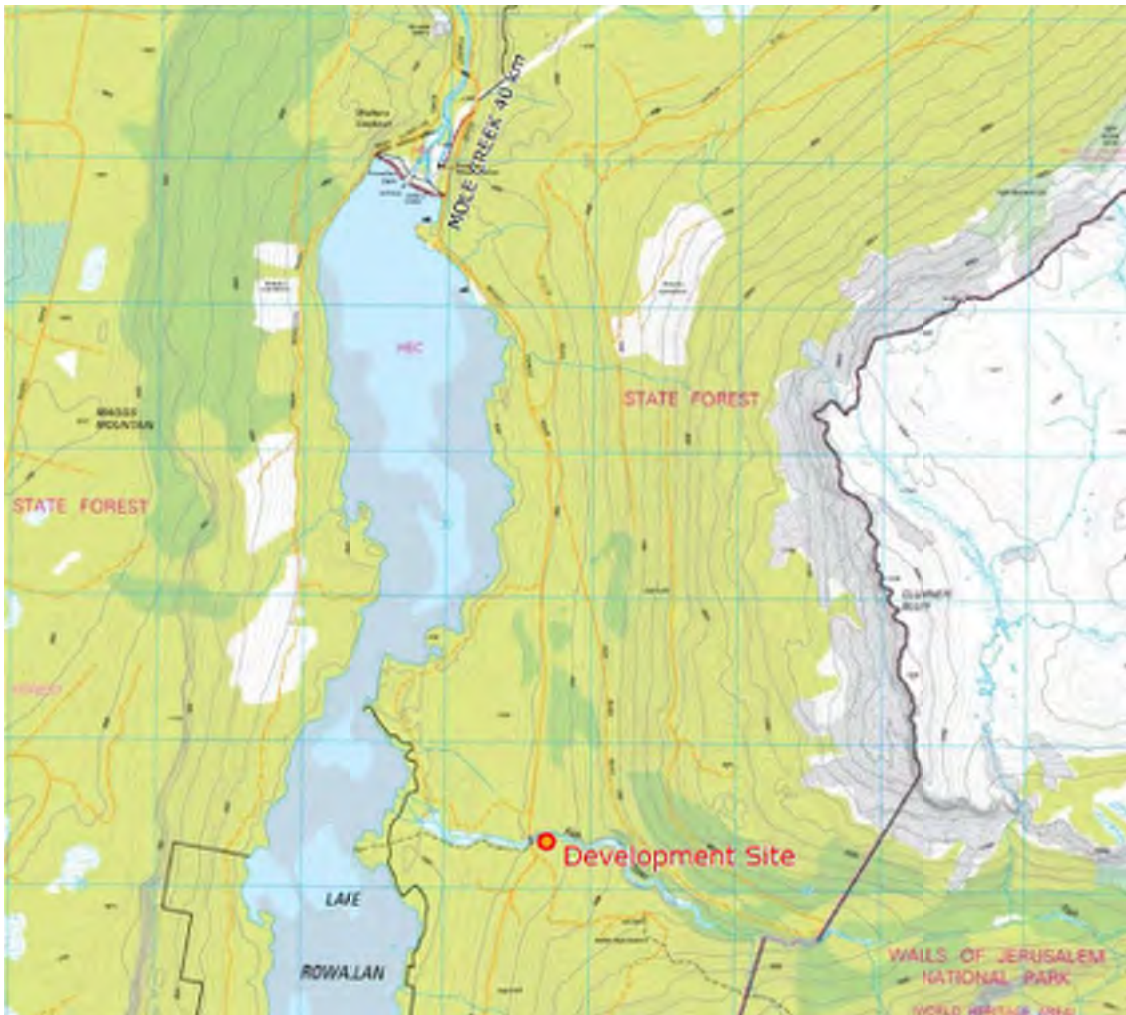


IMAGE 1: Site Location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located off Mersey Forest Road, approximately 5 km south of the Lake Rowallan dam, Liena and 40 km south west of Mole Creek. The development is at an elevation of approximately 570 m AHD with grades falling to the west in the order of 1:6 (10°).

The site and the surrounding areas within the assessment area are vegetated with native eucalypt forest. The Fish River borders the site to the north, Mersey Forest Road to the west and the access road (unnamed) to the Walls of Jerusalem walking track to the south.

The overhead cable route from the power generation site to the main power supply grid traverses existing roads and easement areas and is surrounded by native eucalypt woodland and forest.

Reticulated water supply is unavailable to the site with any future water supply requirements reliant on on-site water storage.

Planning controls are administered by the Meander Valley Council under the *Meander Valley Interim Planning Scheme 2013*. The site is zoned Rural Resource.



IMAGE 2: Aerial image of power generation site and environs.

4. PROPOSED DEVELOPMENT:

A new mini hydro electricity generation plant is proposed for the site with associated water intake and outlet piping from Fish River, and overhead power cabling providing electricity feed to The Fisher Power Station approximately 13km to the north east.

The generation plant is to be constructed within a 25 metre by 25 metre fenced compound and is to include a modular steel power station house and ablution/office building, and gravel access and parking area. Intake and outlet pipelines are to be steel on concrete footings.

Overhead power cabling is to be suspended on locally sourced treated timber poles where possible adjacent to the Mersey Forest Road and Dublin Road, joining the existing power line wayleave easement near the Little Fisher River.

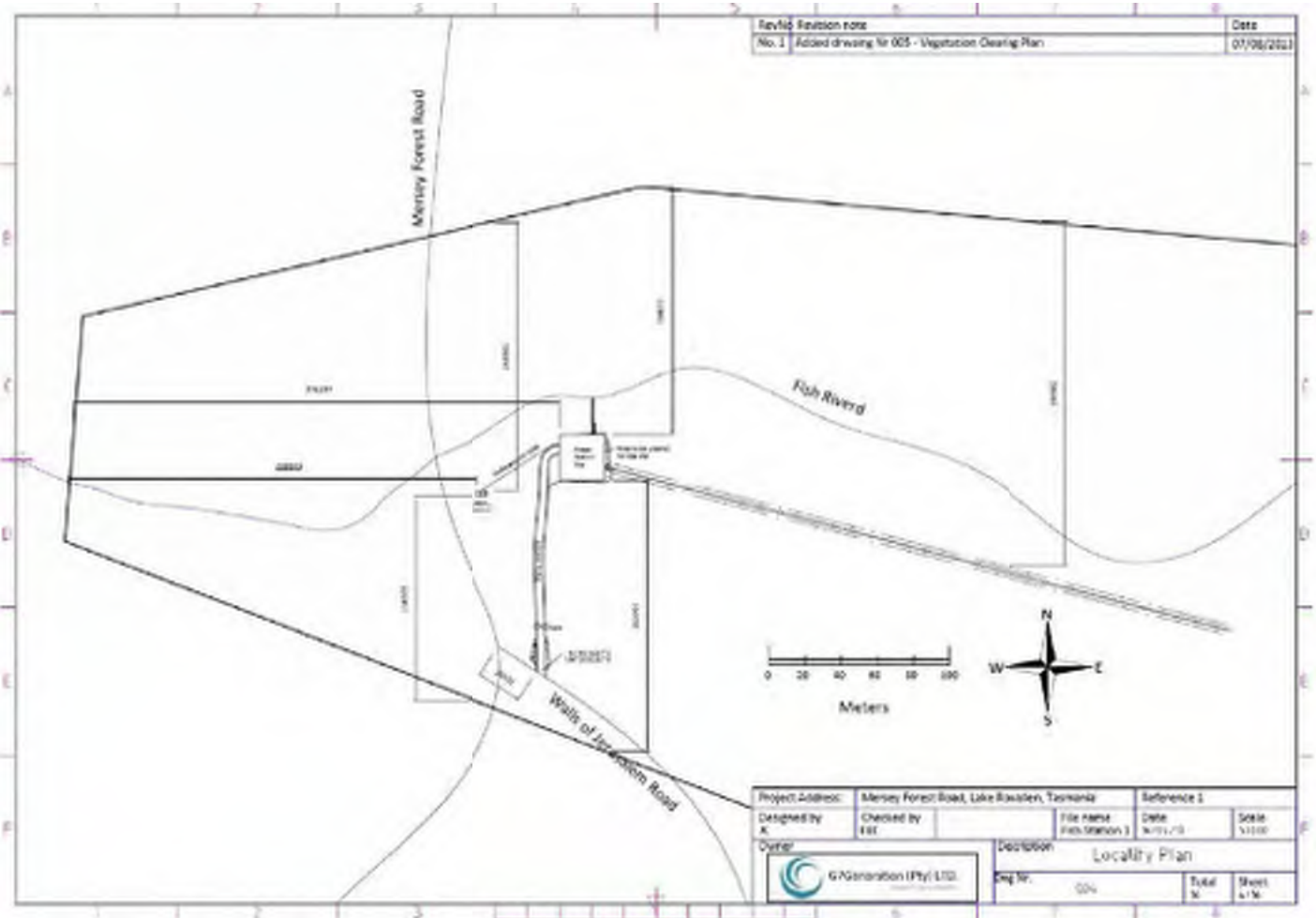


IMAGE 3: Site Plan

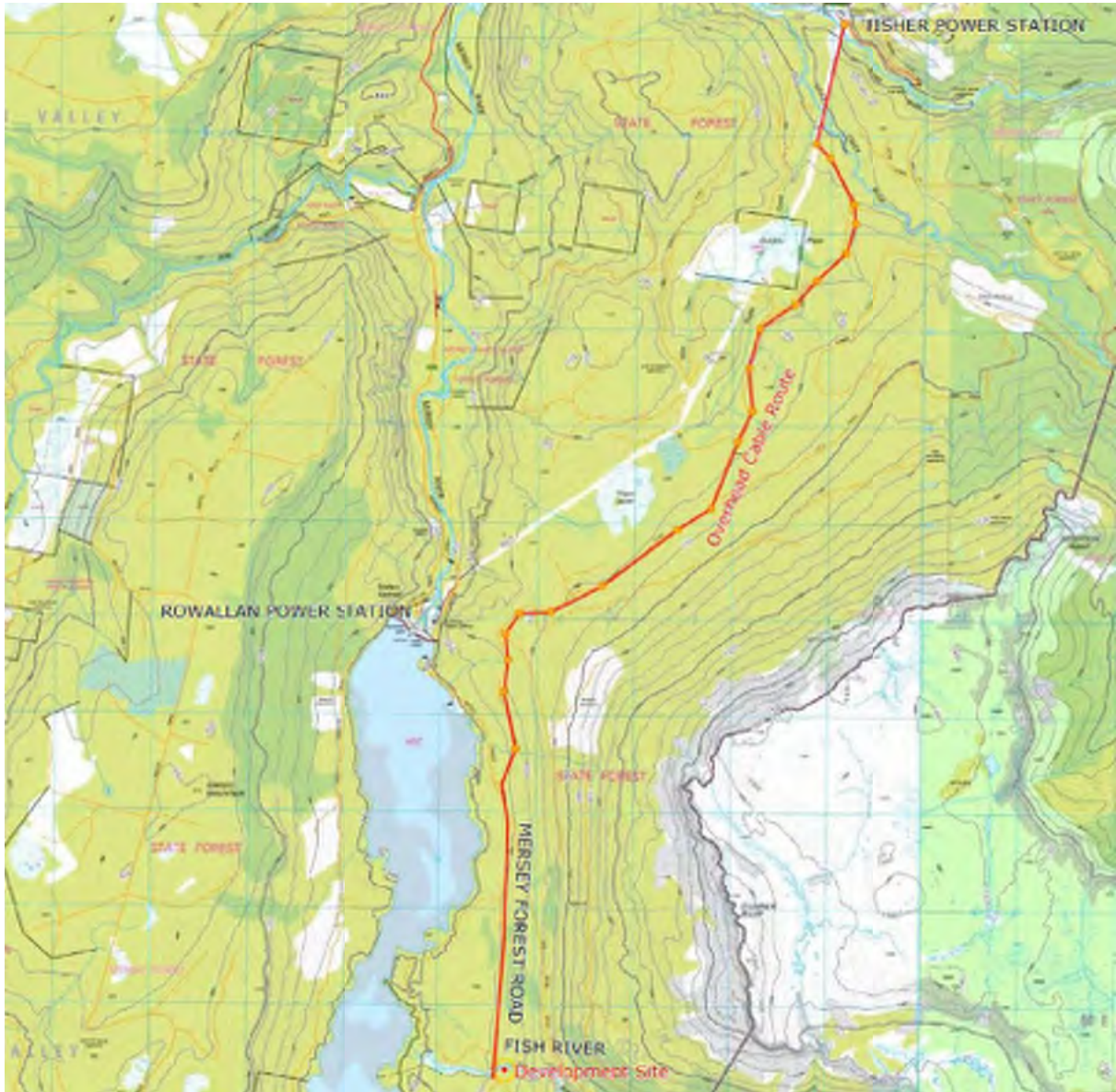


IMAGE 4: Proposed Cable Route



IMAGE 5: Looking north towards power generation site



IMAGE 6: Typical view along cable route.

5. BUSHFIRE ASSESSMENT:

Bushfire Risk Assessment against provisions of relevant Planning Scheme:

Part E.1, Meander Valley Interim Planning Scheme 2013 requires a bushfire risk assessment to be carried out on development as defined under that Part. E1.5.2 (Hazardous Use). Table E2 identifies a Utility as a use subject to the provisions of this part, provided that use involves dangerous substances.

A dangerous substance is defined as:

"a substance that has the potential to cause harm to persons, property, or the environment, because of one or more of the following;

- the chemical properties of the substance;
- the physical properties of the substance;
- the biological properties of the substance." (Part E1.3.1, *Meander Valley Interim Planning Scheme 2013*).

In addition, the power generation plant has been classified by Council as a Class 8 structure (building for production of goods or produce) and is to be assessed under Part E1.6.3 (New Habitable Buildings on pre-existing lots).

The proponent of the development has advised that no fuels or hazardous material are to be stored on site during normal operations with no fuel powered generation plant, or chemicals required for its day to day operation. Any supplies or hazardous materials required for general maintenance on a monthly, quarterly or yearly basis will transported to the site for the term of the maintenance (typically one day) and removed once maintenance has completed.

The main structures are constructed of steel frames, steel clad structures with minimal flammable materials and are not deemed to be at risk from bushfire attack, nor are they deemed to be an ignition risk through a lack of ignition sources within the structures.

The proponent has advised that the main generation facilities are to be fully automated, not requiring on-site personnel for day to day operation. Infrequent visits by maintenance personnel will be required monthly or 3 monthly for inspection and maintenance as necessary, with annual major maintenance works. Site visits are generally expected to take less than one day, with occasional two day maintenance works. No overnight accommodation is provided on site with personnel housed in nearby commercial accommodation if necessary.

The electricity transmission cable from the site to the Fisher Power Station will extend overhead along the edge of the Mersey Forest Road (approximately 3 km), the Dublin Road (approximately 8 km) and the existing transmission line easement extending from Rowallan Power Station to Fisher Power Station (approximately 2 km). In the terms of Part E1.3.1, the cabling is deemed to be a hazardous substance and creates an increased potential for bushfire risk through ignition from cabling to surrounding bushfire prone vegetation.

In order to mitigate this risk, the proponent will carry out vegetation clearing for a distance of 5 metres each side of the proposed cable route. Due to the location of the cable adjacent to roads and the existing transmission line easement, it is anticipated that this will only be required to one side of the cable route. In addition, the cabling system is to be fitted with an earth fault protection system which will de-energise the cabling should a short circuit be experienced through severing by fallen trees, branches or other means, degradation of cable insulation through wear and tear, lightning strike or malicious acts.



IMAGE 7: Typical vegetation surrounding power generation site (Forest)



IMAGE 8: Typical vegetation along cable route (Woodland/Forest)

6. COMPLIANCE:

Part E1, Meander Valley Interim Planning Scheme 2013

Compliance assessment is made against the provisions of Table E, Meander Valley Interim Planning Scheme 2013 Bushfire-Prone Areas Code in the following manner:

- E1.5.2.1, Standards for Hazardous Use:

Performance Criteria P1 -

The location of the utility site has been chosen due to its proximity to water supply for hydro electrical power generation, road access for construction and maintenance, and to existing power generation facilities.

Acceptable Solution A2 -

Due to the minimal bushfire risk associated with the generation plant and associated structures, and the implementation of earth fault protection systems, and minimum 5 metre clearance from cabling to surrounding bushfire prone vegetation, the exposure of the bushfire prone vegetation to the potential bushfire risk associated with the cabling, and the ignition potential from the cabling is minimised.

- E1.6.3.1, Provision of Hazard Management Areas

Acceptable Solution A1 -

Due to the nature of the power generation plant and infrequent site visits by personnel, insufficient increased risk from bushfire is identified to warrant the provision of hazard management areas.

- E1.6.3.2, Private Access

Acceptable Solution A1 -

Due to the nature of the power generation plant and infrequent site visits by personnel, insufficient increased risk from bushfire is identified to warrant specific measures for private access.

- E1.6.3.2, Provision of water supply for fire fighting purposes

Acceptable Solution A1 -

Due to the nature of the power generation plant and infrequent site visits by personnel, insufficient increased risk from bushfire is identified to warrant specific water supply measures.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Risk Assessment has been prepared to support design and construction of a new mini hydro electricity generating plant at Fish River, Mersey Forest Road, Liena. The report has reviewed the bushfire risks associated with the site, and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack. Provided the elements detailed in this report are implemented, any potential bushfire risk to the site is reduced.

The implementation of earth fault protection on overhead cabling, and the clearance of vegetation for a minimum 5 metres of the cabling will minimise the bushfire risk associated with the overhead power supply cabling from the generation plant. Due to the automated nature of the power generation plant, insufficient increased risk from bushfire attack is identified to warrant specific bushfire protection measures.

Although not mandatory, any increase in construction standards will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

This report does not recommend or endorse the removal of any vegetation within, or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.



N M Creese
Accredited Bushfire Management Practitioner BFP-118


8. REFERENCES:

- *Meander Valley Interim Planning Scheme 2013.*
- *The LIST* - Department of Primary Industry Parks Water & Environment.
- Google Earth



Tasmania Fire Service

Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption			
Version:	1	Issue Date:	7 February 2014
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p>bushfire hazard management plan means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p>bushfire hazard management plan means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p>Chief Officer means the person appointed as Chief Officer under section 10 of the <i>Fire Service Act 1979</i>;</p>		
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none">1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.		
	 <p>Mike Brown AFSM Chief Officer Tasmania Fire Service</p>		

Schedule 1 - Bushfire Report

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993 (Attachment 1)*;
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).

Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Office Use

Date Received

Permit Application No

PID

Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993

1. Land to which certificate applies¹

Name of planning scheme or instrument: [Meander Valley Interim Planning Scheme 2013](#) (The Scheme)

<p>Use or Development Site</p> <p>Street Address Fish River, Mersey Forest Road, Liena</p>	<p>Certificate of Title / PID</p> <p>Crown Land</p>
<p>Land that is not the Use or Development Site relied upon for bushfire hazard management or protection</p> <p>Street Address Nil</p>	<p>Certificate of Title / PID</p>

2. Proposed Use or Development (provide a description in the space below)

[Mini Hydro Electricity Generation Plant and associated overhead power transmission cabling.](#)

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon²

<i>Document or certificate description:</i>	
<input type="checkbox"/>	Description of Use or Development³ (Proposal or Land Use Permit Application) Documents, Plans and/or Specifications <i>Title:</i> Drawing No. SE 002, Drawing No. OL 002 <i>Author:</i> G7 Generation Pty Ltd <i>Date:</i> 27/8/2014
<input type="checkbox"/>	Bushfire Report⁴ <i>Title:</i> Bushfire Risk Assessment <i>Author:</i> N M Creese <i>Date:</i> 12th December 2014
<input type="checkbox"/>	Bushfire Hazard Management Plan⁵ <i>Title:</i> <i>Author:</i> <i>Date:</i>
<input type="checkbox"/>	Other documents <i>Title:</i> Meander Valley Interim Planning Scheme 2013 <i>Author:</i> Meander Valley Council <i>Date:</i> 2013

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate ⁶					
Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷	
<input type="checkbox"/> E1.4 – Use or development exempt from this code					
E1.4. (identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable		
<input type="checkbox"/> E1.5.1 - Vulnerable Use					
<i>E1.5.1.1 – location on bushfire-prone land</i>	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>	
<input type="checkbox"/> E1.5.2 - Hazardous Use					
<i>E1.5.2.1 – location on bushfire-prone land</i>	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input checked="" type="checkbox"/>	
<input type="checkbox"/> E1.6.1 - Subdivision					
<i>E1.6.1.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/> Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>	
<i>E1.6.1.2 - Public Access</i>	A1	No specific public access measure for fire fighting	<input type="checkbox"/> Layout of roads and access is consistent with objective	<input type="checkbox"/>	
<i>E1.6.1.3 - Water Supply</i>	A1 Reticulated water	No specific water supply for fight fighting	<input type="checkbox"/> Not Applicable		

⁶ The certificate must indicate by placing a ✓ in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		supply				
		A2 Non-reticulated water supply	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/>	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code					
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.2 – Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/>	E1.6.3 - Habitable Building (pre-existing lot)					
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input checked="" type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
				<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input checked="" type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input checked="" type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/> E1.6.4 - Extension to Habitable Building						
	<i>E1.6.4.1 – hazard management</i>	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> E1.6.5 – Habitable Building for Vulnerable Use						
	<i>E1.6.5.1 – hazard management</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	

5. Bushfire Hazard Practitioner – Accredited Person

Name	Nicholas Mark Creese	Phone No:	03 6229 6563
Address:	62 Channel Highway Kingston TAS 7050	Fax No:	
		Email address:	nick@larkandcreese.com.au
Fire Service Act 1979 Accreditation No:	BFP- 118	Scope:	1, 2, 3A, 3B

6. Certification

I, _____ certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
---	-------------------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer’s requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
---	--------------------------

Signed 

Date 13th January 2015

Section 165F Water Management Act 1999

Dam Works consisting of a 1.0 m high weir partly damming the Fish River and a pipe intake at the weir (436500 E, 5374942 N).

Interpretation:

"dam works" also includes clearing, scraping and excavations at the dam site, other than test pits.

"Department" means the Department of Primary Industries, Parks, Water and Environment or its successor responsible for administration of the *Water Management Act 1999*. Where a Permit condition requires a submission to, or authorisation from, the Department, the relevant contact officer is the Section Head (Water and Dam Administration) unless otherwise specified.

Preconstruction Conditions:

1. A Notice of Intent (Attached) to commence dam works must be submitted to the Department before dam works commence. Dam works must not commence prior to the nominated start date on this notice, unless otherwise authorised by the Department.
2. The Notice of Intent to commence dam works must be signed by the permit holder and the person constructing the dam (the contractor) confirming that these persons have read and understand the conditions and their responsibilities.

Engineering Conditions:

3. Unless otherwise specified in these conditions, the works authorised by this permit must, as a minimum requirement, be designed and constructed in accordance with "*Guidelines for Construction of Earthfill Dams*" (DPIPWE, November 2008).

Work-as-Executed Reporting:

4. Within 14 days of the completion of the dam works and before the commencement of filling, a completed "Work-as-Executed" pro-forma report (Attached) setting out as-constructed details of the dam, prepared by the person who undertakes the dam works must be submitted to the Department.

Environmental and Water Quality Requirements:

5. Unless otherwise specified in this permit, clearing of vegetation at the site of the dam works authorised by this permit and in the area that will be inundated by the impoundment must be carried out in accordance with the Dam Works Code 2011.

Notes

- Note 1 In accordance with S.157 (2) (c) of the *Water Management Act 1999*, this Permit is binding on the applicant (for the Permit) and the owner and occupier of the land to which it relates and all subsequent owners and occupiers of the land
- Note 2 Where any other approvals under this or any other Act, including the granting or variation of a water licence, are required for the proposed dam works to which the Permit relates, the Permit does not take effect until all those approvals and the licence or the variation to the licence, as the case may require, have been granted. (Section 159(7) *Water Management Act 1999*).

- Note 3 The conditions of this Permit have been based on the determinations for the Consequence Category for the proposed dam, which is assessed generally in accordance with guidelines published by the Australian National Committee on Large Dams (ANCOLD) and the Water Management (Safety of Dams) Regulations.
- Note 4 The height of the dam is defined as the height from the natural bed of the stream or the lowest point in the natural ground surface immediately below the crest of the dam, to the top of the dam measured vertically. Top of the dam means the uppermost part of the dam excluding any settlement camber or structures, such as parapets and guard rails that are not part of the main water retaining structure. The vertical measure is taken from the top of the dam at the intersection of the uppermost part of the crest and the upstream batter.
- Note 5 The spillway outlet width may need to be greater according to the steepness and erodibility of the return slope and the frequency of spillway flows.
- Note 6 Where relevant the outlet works, including any connections, must allow for the passing of any stream flows and/or environmental flows as required by any conditions of a Water Licence for the dam.
- Note 7 The Dam Works Code 2011 and the "*Guidelines for Construction of Earthfill Dams*" (DPIPWE, November 2008) are available from www.dpipwe.tas.gov.au or by contacting (03) 6165 3001.

Sue Keegan

From: Alexander Lane <greyim11@gmail.com>
Sent: Tuesday, 10 March 2015 9:02 AM
To: Meander Valley Council Email
Subject: Fish River Power - Submission

Index No.	18042		
Doc No.			
Batch No.	921413		
RCVD	10 MAR 2015	MVC	
Action Officer	GS	Dept.	DS
EO	OD	✓	BOX

Planning Submission to

Greg Preece
General Manager
Meander Valley Council

PO Box 102, Westbury, Tasmania 7303 : Tel: 03 6393 5300 : Fax: 03 6393 1474 : E: mail@mvc.tas.gov.au

APPLICATION NO: PA\12\0183

APPLICANT: G 7 Generation

LOCATION: Mersey Forest Road, MERSEY FOREST with access off Walls of Jerusalem Road (PID: 2530822)

PROPOSAL: Discretionary Use - Utilities (mini hydro power station, transmission line & associated infrastructure) - setbacks, new access, sight distances, native vegetation removal, setback to a watercourse.

CLOSES : Wednesday 11th March 2015

Dear Sir/Madam

Fish River power proposal

Regarding the proposed siting of new powerlines along Mersey Forest Rd, I would prefer underground lines for aesthetic reasons. I question whether 5m vegetation clearing will be adequate for overhead lines. Often when the root zone is disturbed adjacent trees will later fall.

Also, under the proposed weed control regime, there is no mention of thistles, a non declared weed, which is the main weed along the road and often activated by land clearing activities. The current lack of thistle control along this (FT?) Mersey Forest Rd is a major concern. Apart from this point, some of the proposed environmental mitigation procedures seem overly obsessive for regrowth forest (which I understand is not listed for reserve/conservation).

yours sincerely

Graham Alexander
107 Don Rd Devonport 7310

Justin Simons

From: Jonathan Clack <jc@g7generation.com>
Sent: Wednesday, 22 April 2015 9:34 AM
To: Justin Simons
Cc: 'Derrick Clack'
Subject: UTILITIES (HYDRO POWER STATION ON FISH RIVER)
Attachments: Line Clearance Dwg.pdf

Hi Justin,

The Directors of G7 has taken note of the representations of Mr Graham Alexander and Brett Woolcott and G7 want to offer the following additional information in this regard.

- To reduce the visual impact of the overhead power line, G7 has designed the three lines to be mounted vertically at the top end of the pole. This design reduce the visual impact, as the lines are spaced vertical and is far less visual against the skyline, compared to the horizontal cross bar and lines. See attached drawing nr.
- There is at least 100 meters between the line and the property in question. G7 and their consultants have rated the visual impact to be low due to the line design, the distance from the line to the nearest property and the Dublin road which is a secondary FT road with very low traffic movement.
- The visual impact of the line along the first 9km of the Dublin road is not higher than any of the hundreds of km of Tasnet works lines running all over Tasmania, next to, or over roads.
- Please note that the line clearing and weed control will be subject to a Forest Practices Plan, which is directly supervised and managed by a Forest Practice Officer.
- The line maintenance and weed control is also guided and subject to the Regulator's - power line vegetation management code of practice.
- The power line is also subject to the lease agreement conditions.

Trusting the additional information will assist.

Regards,



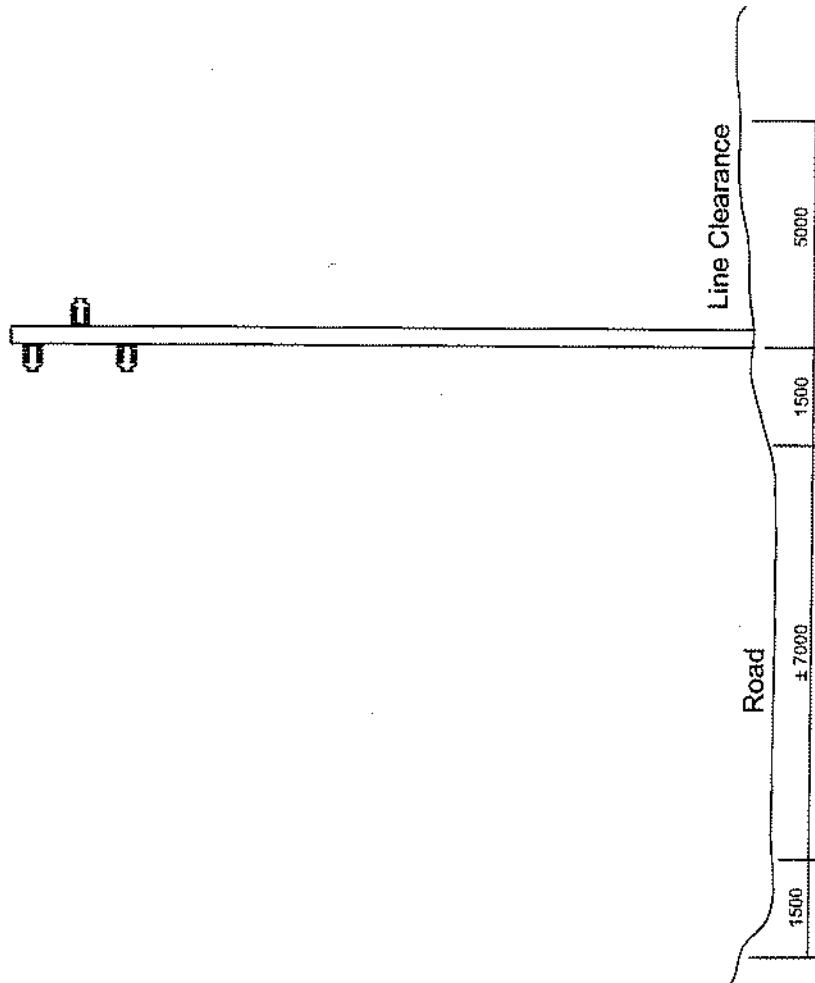
G7Generation (Pty) LTD.
Power Consultants

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North Hobart, 7002
MOBILE: 040 703 9146
MAIL: jc@g7generation.com


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1	2	3	4	5	6	7	8	
RevNo							Revision note	Date



Vertical Line Configuration

Project Address:	Mersey Forest Road, Lake Rowallen, Tasmania			Reference 1
Designed By	Drawn By	Approved By	File name	Date
EEC	TB0	EEG/ps	Fish Station 1	10/04/2015
Owner	Description			Scale
 G7Generation (Pty) LTD. Power Consultants	Overhead Line			
	Dwg No.	OVH-22Kv-01		Total
				1/1

Sue Keegan

From: Brett Woolcott <brett@mail132-14.atl131.mandrillapp.com> on behalf of Brett Woolcott <brett@woolcottsurveys.com.au>
Sent: Tuesday, 10 March 2015 10:44 PM
To: Planning @ Meander Valley Council
Cc: 'Ross'
Subject: Representation to PA\12\0183 Mini Hydro

The Planning Department
Meander Valley Council
planning@mvc.tas.gov.au

Index No.	18042		
Doc No.	90 4600 0300		
Batch No.	927695		
RCVD	11 MAR 2015	MVC	
Action Officer	LR	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

PA\12\0183

RE: Representation to PA\12\0183 Mini Hydro

In regards to the planning application 12\0183 by G7 Generation for Utilities (mini hydro, transmission line & Associated infrastructure), we wish to make the following representation on behalf of my Uncle (Ross Jones) and myself (Brett Woolcott). Ross Jones owns a title (C.T.131405-1) adjacent the development which is used for both cattle grazing and recreation use frequently by ourselves and other parties. The property is known as Dublin Plain and contains an old trapper's hut with some historic value. The property is accessed off Dublin Road, and in fact three quarters of the proposed cable route along Dublin Road is adjacent this access.

The proposal by G7 notes *the impacts on the scenic values of the area are very low, as no major high, or permanent structures will be erected.* Considering there will be 7 kilometres of new overhead lines running adjacent the road access to Dublin Plain and 12+km of new overhead power lines in total, we do not consider this *very low impact development.* In particular, the proposal states *the clearance and disturbance of vegetation is very low as Line route is next to forestry road (5 metre from side road).* One would assume that 10 metres width minimum would be required to be cleared from the road edge to give 5 metres to the proposed line and an additional 5 metres clearance on the far side of the "easement". 10 metres of clearance width over 12 kilometres amounts to 12 hectares of clearing. 12 hectares of vegetation clearance is not a small number and requires a forest practices plan under legislation. It should be noted that this access road in some areas has vegetation bordering the edge of the vehicle track.

Dublin Plain already contains an easement and overhead power lines running through it. Recently, electrical contractors (not related to this proposal) have accessed the lines through Dublin Plain illegally via an access off Dublin Road into the site well outside of their defined easement. This was done so without any notice given to the owner, let alone consent gained. Vegetation was cleared on the edge of the access and simply "pushed aside" to make room (assumedly) for the heavy vehicles required for the works. No remediation work was undertaken once the works were complete on either vegetation or access track.

We would prefer not to see the overhead power line proposed under this application running near or adjacent Dublin Plain at all, as it will have a large visual impact. However we are not objecting to the development, rather asking that the construction is carried out in such a way that vegetation clearance is performed properly and simply not just left in piles or "pushed aside", which will create an even larger visual eyesore. Also that remediation work is completed on accesses/roads along the proposed route once works are completed.

We ask Council to place appropriate conditions regarding the vegetation clearance and road/track remediation on any proposed planning approvals.

Yours Sincerely,

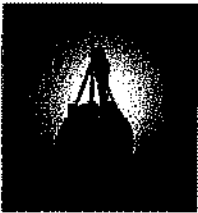
Brett Woolcott
Director
Registered Land Surveyor

Mobile 0417 596 770
brett@woolcottsurveys.com.au



WOOLCOTT SURVEYS

10 Goodman Court, Invermay TAS 7248
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Email: admin@3dmappingsolutions.com.au

DEV 2 MULTI-UNIT DWELLINGS (27 UNITS) – 10 JARDINE CRESCENT AND 26 LAS VEGAS DRIVE, PROSPECT VALE

1) Introduction

This report considers application PA\14\0049 for the construction of 27 multi-unit dwellings over two titles. 24 units will be located on CT166322/1 at 10 Jardine Crescent and 3 units will be located on CT:35288/86 at 26 Las Vegas Drive.

2) Background

Applicant

Vos Nominees Pty Ltd

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to this report as the 'Scheme').

Use & Development

The application proposes the development of multiple dwellings. 3 units will be located at 26 Las Vegas Road. 24 units will be located at 10 Jardine Crescent.

Access to the Las Vegas Drive title will be taken from the existing access, while the two existing accesses on Jardine Crescent will be relocated and widened.

Units 1-6 and 22-27 (see Figure 1 below) will comprise 2 story dwellings containing 2 bedrooms. Units 7-12 are single story units, with three bedrooms. Units 13-21 will be single story units with 2 bedrooms. While Units 15-17 at 26 Las Vegas Drive will be detached dwellings, the units on 10 Jardine Crescent are arranged in conjoined pairs, sharing a central wall.

The existing dwelling and outbuildings on the site have been approved for demolition under a previous Planning Permit (PA\14\0049) and the majority have been removed in accordance with this permit.



Figure 1: Proposed site plan.

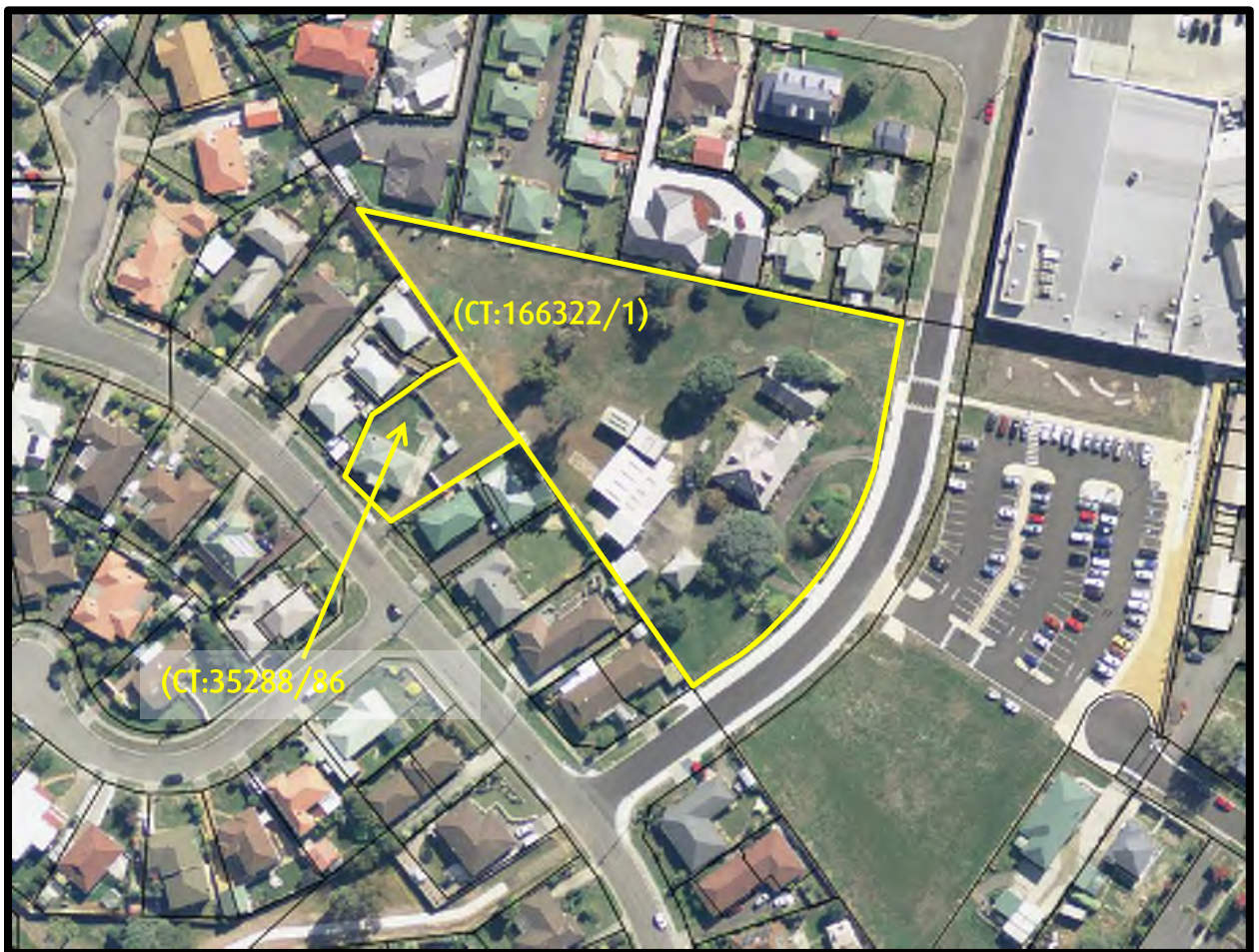
Site & Surrounds

The subject titles are located within the urban area of Prospect Vale, immediately west of the Prospect Vale Market Place. The land to the north, east and west is used for residential purposes and contains a mix of single and multiple dwellings. The land to the east is zoned General Business. The land is within walking distance of a major service centre (Prospect Vale Market Place) and recreational facilities (Las Vegas Park Reserve and Prospect Vale Park).

The subject land includes two titles. 26 Las Vegas Drive was formerly used for a residential purpose; however the dwelling has recently been demolished. Access to this title is from Las Vegas Drive. The land has an area of 1002m² and is relatively flat.

10 Jardine Crescent has similarly been used for residential purposes with the dwelling, vegetation and a number of outbuildings recently removed from the site. The site currently has two accesses onto Jardine Crescent. The land has an area of 8014m² and the topography is relatively flat.

The demolition of the existing buildings on the site has commenced in accordance with the Planning Permit (PA/14/0049). This permit also includes the development of 23 townhouses on the site.



**Photo 1: Aerial photo, showing the subject titles and surrounding land.
Note: a number of buildings have been demolished (Source: The LIST).**



Photo 2: 26 Las Vegas Drive, Prospect Vale, looking north.



Photo 3: 26 Las Vegas Drive, Prospect Vale, looking north.

Statutory Timeframes

Valid application:	10 April 2015
Request for further information:	30 April 2015
Information received:	15 May 2015
Advertised:	23 May 2015
Closing date for representations:	9 June 2015
Extension of time granted:	21 May 2015
Extension of time expires:	15 July 2015
Decision Due:	14 July 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2015/00546-MVC) was received on 15 May 2015 (attached).

8) Community Consultation

The application was advertised for the 14-day period required under legislation. One representation was received (attached). The representations are discussed in the assessment below.

9) Financial Impact

Not Applicable.

10) Alternative Options

Council can either approve the development, with or without conditions, or refuse the application.

11) Officers Comments

Zone

The subject property is zoned General Residential (see Figure 1 below). The surrounding land is zoned General Residential and General Business as shown in Figure 2.

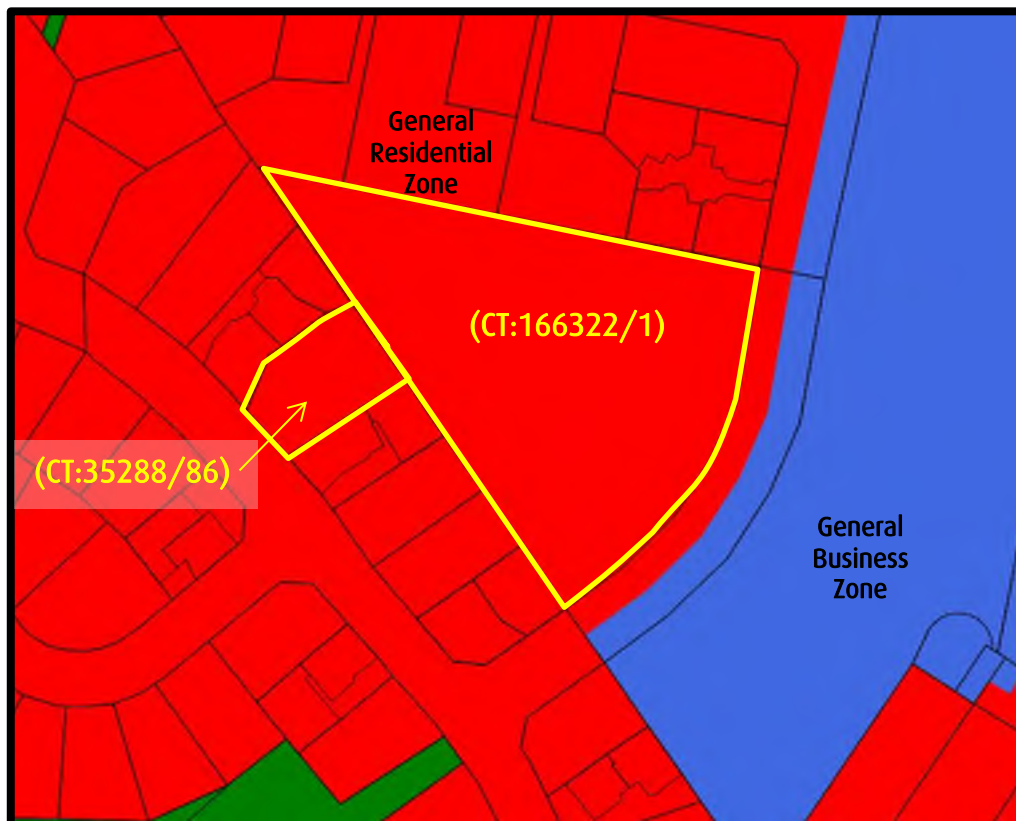


Figure 2: Zoning of subject title and surrounding land.

Use Class

In accordance with Table 8.2 the proposed Use Class is:

- Residential

In the General Residential Zone, Residential Use (for a multiple dwellings) is specified in Section 10.2 – General Residential Zone Use Table as being *Permitted*. The Permitted status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance the multiple dwellings rely on Performance Criteria and as such, the application is subject to a discretionary permit process.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use and development relies on performance criteria, discretion is used for that particular standard. To determine whether discretion should be exercised to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the General Residential Zone and applicable Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Assessment

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Zone

10 - General Residential Zone			
Scheme Standard		Comment	Assessment
10.3.1 Amenity			
A1	If for permitted or no permit required uses.	Residential is a 'Permitted' Use.	Complies
A2	Commercial vehicles for discretionary uses must only operate between	Not applicable	Not Applicable

	7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.		
10.4.2 Setbacks and building envelope for all dwellings			
A1	<p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) 4.5m from the primary frontage; or</p> <p>(b) 3m from a non-primary frontage; or</p> <p>(c) not less than dwellings on adjoining titles; or</p> <p>(d) in accordance with Table 10.4.2.</p>	<p>26 Las Vegas Drive is considered to be an infill lot, with dwellings located on the adjoining lots to the north and south. The setback of Unit 1, 2.73m is less than the dwellings on the adjoining lots.</p> <p>Unit 17 fronting Las Vegas Drive is located on an infill lot and the proposed setback, 8.08m, is greater than that of the dwellings on the adjoining lots.</p> <p>As such, development on both lots relies on the Performance Criteria</p>	Relies on Performance Criteria.
A2	<p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as façade if dwelling has floor area above the garage; or</p> <p>(c) 1.0m if the slope is greater than 1:5.</p>	No garage or carport is located within 5.5m of the frontage.	Complies
A3	A dwelling, excluding	As the development is	Relies on

	<p>outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or</p>	<p>a triangular lot, it is not considered to have a rear boundary.</p> <p>The proposed dwellings are all contained within the building envelope in relation to the side boundaries.</p> <p>However, the proposed development does not comply with the Acceptable Solution A1, having a frontage setback less than 4.5m from the frontage and less than the setback of the dwellings on the adjoining lot.</p> <p>Units 18, 19, 20 and 21 are also located less than 1.5m from the north boundary and have a combined total wall length greater than 9m.</p> <p>Unit 15 is also setback less than 4m from the rear boundary of 26 Las Vegas Drive.</p>	<p>Performance Criteria</p>
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	<p>within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>		
10.4.3 Site coverage and private open space for all dwellings			
A1	<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) 60m² for multiple dwellings.</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>Site coverage of 26 Las Vegas Drive is 35%</p> <p>Site coverage of 10 Jardine Crescent is 33.88%</p> <p>The logical location of strata boundaries provides each of the units with more than 60m² of private open space, including access ways and the front and rear yards.</p> <p>37% of the total site (both titles) will be free of impervious surfaces.</p> <p>35% of 26 Las Vegas Drive will be free of impervious surfaces.</p> <p>36.5% of 10 Jardine Crescent will be free of impervious surfaces.</p>	Complies

A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²;</p> <p>(ii) 12m² for multiple dwellings above ground floor level; and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m for multiple dwellings above ground floor level; and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30</p>	<p>Each of the proposed dwellings has access to a 24m² area of private open space with a minimum dimension of 4m.</p> <p>The majority of the proposed private open space areas are located to the north of the dwellings. Private open space for units 13 and 14 are located to the east and west of the respective dwellings, however both have a northern aspect and will receive 3 hours of direct solar access on the 21 June 2015.</p> <p>Units 1-6 and 22-27 are two storey units, each with a ground floor living area. Direct access is provided from the ground floor living area to the nominated private open space.</p> <p>Units 7-12 and 15-21 are all single storey dwellings with direct access to the private open space from the open plan living/dining/lounge areas.</p> <p>The subject site is relatively flat and all private open space areas will have a slope</p>	Complies
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	<p>degrees east of north; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>less than 1 in 10.</p> <p>The dwellings do not rely on private open space areas for parking.</p>	
10.4.4 Sunlight and overshadowing for all dwellings			
A1	<p>A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>Units 1-8 and 15-17 do not have any habitable windows orientated between 30 degrees west of north and 30 degrees east of north.</p>	<p>Relies on Performance Criteria</p>
A2	<p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p>	<p>All dwellings located to the north of a habitable room window orientated between 30 degrees west of north and 30 degrees east of north are contained within the building envelope described in Diagram 10.4.4B.</p> <p>While Units 15 and 16 do not provide the separation required by 10.4.4B, it is noted that the habitable room windows are outside of the prescribed orientation and the standard cannot be</p>	<p>Complies</p>

	<p>(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	applied.	
A3	<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open</p>	<p>Each of the proposed dwellings has a private open space area located to the north of the dwelling.</p> <p>Some of the proposed dwellings are to the north of the private open space area associated with another dwelling on the same site. However, the dwellings are all located within the building envelope portrayed in Diagram 10.4.4C</p>	Complies

	<p>space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</p>		
10.4.5 Width of openings for garages and carports for all dwellings			
A1	A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	While the garages of Unit 1 and Unit 27 are located within 12m of the frontage, they are proposed to have openings of 5m and do not face the primary frontage.	Complies
10.4.6 Privacy for all dwellings			
A1	A balcony, deck, roof terrace, parking space, or	The application does not include any	Not Applicable

	<p>carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>(c) dwelling on the same site.</p>	<p>balconies, roof decks, parking spaces or terraces with finished floor level more than 1m above natural ground level.</p>	
A2	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p>	<p>Units 1-6 and 22-27 include a second story, with a finished floor level more than 1m above the natural ground level.</p> <p>All habitable room windows with finished floor surfaces more than 1m above natural ground level are</p>	<p>Relies on Performance Criteria</p>

	<ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4m from a rear boundary; and (iii) 6m from multiple dwelling windows; (iv) 6m from the private open space of a dwelling on the same site. 	<p>located more than 3m from the side boundaries and comply with A2, (a)(i).</p> <p>The windows of the proposed dwellings are not located within 6m of the private open space of a dwelling on the same sight.</p>	
A3	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	<p>Unit 27 has a ground floor bedroom window located less than 2.5m from the shared access and a first floor window located less than 1m from the shared access.</p> <p>Units 13, 17, 18, 19 20 and 21 all have ground floor windows located less than 2.5m from the shared access.</p>	Relies on Performance Criteria
10.4.7 Frontage fences for all dwellings			

A1	A fence within 4.5 metres of the frontage must have a height of 1.2m or 30% transparency above 1.2m to a maximum height of 1.8 metres.	The application includes a frontage fence, with a maximum height of 1.8m. Although solid below 1m, above this height the fence is composed of 70mm timber slats with 50mm gaps (more than 30% transparency).	Complies
10.4.8 Waste storage for multiple dwellings			
A1	<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	The plans show bins at Units 7, 14, 15 and 17 stored between the dwellings and the common areas of the development.	Relies on Performance Criteria
10.4.9 Storage for multiple dwellings			

A1	Each dwelling must have access to at least 6 cubic metres of secure storage space.	Each dwelling includes an attached garage. The proposed garages are 6m in length. As parking spaces are required to be 5.4m in length, 0.6m of the garage (excluding doorways) can be used for storage (generally more for people with smaller cars). This allows for 5.76 cubic metres of storage in the double garages and 4.75 cubic metres of storage in single garages.	Relies on Performance Criteria
10.4.10 Common Property for multiple dwellings			
A1	Development for multiple dwellings must clearly delineate public, communal and private areas such as: a) driveways; and c) site services, bin areas and any waste collection points.	The development clearly delineates private areas from communal areas through the use of fencing, strategic plantings and the internal road network.	Complies
10.4.12 Site Services for multiple dwellings			
A1	Provision for mailboxes must be made at the frontage.	Mail boxes are provided at the frontage on Jardine Crescent.	Complies

E4 Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use on or	The subject property is not	Not

	within 50m of a category 1 or 2 road...a railway or future road or railway...	within 50m of a category 1 or 2 road, railway or future road or railway.	Applicable
A2	For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	The proposed use will generate more than 40 vehicle movements per day onto Jardine Crescent. The two bedroom units fronting Las Vegas Drive will generate 4-5 vehicle movements per day (NSW Roads and Traffic Authority, <i>Guide to traffic Generating Development, 2002</i>) resulting in approximately 15 vehicle movements onto Las Vegas Drive.	Relies on Performance Criteria
A3	For roads with a speed limit of more than 60km/h the use must not increase... traffic movements ...by more than 10%.	Speed limit is less than 60km/h.	Not Applicable
E4.71 Development on and adjacent to Existing and Future Arterial Roads and Railways			
A1	The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2...	The subject property is not within 50m of a railway, a future road or railway, and a category 1 or 2.	Not Applicable
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include only one	The application proposes two accesses onto Jardine Crescent.	Relies on Performance Criteria.

	access providing both entry and exit, or two accesses providing separate entry and exit.		
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Speed limit is less than 60km/h.	Not Applicable
E4.7.3 Management of Rail Level Crossings			
A1	Where land has access across a railway.	The proposal does not include access across a railway.	Not Applicable.
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	A traffic impact assessment prepared by a suitable qualified person (Midson Traffic P/L) was submitted with the application. The traffic impact assessment demonstrates that the available sight distances are suitable for the design speed of the road in accordance with E4.7.4.	Complies

E6 Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
E6.6.1 Car Parking Numbers			
A1	<p>The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a precinct parking plan</p>	<p>In accordance with Table E6.1, dwellings with two or more bedrooms each require two parking spaces. A dedicated visitor parking space is also required for every four dwellings.</p> <p>Units 1-12 and 22-27 are all provided with 4 parking spaces, sufficient to accommodate the parking requirements of residents and visitors.</p> <p>Units 13, 14 and 18-21 are all provided with two dedicated parking spaces, however they have only been provided with one dedicated visitor parking space.</p> <p>Units 15 and 16 are provided with two parking spaces. While Unit 17 is shown as having two, the tandem space does not have sufficient length to be used as a parking bay. The three units fronting Las Vegas Drive also lack visitor parking spaces.</p>	Relies on Performance Criteria

E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	<p>All car parking, access strips, manoeuvring and circulation spaces must be:</p> <p>a) formed to an adequate level and drained; and</p> <p>b) except for a single dwelling, provided with an impervious all weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	<p>Parking and manoeuvring space throughout the development is formed with a bitumen seal and concrete curbing. All hardstand areas will be drained to the reticulated stormwater system, via a detention system.</p> <p>All parking spaces are shown as being delineated (see Conditions Arising from Acceptable Solutions).</p>	Complies
E6.7.2 Design and layout of Car Parking			
A1.1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line;	All proposed parking spaces are located behind the building line.	Complies
A1.2	Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	Provisions for turning are located behind the building line.	Complies
A2.1	Car parking and manoeuvring space must: <p>a) have a gradient of 10% or less; and</p>	The land is relatively flat and the gradient of roads and access ways will not exceed 10%.	Relies on Performance Criteria

	<p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and</p> <p>d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:</p> <ul style="list-style-type: none"> i) there are three or more car parking spaces; and ii) where parking is more than 30m 	<p>All vehicles can manoeuvre on site, enter and exit the site in a forward direction. The long access ways off Jardine Crescent are both provided with turning bays.</p> <p>The width of the proposed accesses onto Jardine Crescent complies with the Acceptable Solution. As the two accesses service more than 21 vehicles, the proposed 5.5m wide driveways comply with Table E6.2. However, with a width of 5.5m, the access onto Las Vegas Drive exceeds the requirements of E6.2 by more than 10%. With 6 proposed parking spaces served, the prescribed access width is 4.5m.</p> <p>Parking on the site is generally 90 degrees to the access ways and all spaces have a width of at least 2.8m. As such the proposed 5.8m wide driveway is sufficient to allow vehicles to manoeuvre in accordance with Table E6.3. Except for Unit 17, where there is insufficient space for a</p>	
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	<p>driving distance from the road; or</p> <p>iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and</p> <p>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</p>	<p>full length vehicle to manoeuvre when parking in tandem with the garage.</p> <p>The layout of the car parking is generally consistent with AS 28.90.1-2004. However, there is insufficient manoeuvring space to the south of Unit 18 to allow vehicles to turn conveniently and efficiently.</p>	
E6.7.3 Car Parking Access, Safety and Security			
A1	<p>Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	<p>All parking is visible from dwellings on the site.</p>	<p>Complies</p>
E6.7.4 Parking for Persons with a Disability			
A1	<p>All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>No dedicated spaces.</p>	<p>Not Applicable</p>
A2	<p>One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards</p>	<p>There is no requirement in AS 2890.6 or the Building Code of Australia for disability parking for private dwellings.</p>	<p>Not Applicable</p>

	AS/NZ 2890.6 2009.		
E6.8.1 Pedestrian Walkways			
A1	Pedestrian Walkways required where more than 11 parking spaces are served.	The access ways off Jardine Crescent both serve more than 11 parking spaces, however, a separate pedestrian access is not proposed.	Relies on Performance Criteria

E16 Urban Salinity Code			
Scheme Standard		Comment	Assessment
E16.6.1 Stormwater			
A1.1 A1.2	All stormwater runoff from hardened surfaces is to be collected and discharged to a reticulated stormwater system. If stormwater is collected and stored in a detention basin, the basin is to be lined with impermeable material.	Stormwater is collected and discharged to the reticulated stormwater system. An on-site detention system is proposed to cope with the additional volume of water and will be lined with an impermeable material.	Complies
E16.6.2 Excavation			
A1.1 A1.2	Excavation (except for utilities) greater than 0.5 metres in depth must: a) be drained to a reticulated stormwater system using appropriate saline resistant materials; or b) a groundwater level test conducted by a suitably qualified person establishes that the water table is not intercepted.	The application proposes the installation of onsite detention tanks in order to manage stormwater concentrated by the development. All excavations below 500mm are proposed to have subsoil drainage connected to the reticulated stormwater system.	Complies

	Excavation for installation of utilities that is greater than 700mm must be drained to a reticulated stormwater system.		
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Performance Criteria

General Residential Zone
10.4.2 Setbacks and building envelope for all dwelling
<p>Objective</p> <p><i>To control the siting and scale of dwellings to:</i></p> <ul style="list-style-type: none"> <i>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</i> <i>(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</i> <i>(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</i> <i>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</i>
<p>Performance Criteria P1</p> <p><i>A dwelling must:</i></p> <ul style="list-style-type: none"> <i>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</i> <i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</i>
<p>Comment:</p> <p>The front setback of the dwellings at 26 Las Vegas Drive is greater than that of the dwellings on the adjoining lots. However, the proposed setback of 8.08m is considered to be acceptable. Development will generally remain screened from vehicles and pedestrians on Las Vegas Drive by the adjoining dwellings until the viewer is directly adjacent to the title. An increased setback will not have a significant impact on the streetscape. The setback is considered to add variation and interest to the streetscape</p>

without appearing intrusive or compromising the established character. The setback is also consistent with other dwellings in the area, with 30 and 32 Las Vegas Drive also being setback more than 8m from Las Vegas Drive.

The proposed frontage setback for 26 Las Vegas Drive is compatible with the existing dwellings in the street. The adjoining title to the north, 8 Jardine Crescent, has an established setback of 3m, while the dwelling to the south, 18 Las Vegas Drive is setback 3m from the frontage. Although Unit 1 is located closer to the frontage (2.72m), the reduced setback is considered to be a minor deviation from the established setback and is considered to be acceptable.

While Unit 1 is much taller than the adjoining developments, it is orientated side on to the road to minimise the surface area fronting the street. The walls fronting the street are also clad in a variety of surface finishes adding a degree of visual interest to the wall. The proposed frontage fence will also provide an additional visual layer and assist to break up the visual bulk.

With buildings on the adjoining lots being setback 3m, the proposed 2.76m setback is a marginal variation from the Acceptable Solution. The impact of the proposed setback will not be significantly greater than that of a compliant development.

The subject section of Jardine Crescent is a relatively new road. With the existing buildings removed, the subject title presents a significant stretch of vacant frontage (112m). Due to the age of the street and the lack of development along this section, there is not considered to be a clear established character or pattern to the streetscape. Due to the curve of the road, once developed the variation in the building line, from the established part of Jardine Crescent and the new, will not be readily distinguishable.

Jardine Crescent is a local residential road and is not considered to require attenuation for traffic noise.

The development is consistent with the Objective and provides adequate separation between the dwellings and the frontage.

Performance Criteria P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot;

or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Comment:

The setback of development at 10 Jardine Crescent is less than that of development on the adjoining lots. However, a reduced frontage setback will not cause an unreasonable loss of amenity for adjoining dwellings. With development located 3m from the frontage on the adjoining titles, a setback of 2.7m is a minor deviation from the scheme standard and impacts will be negligible. The private open space of 18 Las Vegas Drive is located to the north-west of the dwelling and will not be impacted by the proximity of the development to the frontage. Any additional shadows cast by Unit 1 as a result of its proximity to the frontage will fall on a carport and parking area.

The front setback of the dwellings at 26 Las Vegas Drive is greater than that of the dwellings on the adjoining lots. However, it is not anticipated that the increased setback will impact the amenity of the adjoining dwellings.

The property at 26 Las Vegas Drive shares its north-east (rear) boundary with 10 Jardine Crescent. Unit 15 is located less than 4m from the rear boundary. While less than the Acceptable Solution the impacts of the development are not considered to be unreasonable. As the land is flat and the dwellings on both sides of the boundary are single story, the existing 1.8m boundary fence is sufficient to provide reasonable privacy and to mitigate the visual bulk of the dwellings. The dwelling to the north is also single story and privacy and solar access will not be compromised due to the proximity between the dwellings. The proposed separation is consistent with that provided between the units on the same title and between the units at 10 Jardine Crescent.

Units 18-21 are located within 1.5m of the north side boundary. Combined, the four walls exceed 9m along the northern boundary. As these dwellings are located to the south of the boundary, all shadows will be cast onto the subject title and will not impact neighbouring dwellings to the north. The total wall length is also considered to have a reasonable visual impact. With a maximum wall height of 2.5m, that part of the dwellings within 1.5m will be significantly screened by the existing 1.8m boundary fence. As the development does not consist of a single

continuous wall , but rather four walls with gaps between, the development will not create unreasonable visual bulk along the northern boundary.

The development is consistent with the Objective and provides reasonable consistency between dwellings and allowing opportunities for solar access.

10.4.4 Sunlight and overshadowing for all dwellings

Objective

To provide:

(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and

(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Performance Criteria P1

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Comment:

While the habitable room windows of Units 1-8 and 15-17 are outside of the parameters of the Acceptable Solution, the proposed dwellings will all receive some sunlight. Units 15-17 have habitable room windows orientated to the north-west and north-east and will receive direct solar access through different windows throughout the day. Units 1-8 have habitable rooms orientated to the northeast and will receive direct solar access during the morning hours.

The proposed development is consistent with the Objective and all of the proposed dwellings have reasonable opportunity for daylight to enter habitable rooms.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

Performance Criteria P2

A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling; and
- (c) an adjoining vacant residential lot.

Comment:

The proposed development Complies with the Acceptable Solutions for privacy in relation to the adjoining titles, however, the first floor living areas of Units 1-6 and 21-27 have windows within 6m of the private open space areas of their conjoined pair.

While less than the Acceptable Solution, the location of the windows is considered to comply with the Performance Criteria. For each pair of units, the habitable room windows are orientated at right angles to the adjoining private open space area. Views are considered to be direct up to an angle of 45 degrees from the orientation of the window. Figure 3 below shows the maximum extent of overlooking of the private open space of adjoining units.

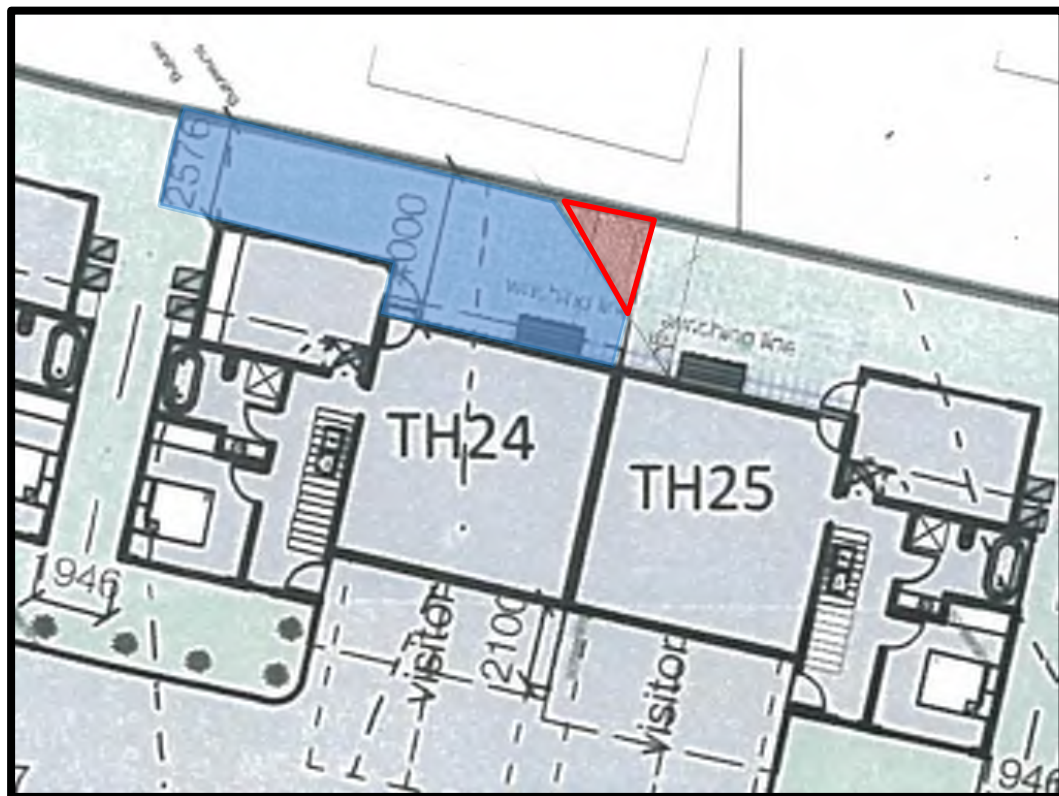


Figure 3: Private open space of 2 storey units, showing the extent of overlooking in red and areas outside of direct views in blue.

The proposed windows have been designed to minimise direct views to the private open spaces of the adjoining dwellings and the extent of overlooking above is not considered unreasonable. Direct views will be

into the corners of the private open space areas with an acceptable area of private open space remaining out of direct view. Due to the angle of incidence, a 1.8m privacy fence separating the private open space areas will assist to reduce the degree of overlooking to less than that shown in Figure 3.

The development is consistent with the Objective and dwellings are provided with reasonable privacy.

Performance Criteria P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Comment:

Units 13, 17, 18, 19, 20, 21 and 27 all have first floor bedroom windows located within 2.5m of the shared access.

Three possible façade designs have been proposed for Unit 13. The façade design depicted in A3-009, however, provides a setback of 2.5m from the access and will make the unit compliant with the Acceptable Solution.

The proposed design for Unit 17 features a bedroom window with a sill height of 1.5m above the natural ground level, approximately 0.5m from the shared access. Due to the proposed length of the tandem parking space associated with Unit 17, it is considered appropriate that the access be relocated 1m to the south-east to accommodate manoeuvring. The relocation of the access will provide a setback from the window of 1.5m, which is considered to be a minor deviation from the scheme standard, which provides for a 1m setback for windows with a sill height of 1.7m. The proposed setback of 1.5m is considered to provide sufficient separation to allow for the lower sill height. The impacts caused by passing vehicles will be negligible in comparison to the Acceptable Solutions and are considered to be acceptable.

There are three possible façade designs for Units 18-21, with two different window configurations. Two configurations feature highlight windows with a sill height of 1.5m, setback approximately 2m and at right angles to the frontage. The third design features a highlight window with a sill height of 1.5m and a setback of 1.5m from the access. This is consistent with the setback for Unit 17, discussed above. For those facades with windows at right angles to the road, the impacts will be less, with only a small portion of the window being within 2.5m of the access.

While the ground floor bedroom window of Unit 27 is located within 2.5m of the shared access, it is noted that there are four possible façade designs for this unit. While three designs have full length windows facing the access, one of the designs includes a highlight window located in this area. Provided that Unit 27 utilises this design, detrimental impacts from noise and light intrusion can be effectively mitigated.

Recommended Conditions:

- ***The window configuration for the north facing wall of Unit 13 is to be in accordance with the approved Drawing A3-009.***
- ***The window configuration for the south facing wall of Unit 27 is to be in accordance with the approved Drawing A3-002; or the ground floor, south facing bedroom window is to be relocated to the east facing wall, a minimum distance of 2.5m from the shared access.***

- ***Amended plans are to be submitted to the satisfaction of Council's Town Planner. Drawing Numbers A1 – 001, A1- 002 and A1-003 are to be amended with the following:***
 - a) The driveway to the south-east of Unit 17 is to be moved 1m to the south-east to provide separation of 1.5m between the carriageway and the south-east wall of the dwelling.***

10.4.8 Waste storage for multiple dwellings

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

Performance Criteria P1

A multiple dwelling development must provide storage, for waste and recycling bins, that is:

- (a) capable of storing the number of bins required for the site; and*
- (b) screened from the frontage and dwellings; and*
- (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.*

Comment:

There is sufficient space in the fenced private open space in the rear of each dwelling to be used for the storage of bins and recycling. Due to the proximity to the kitchen residents are far more likely to place bins in the

<p>rear yards than at the front of the dwellings. No further conditions are considered necessary.</p> <p>The development is consistent with the Objective and provides a concealed area for the placement of bins.</p>
<p>10.4.9 Storage for multiple dwellings</p>
<p>Objective:</p> <p><i>To provide for the storage of waste and recycling bins for multiple dwellings.</i></p>
<p>Performance Criteria P1</p> <p><i>Each multiple dwelling must provide storage suitable to the reasonable needs of residents.</i></p>
<p>Comment:</p> <p>Each of the proposed units includes an enclosed garage with additional space to be used for secure storage, with a minimum capacity of 5.76 cubic metres of storage in the double garages and 4.75 cubic metres of storage in single garages. The space provided is consistent with that provided by a small garden shed or storage locker.</p> <p>There is sufficient space in the private open space areas at the rear of each dwelling to provide an additional garden shed at the resident's discretion.</p> <p>The development is consistent with the Objective and provides a secure storage area suitable for the reasonable needs of residents.</p>

<p>E4 Road and Railway Assets Code</p>
<p>E4.6.1 Use and road or rail infrastructure</p>
<p>Objective:</p> <p><i>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p>
<p>Performance Criteria P2</p> <p><i>For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i></p>
<p>Comment:</p> <p>A Traffic Impact Assessment prepared by a suitably qualified Traffic Engineer was submitted with the application and demonstrates that the volume of traffic using the proposed accesses is acceptable within the</p>

context of the existing road network and considering the design speed of the road.

The report concludes that traffic generated by the development will be relatively low considering the capacity of the surrounding road network. The proposed accesses meet the required safe site distances in consideration of the design speed of the road and will not pose a risk to the safety and efficiency of the road network.

The proposal is considered to be consistent with the objective and will not have a significant impact on traffic efficiency, capacity or road safety.

E4.7.2 Management of Road Accesses and Junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Performance Criteria P1

For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Comment:

The Traffic Impact Assessment submitted with the application indicates that the proposed accesses on Jardine Crescent meet required safe sight distances and will not compromise the safety and efficiency of the road network.

The development is considered to be consistent with the Objective.

E6 Car Parking and Sustainable Transport Code

E6.6.1 Car Parking Numbers

Objective:

To ensure that an appropriate level of car parking is provided to service use.

Performance Criteria P1

The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and*
- b) the availability of public car parking spaces within reasonable walking distance; and*

- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and*
- d) the availability and frequency of public transport within reasonable walking distance of the site; and*
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and*
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and*
- g) an empirical assessment of the car parking demand; and*
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*
- i) the recommendations of a traffic impact assessment prepared for the proposal; and*
- j) any heritage values of the site; and*
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:*
 - i) the size of the dwelling and the number of bedrooms; and*
 - ii) the pattern of parking in the locality; and*
 - iii) any existing structure on the land.*

Comment:

The proposed development is considered to provide sufficient parking for the reasonable needs of the residents, however, there is considered to be a lack of parking dedicated for visitors.

Units 1-8 are all provided with 4 parking spaces per unit, this is considered sufficient to meet the needs of the occupants and provides an additional 2 parking spaces per unit to accommodate visitors. Additional visitor parking is not warranted for these units.

Units 13, 14, 18-21 provide 2 parking spaces for the occupants; however, between the 6 units there is only 1 dedicated visitor parking space. The Acceptable Solution required 1 dedicated visitor parking space per 4 units or part thereof. As there is adequate space on the site, it is considered appropriate that the caravan parking space dedicated to Unit 14 be converted to an additional visitor parking space.

Units 15-17, accessed off Las Vegas Drive, are not provided with a dedicated visitor parking space and Unit 17 is only provided with a single parking space with adequate dimensions and manoeuvring space. It is considered that there is sufficient capacity for street parking on Las Vegas Drive to make up for the lack of a dedicated visitor parking space for these three units, however, alterations should be made to accommodate a second parking space for Unit 17. It is recommended that a parking space dedicated to Unit 17 be provided to the immediate south-west of the garage of this unit. With the parking space set back 6m from the frontage, the visual impact of the parking space will not be unreasonable.

Recommended Conditions:

- **Amended plans are to be submitted to the satisfaction of Council's Town Planner. Drawing Numbers A1 – 001, A1- 002 and A1-003 are to be amended with the following:**
 - a) **The caravan parking space to the west of Unit 14 is to be dedicated for visitor parking.**
 - b) **An additional parking space is to be provided to the immediate south-west of, and dedicated to, Unit 17.**

- **Prior to the commencement of use:**
 - a) **Visitor parking spaces are to be line marked or otherwise delineated and clearly identified as "visitor parking" to the satisfaction of Council's Town Planner.**
 - b) **Turning bays are to be clearly marked as "no parking" to the satisfaction of Council's Town Planner.**

E6.7.2 Design and layout of Car Parking

Objective:

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) *be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) *provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The proposed development does not provide sufficient manoeuvrability

adjacent to the tandem parking space associated with Unit 17. However, as noted above, this space does not meet the required dimensions for a parking space and a full size parking space is to be provided adjacent to the garage. The width of the access is sufficient to provide a turning area for a parking space in this location.

There is also insufficient manoeuvring space for the vehicles parked at Unit 18 to manoeuvre efficiently and conveniently, with vehicles requiring 4 vehicle movements to reorientate 90 degrees due to the proximity to the fence. By expanding the turning bay to the south of Unit 18 all the way to the south-west boundary fence, it is possible to align vehicles with the access in two movements. This is consistent with manoeuvrability from the other parking spaces on the site and will also provide additional space for the manoeuvring of larger vehicles at the end of the cul-de-sac.

The width of the proposed access off Las Vegas Drive exceeds the width prescribed in Table E6.2 by more than 10%. Although greater than the Acceptable solution, a 5.5m wide cross over and driveway will allow for extra vehicle manoeuvrability and capacity for vehicles to pass in the access. Council's Infrastructure Officers have not identified any safety issues resulting from the proposed access width.

Recommended Conditions:

- **Amended plans are to be submitted to the satisfaction of Council's Town Planner. Drawing Numbers A1 – 001, A1- 002 and A1-003 are to be amended with the following:**
 - a) **The width of the turning bay to the south of Unit 18 is to be extended to the South-west boundary fence.**

E6.8.1 Pedestrian Walkways

Objective:

To ensure pedestrian safety is considered in development.

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

The proposed development does not provide a pedestrian walkway between the dwellings and the access. While both cul-de-sacs off Jardine Crescent provide parking for more than 11 vehicles, the design of the driveway and the residential use is considered to create a low speed environment where the access may be shared by pedestrians and vehicles.

The driveway is also proposed to have a width of 5.8m providing ample

opportunity for vehicles to skirt around pedestrians and vice-versa. As the driveways are relatively straight, both have a direct line of sight from one end of the cul-de-sac to the other. Slight changes in the alignment of the longer cul-de-sac will also assist to slow down vehicles. With a large common area within the centre of the lot, an alternative, informal pedestrian route to Jardine Crescent is also available.

Vehicle turnover associated with residential uses is relatively low compared to other uses requiring a similar number of parking spaces and although it has a high capacity, it is unlikely that all parking spaces will be simultaneously occupied.

While the automated access gates on Jardine Crescent have the potential to cause some conflict between pedestrians and motorists, separate, more convenient, pedestrian gates have been provided adjacent to each access.

With appropriate signage it is considered that it is acceptable for pedestrians to share the driveway with vehicles. Speed limit signs are proposed to be located at the entrances to the cul-de-sacs of Jardine Crescent. However, given the proximity of the development to a major service centre (Prospect Vale Market Place) and the range of dwellings provided within the development, a lot of residents are likely to walk on a regular basis and some of these residents are likely to be elderly. It is considered necessary that the speed limit signs be augmented with a "watch out for pedestrians" sign.

The development can be conditioned to be consistent with the Objective and reasonably considers pedestrian safety.

Recommended Conditions:

- **Prior to the commencement of use:**
 - a) **The proposed accesses of Jardine Crescent are to be sign posted with a "10km/h" speed limit sign and a sign indicating shared pavement for pedestrians and vehicles to the satisfaction of Council's Town Planner.**

Representations

One representation was received during the advertising period (see attached documents).

A summary of the representation is:

1. Potential for overshadowing of dwellings at 8 Jardine Crescent.

2. Second story units compromise the privacy of dwellings at 8 Jardine Crescent.
3. Development will have a negative impact on the financial value of units at 8 Jardine Crescent.

Comment:

1. Overshadowing

The proposed development will not overshadow the private open space or habitable rooms of the dwellings at 8 Jardine Crescent. 8 Jardine Crescent is located to the north of the subject property, while shadows cast by the development will fall to the south.

2. Privacy

The proposed development complies with the Acceptable Solutions for privacy in relation to the adjoining titles (see assessment above).

3. Financial Impact

The impact of the development on property values cannot be considered in making a decision in accordance with the Meander Valley Interim Planning Scheme 2013.

Conclusion

In conclusion, it is considered that the application for multiple dwellings can be effectively managed by conditions and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Multiple Dwellings (27 Units), for land located at 10 Jardine Crescent (CT166322/1) & 26 Las Vegas Drive (CT:35288/86), by Vos Nominees Pty Ltd, requiring the following discretions:

10.4.2 – Building Envelope

10.4.4 – Window Orientation

10.4.6 – Privacy

10.4.8 – Waste Storage

- 10.4.9 – Storage**
- E4.6.1 – Vehicle Movements**
- E4.7.2 – Second Access**
- E6.7.2 – Design and Layout of Car Parking**
- E6.8.1 – Pedestrian Walkway**

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

1. The use and development must be carried out as shown and described in the endorsed Plans:

- S.Group - Drawing Numbers 000508: A1-001, A1-002, A1-003, A2-001, A2-002, A2-003, A2-004, A2-005, A2-006, A2-007, A3-001, A3-002, A3-003, A3-004, A3-005, A3-006, A3-007, A3-008, A3-009, A3-010, A3-011, A3-012, A3-013, A3-014, A3-015, A3-016, A3-017, A3-018, A4-001.**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application and assessment by Council.

2. Amended plans are to be submitted to the satisfaction of Council's Town Planner. Drawing Numbers A1 – 001, A1- 002 and A1-003 are to be amended with the following:

- a) The width of the turning bay to the south of Unit 18 is to be extended to the South-west boundary fence.**
- b) The driveway to the south-east of Unit 17 is to be moved 1m to the south-east to provide separation of 1.5m between the carriageway and the south-east wall of the dwelling.**
- c) The caravan parking space to the west of Unit 14 is to be dedicated for visitor parking.**
- d) An additional parking space is to be provided to the immediate south-west of, and dedicated to, Unit 17.**

3. The window configuration for the north facing wall of Unit 13 is to be in accordance with the approved Drawing A3-009.

4. The window configuration for the south facing wall of Unit 27 is to be in accordance with the approved Drawing A3-002

5. The proposed accesses of Jardine Crescent are to be sign posted with a "10km/h" speed limit sign and a sign indicating shared pavement for pedestrians and vehicles to the satisfaction of Council's Town Planner.
6. Prior to the commencement of works:
 - a) Amended plans are to be submitted in accordance with Condition 2 and to the satisfaction of Council's Town Planner.
 - b) Engineering designs and modelling for onsite storm water detention are to be submitted to the satisfaction of Council's Director of Infrastructure Services. Onsite detention must limit outflows, such that there is no net increase from when the site was developed with a single dwelling. The design must also show that overland flows for a 1:100 ARI event will not adversely affect building envelopes.
7. Prior to the commencement of use:
 - a) Visitor parking spaces are to be line marked or otherwise delineated and clearly identified as "visitor parking" to the satisfaction of Council's Town Planner.
 - b) Turning bays are to be clearly marked as "no parking" to the satisfaction of Council's Town Planner.
 - c) Traffic management signage is to be installed in accordance with Condition 5.
 - d) The proposed driveway crossovers are to be constructed in accordance with LGAT Standard Drawing TSD-R09-V1 (with a maximum width of 5.5m) and to the satisfaction of Council's Infrastructure Officer.
 - e) The existing crossovers currently servicing 10 Jardine Crescent (CT166322/1) are to be removed and the nature strip, kerb and footpath reinstated to the satisfaction of Council's Director of Infrastructure Services.
8. Prior to the construction of any hardstand development, including access ways and dwellings, the onsite detention system is to be installed in accordance with the approved engineering designs and to the satisfaction of Council's Director of Infrastructure Services.
9. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2015/00546-MVC attached).

Notes

1. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:**
 - a) **Building permit**
 - b) **Plumbing permit**

All enquiries should be directed to Council's Permit Authority on 6393 5322.

2. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
3. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
4. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

DECISION:

Meander Valley Council
26 Lyall Street,
Westbury

S. Group
Suite 7a, Level 3 Crown Mill
22 Cameron St, Launceston
Tasmania, Australia, 7250
ABN 86 996 265 268



Re: DA for the proposed multiple dwelling development located at 1 Jardine cres and 26 Las Vegas Drive, Prospect Vale , this letter outlines and addresses the relevant / applicable codes for this development.

Overview:

1 Jardine cres and 26 Las Vegas drive both zoned general residential with no overlay over the site. There is an existing residence located on the site which will be demolished and removed.

Proposed is 27 residences with a mix of 12 x two storey dwellings and 15 x single storey dwellings.

The location and design of the dwellings attempts to provide all the surrounding dwellings with solar access and daylight penetration, furthermore visual privacy is also provided to neighbours by considerable distance between the proposed dwellings and the private open space of the adjoining dwelling.

This document outlines and addresses the relevant planning standards, and should be cross referenced with drawings A0-000 to A4-001 dated the 20/03/15 by S. group.

10.4.1 Residential Density for Multiple Dwellings

Acceptable Solutions

A1 Multiple dwellings must have a site area per dwelling of not less than:

- (a) 325 m²; or
- (b) if within a density area shown on the planning scheme maps, that specified for the density area.

There is more than 325m² of land area pe dwelling so therefore we comply with part 10.4.1

10.4.2 Setbacks and building envelope for all dwellings

A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or



design architecture development

The frontage set back of Las Vegas drive complies with the 4.5m front setback. Dwelling townhouse 09 also complies with the setback to Jardine Cres. Th1, Th7 and Th27 are set back from the frontage less than the acceptable solution with the closest part of the dwellings being 2726mm off this frontage. It is not foreseen that this proposed setback will cause an adverse impact on the street scape. The existing street scape consists of a large pre-cast concrete façade of the prospect vale market place and a mix of general residential dwellings. The proposed has been designed to enhance the streetscape by introducing a new streetscape that incorporates plantings, screenings and a new community of housing.

- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or *n/a*
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street not more than the greater, or less than the lesser, setback fro the equivalent frontage of the dwellings on the adjoining sites on the same street; or *n/a*
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. *n/a*

A2 A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or
- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.

All garaging is set back further than 5.5m from the frontage of the lot

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and *the proposed complies with part i)*
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and *all dwellings comply with the height to setback diagram refer drawing a3-*



003 where the closest setback distance to the two storey town houses is diagrammed.

- (b) only have a setback within 1.5 m of a side boundary if the dwelling:
- (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or *all dwellings apart from th18, 19, 20, 21 and 17 comply with the 1.5m side setback requirement. The non compliant parts of these townhouses are only single storey and do not increase overlooking or overshadowing of the neighboring dwellings and therefore is not foreseen to cause any adverse effect on these lots*
 - (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser). *Many of the proposed dwellings have walls that extend further than 9m in length. The cladding selection / colour choice helps to reduce the perceived impact of these walls. The cladding selection is a mix of easy lap and face brick which are different widths this combined with alternate colour selection will reduce the visual bulk of these walls*

10.4.3 Site coverage and private open space for all dwellings

Acceptable Solutions

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and *total site dwelling cover is 3069m² or 24% and therefore complies*
- (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and *all dwellings have more than 60m² of associated private open space*
- (c) a site area of which at least 25% of the site area free from impervious surfaces. *Total impervious surface cover including paving, dwellings and driveways is 5742m² or 63% which complies*

A2 A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
 - (i) 24 m²; or *please refer drawing A1-003 for the location of north facing private open space*
 - (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage carport or entry foyer); and *n/a*



- (b) has a minimum horizontal dimension of:
 - (i) 4 m; or *please refer drawing A1-003 for the size of the private open space provided all dwellings complies part b)*
 - (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and
- (e) is located between the dwelling and frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

All dwellings have more than the minimum required private open space which is access off of a habitable room

10.4.4 Sunlight and overshadowing for all the dwellings

Objective: To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions

A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north. *All dwellings have a habitable room window that faces between 30 degrees west of north and 30 degrees east of north*

A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north, must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting:
 - (i) at a distance of 3 m from the window; and
 - (ii) vertically to a height of 2 m above natural ground level and then at an angle of 45 degrees



from the horizontal.

- (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of sub clause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting:
 - (i) at a distance of 3 m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

10.4.5 Width of opening for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport opening to dominate the primary frontage.

Acceptable Solutions

A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of opening facing the primary frontage of not more than 6 m or half the width or the frontage (whichever is the lesser). *All garage doors are less than 6m wide*

10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.

Acceptable Solutions



A1 A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: *n/a*

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:

- (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

- (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): *n/a*

(a) The window or glazed door:

- (i) is to have a setback of at least 3 m from a side boundary; and

- (ii) is to have a setback of at least 4 m from a rear boundary; and

- (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

- (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

(b) The window or glazed door:

- (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or

- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or

- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:



- (a) 2.5 m; or
- (b) 1 m if:

- (i) it is separated by a screen of at least 1.7 m in height; or
- (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

All windows facing the shared driveways are wither further than 2.5m from the road or are screened with a 1.8m high timber screening

10.4.7 Frontage fences for all dwellings

Objective: To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and
- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- (c) provide reasonably consistent height and transparency.

Acceptable Solutions

A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2 m if the fence is solid; or
- (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding and posts or uprights).

A planning compliant front fence is proposed please refer drawing a4-001 for detail

10.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling and is within one of the following locations:
 - (i) has a setback of at least 4.5 m from a frontage; and

All bin storage is setback 4.5m from the frontage



design architecture development

E1.0 Bushfire Prone Areas Code

The site is not located within 100m of bushfire prone vegetation.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed the planning requirements for the proposed multiple dwellings at 1 Jardine cres and 26 Las Vegas drive.

Yours sincerely,
Josh Upston

Architect - Bach.Env.Des M.Arch.



NOTES

architect - Sam Haberle
 accreditation no - CC5618 U
 land title ref number - VOL 165364 FOLIO 1
 land title ref number - VOL 4339 FOLIO 34
 climate zone - 7

DWG	DWG no
Cover	A0-000
Site	A1-001
Site Staging	A1-002
site private open space plan	A1-003
floor plan Th9,10,11,12	A2-001
fir plan Th22,23,24,25,26,27	A2-002
fir plan Th3,4	A2-003
floor plan Th15,16,17	A2-004
floor plan Th13,14,18,19,20,21	A2-005
floor plan Th7,8	A2-006
floor plan Th1,2,5,6	A2-007
TH22,23,24,25,26,27	A3-001
TH22,23,24,25,26,27	A3-002
TH22,23,24,25,26,27	A3-003
TH22,23,24,25,26,27	A3-004
TH9,10,11,12	A3-005
TH9,10,11,12	A3-006
TH9,10,11,12	A3-007
TH13,14,18,19,20,21	A3-008
TH13,14,18,19,20,21	A3-009
TH13,14,18,19,20,21	A3-010
TH15,16,17	A3-011
TH3, 4	A3-012
TH1	A3-013
TH2	A3-014
TH5	A3-015
TH6	A3-016
Th7,8	A3-017
Th7, 8	A3-018
Fence Detail	A4-001

proposed multi dwelling development
 1 Jardine cres / 26 Las Vegas Drive

jardine cres



ARTISTS IMPRESSION

architecture
 development
 strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	Cover			SCALE @ A3	NA
				DRAWN	SG
				CHKD	SH
				REVISION	A



DASHED LINE INDICATES 1.8M HIGH COLORBOND FENCE

PROPOSED CROSSOVER TO MVC STANDARDS FOR LETTERBOX AND FENCE DETAILS SEE DWG A4-001

EXISTING PEDESTRIAN PATH

PEDESTRIAN GATE

EXISTING CROSSOVER TO BE REMOVED
NOTE: FOR STORMWATER DETENTION DETAILS REFER TO DWG C01 PREPARED BY ENGINEERING EDGE DATED 12/05/15

DWELLINGS LOCATION TO BE SET OUT BY REGISTERED SURVEYOR DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT

DRIVE TO BE CONCRETE CURBED + SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS + CONNECTED TO MAINS

CONVENIENTLY LOCATED TAPS TO BE INSTALLED FOR WATERING PURPOSES

TYPICALLY DRESS AROUND HOUSE WITH TOP SOIL WHERE NOT OTHERWISE SPECIFIED SOW WITH GRASS SEED SET DOWN 150MM FROM FFL MAX. BATTER GRADE 1:20

GARDEN EDGING TYPICALLY TREATED PINE WHEN NOT AGAINST CONCRETE

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF IS INSTALLED

CONFIRM ALL DIMENSIONS ON SITE ALL DIMENSIONS TO WALL FRAME LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY

NOTE: BINS WILL BE COLLECTED BY CONTRACTOR EMPLOYED BY THE BODY CORPORATE, BINS WILL NOT BE LEFT ON CURB

TOTAL SITE AREA = 9014M2
TOTAL DWELLING COVER = 3069M2 OR 24%
TOTAL SITE COVER INCLUDING PAVING AND DRIVE = 5742M2 OR 63%

OVERHEAD AND / OR BOLLARD LIGHTING TO FUTURE DESIGN TO COMPLY WITH NCC

LANDSCAPING SCHEDULE
LOW MAINTENANCE AND MINIMAL FOLIAGE
SELECTION OF PLANTS TO ENCOURAGE BIODIVERSITY

TREES

- ORNAMENTAL PEAR (11x3M)
- PAPER BIRCH (12x7M)
- AUTUMN BLAZE (13x10M)
- ASSORTED FRUIT TREES (9x5M)

SHRUBS 1000-1500

- LEUCODENDRON SP

GRASSES

- LOMANDRA LONGIFOLIA
- "FAN FLOWER" SCAEVOLA SP

HATCH

- HATCH indicates grassed areas
- HATCH indicates Mulch/woodchipped areas
- HATCH indicates paved P.o.s. areas

SCREENING TYPICALLY 1.8M HIGH 70 X 19 DECKING @ 120MM CNTRS CLEAR FINISH

EXISTING POWER POLE TO BE REMOVED IN STAGE 1

EXISTING CROSSOVER TO BE REMOVED

PEDESTRIAN GATE

FOR LETTERBOX AND FENCE DETAILS SEE DWG A4-001

PROPOSED CROSSOVER TO MVC STANDARDS

B		4/5/15	revised parking/turning
ISSUE	A	DATE	20/3/15
REVISION		REVISION	Development Application
PROJECT	New home's		
CLIENT	Vos		
DWG	Site		
PROJECT #	000508		
DATE #	15/05/15	DWG #	
SCALE @ A3	1:500		
DRAWN	SG		A1-001
CHKD	SH	REVISION	B

architecture
development
strategic design





architecture
development
strategic design



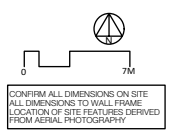
ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	PROJECT # 000508
CLIENT	Vos			DATE #	13/05/15
DWG	Site Staging			SCALE @ A3	1:500
				DRAWN	SG
				CHKD	SH
				REVISION	A



LAS VEGAS DRIVE

JARDINE CRESCENT

O/H HEAD ELECT.



architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	site private open space plan				SCALE @ A3	1:500
					DRAWN	SG
					CHKD	SH
					REVISION	A

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 PO Box 1271 Launceston TAS 7250 Australia T: 03 63 111 403 E: info@sgroup.com.au www.sgroup.com.au

NOTES:

all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:

windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage
 155M2



architecture
 development
 strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	floor plan Th9,10,11,12			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

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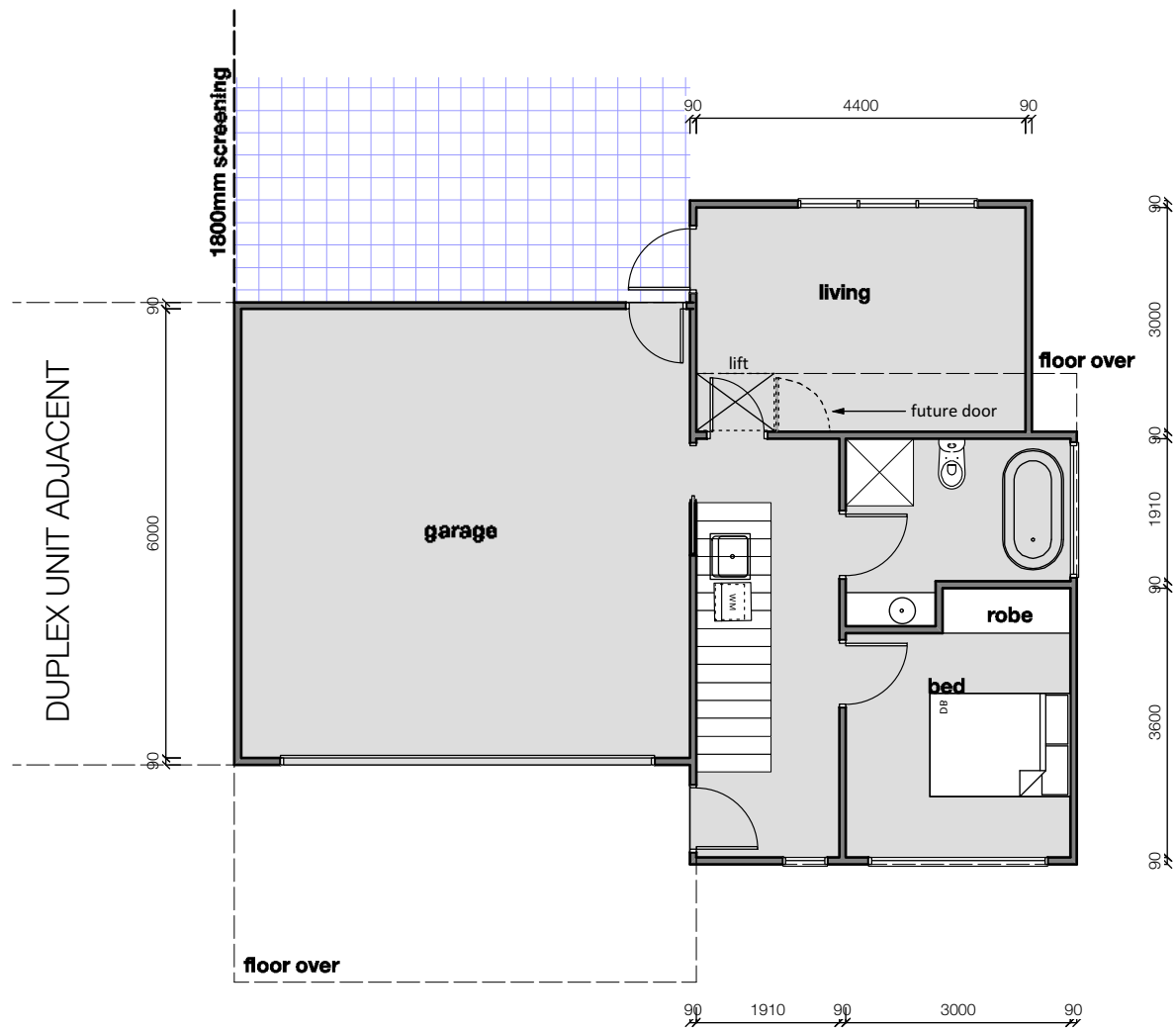
DEV2

NOTES:

- all glazing to comply with BCA 3.6 and AS1288 & AS2047
- all wet areas to be comply with BCA 3.8.1 and AS3740
- all timber framing to comply with BCA 3.4.3 and AS1684
- all works to be in compliance with BCA 3.12 energy efficiency

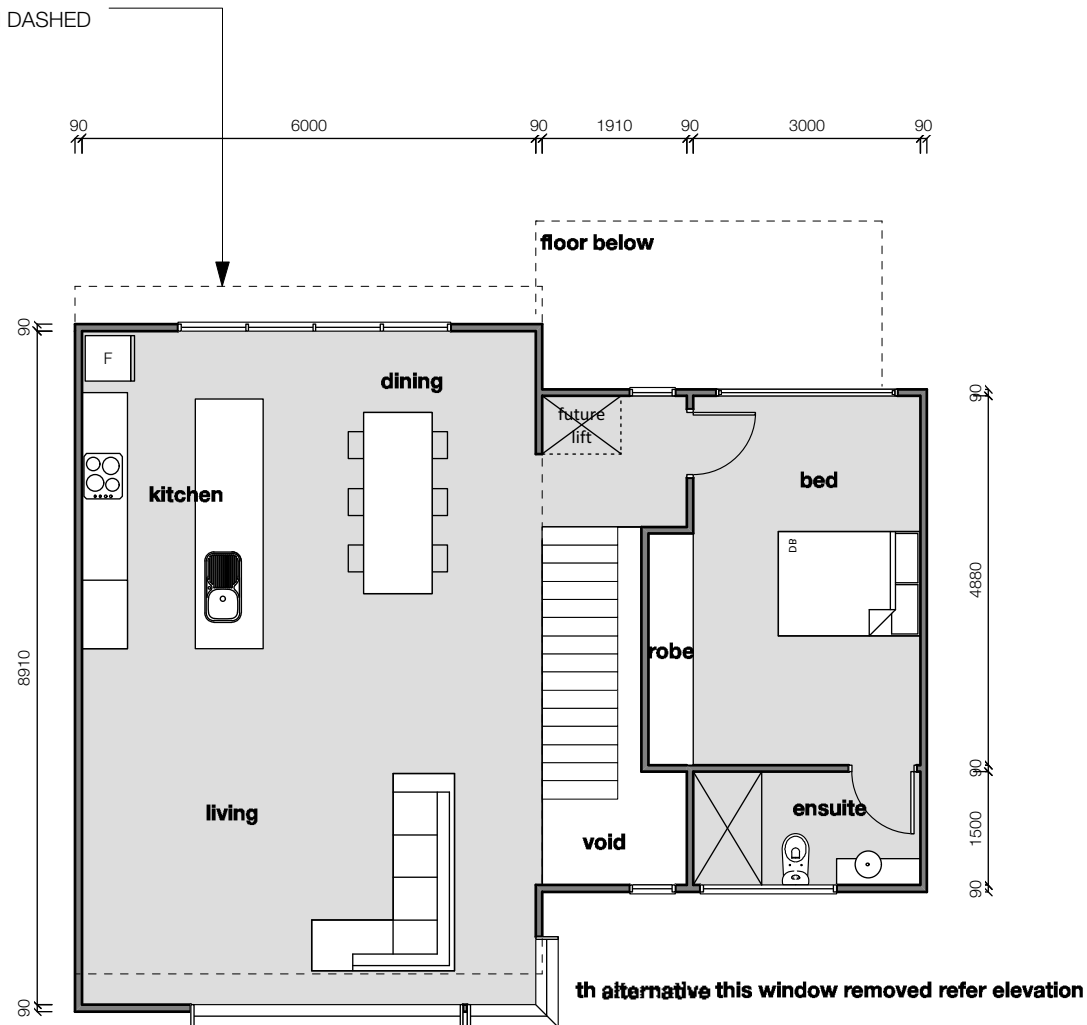
WINDOW LOCATIONS:

windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage
81M2

ADJACENT DUPLEX LIVING TO BE OFFSET FOR PRIVACY SHOWN DASHED



Floor area
83M2(ex void)



architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	flr plan Th22,23,24,25,26,27				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

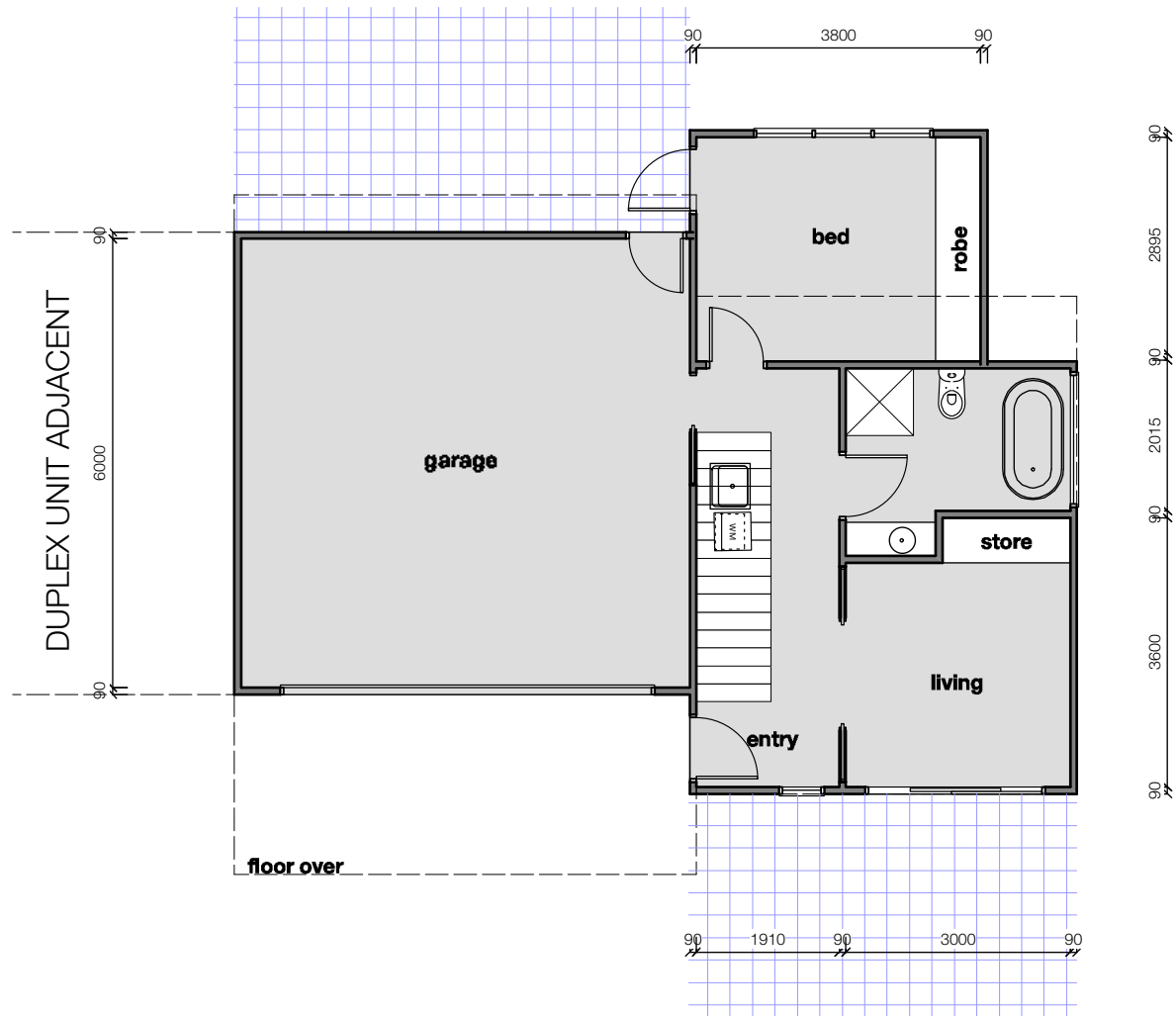
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NOTES:

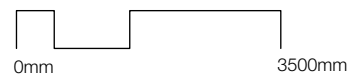
all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:

windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage
79M2



Floor area
76M2(ex void)

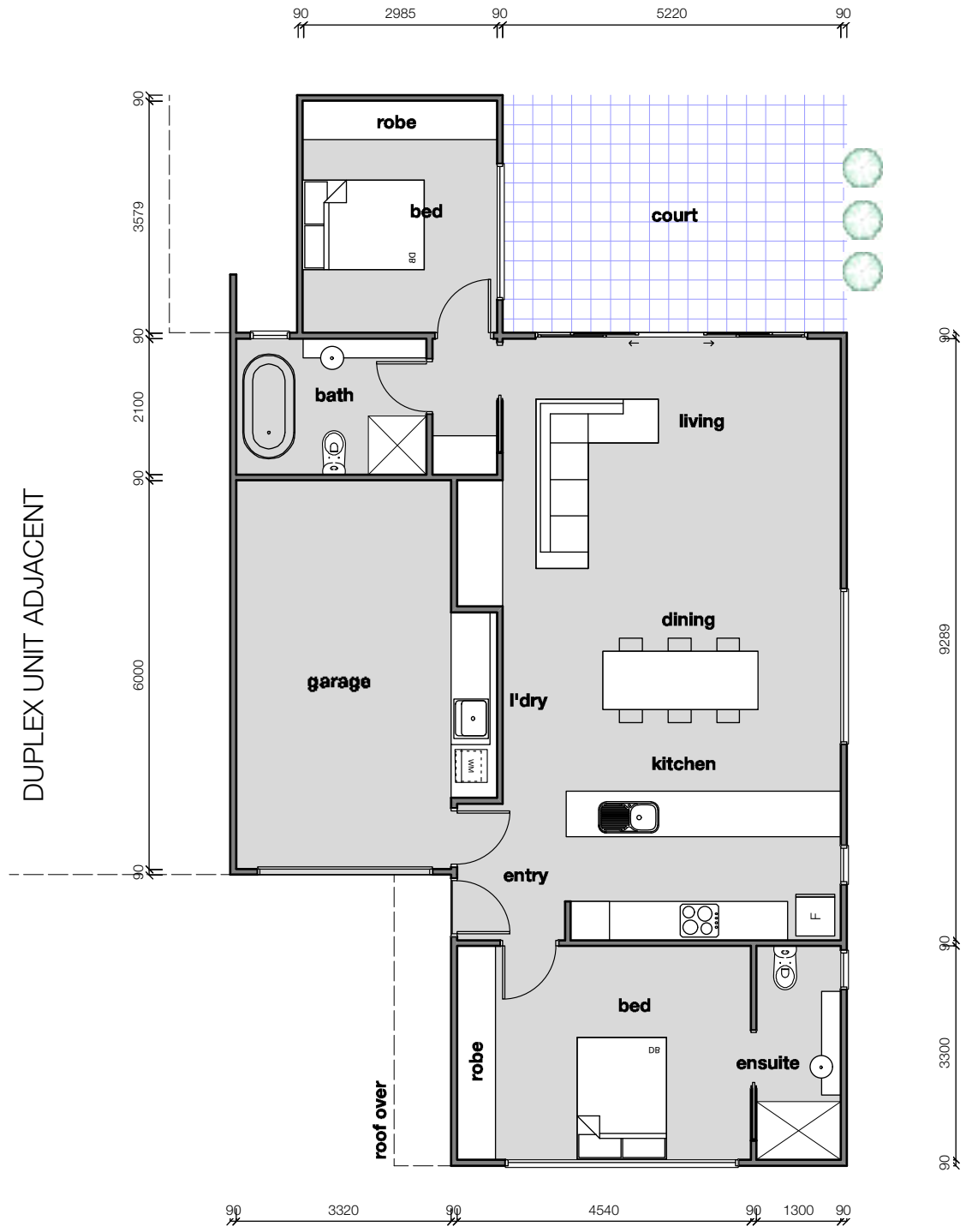
architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	flr plan Th3,4			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

NOTES:
 all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:
 windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage

118M2



architecture
 development
 strategic design



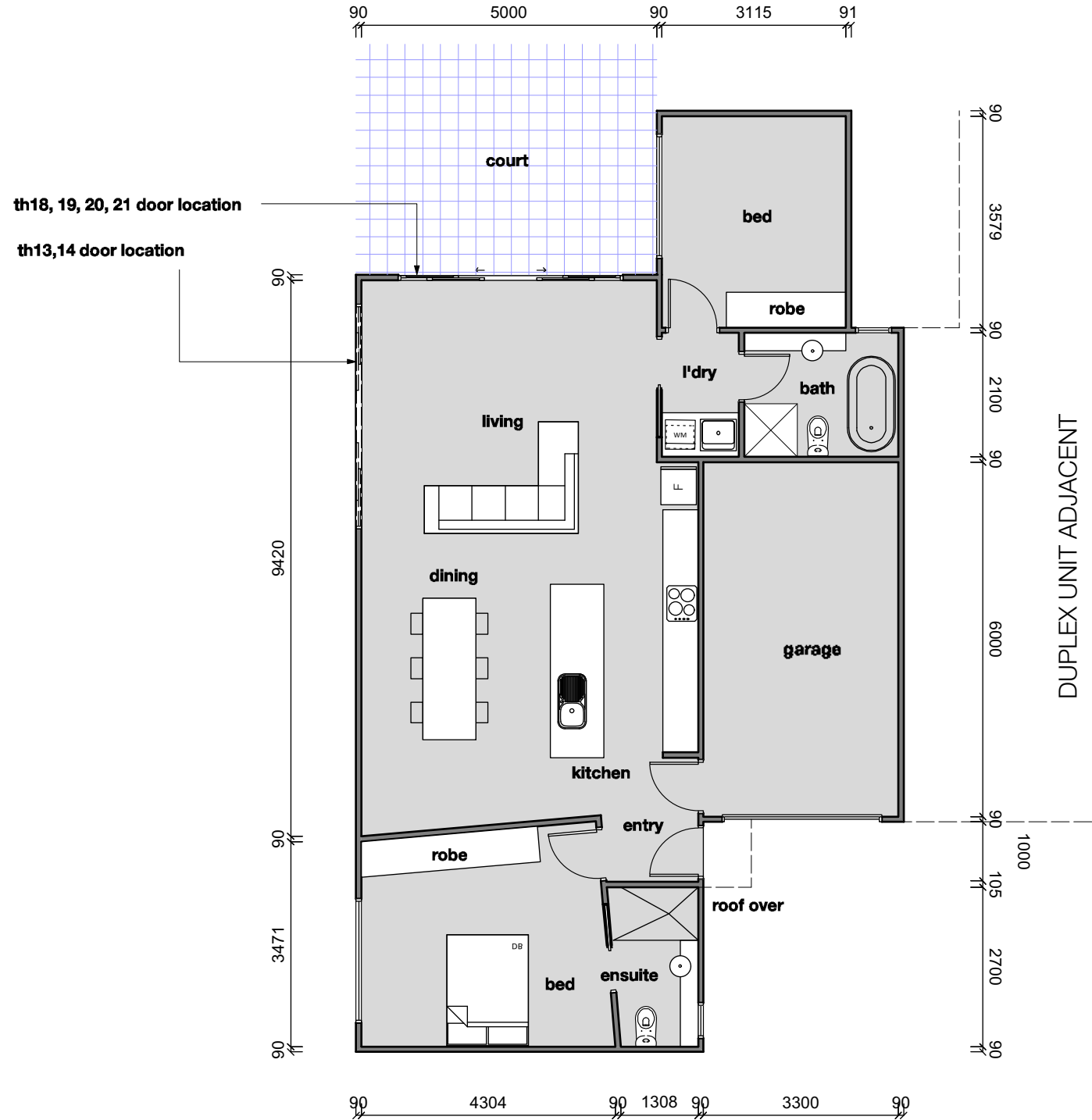
ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	floor plan Th15,16,17			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

NOTES:

all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:

windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage

118M2



architecture
development
strategic design



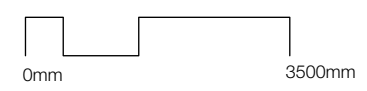
ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	floor plan Th13,14,18,19,20,21			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

NOTES:
 all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:
 windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage
 154M2



architecture
 development
 strategic design



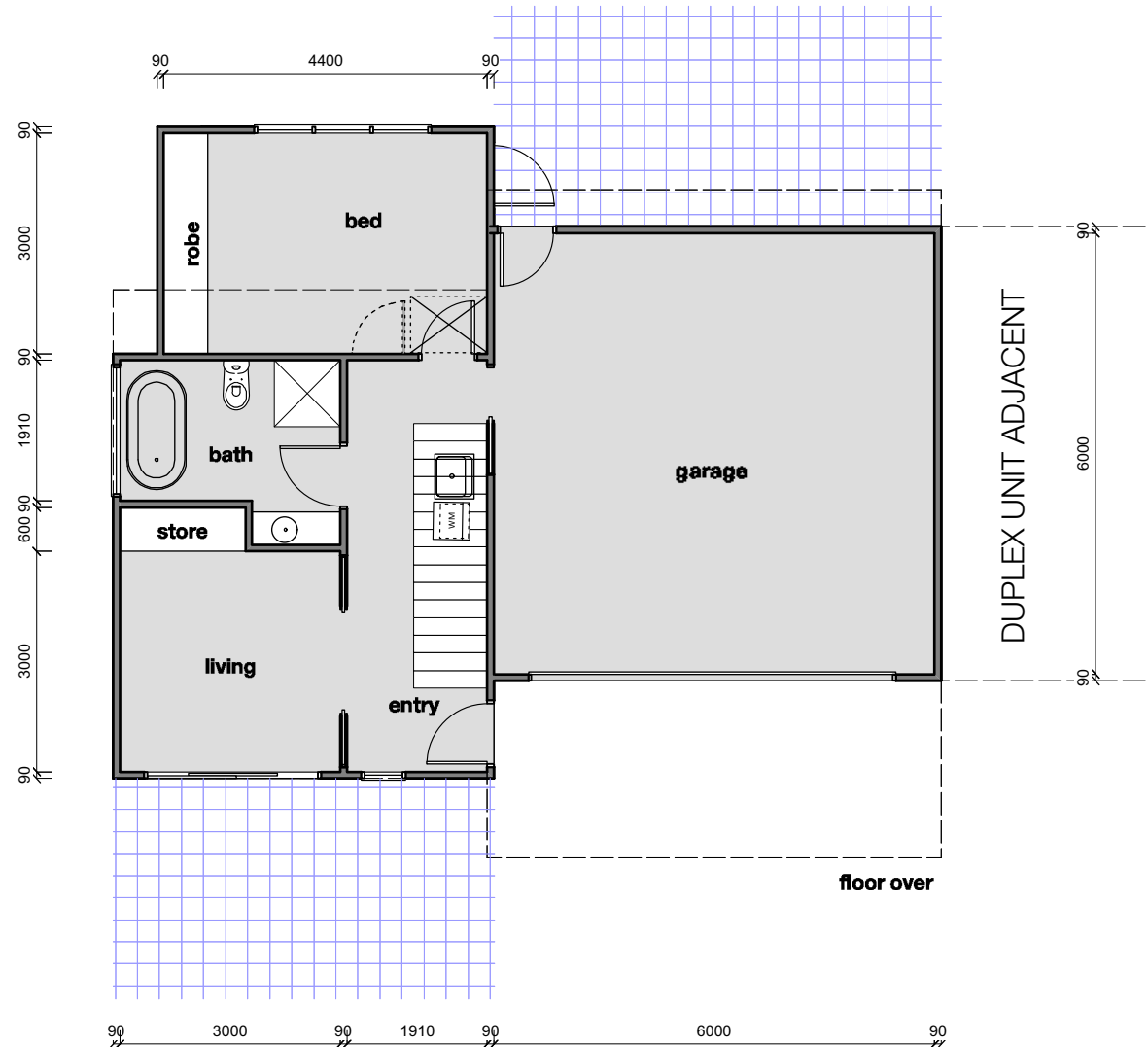
ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	floor plan Th7,8			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

NOTES:

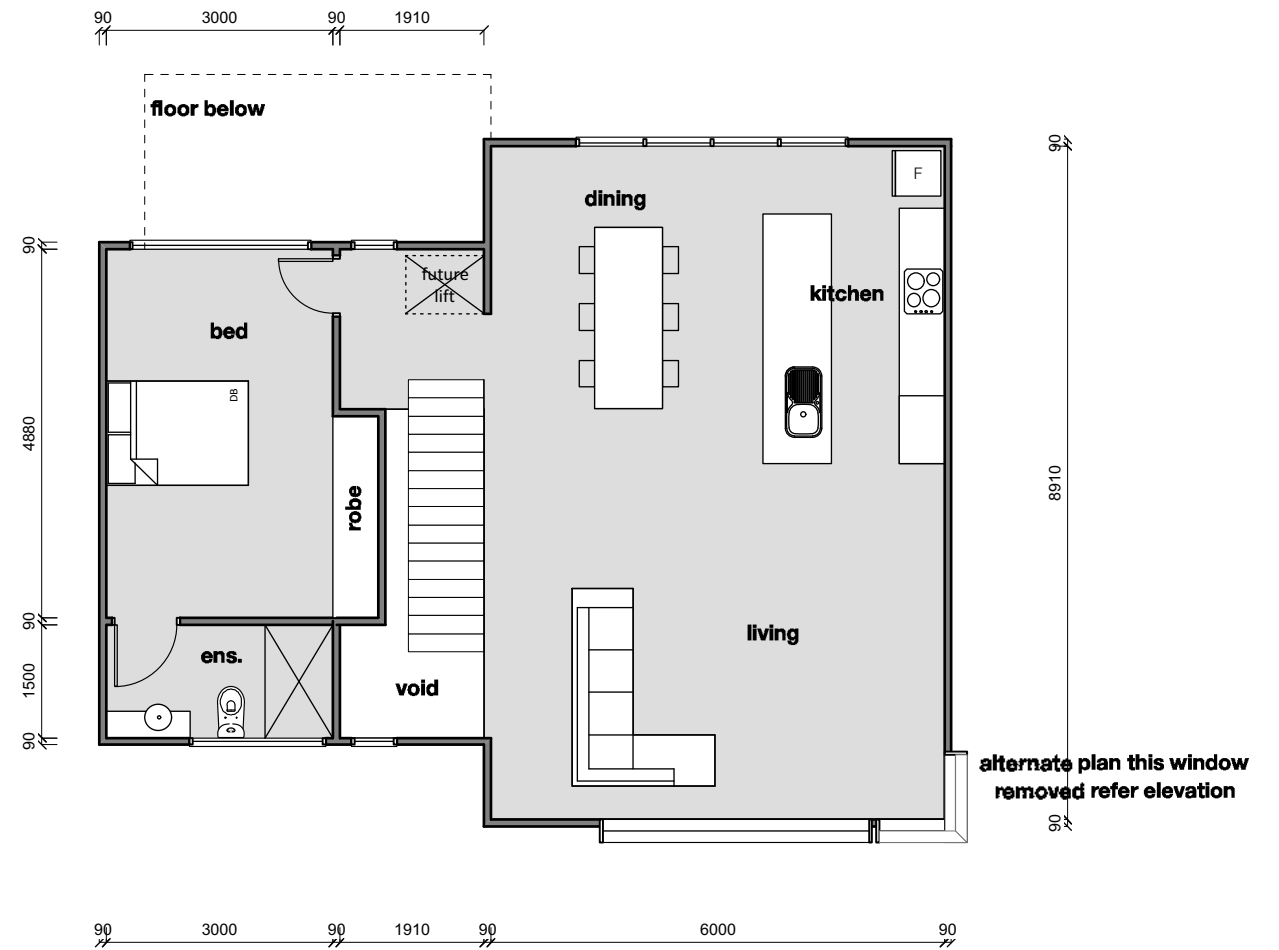
all glazing to comply with BCA 3.6 and AS1288 & AS2047
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 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency

WINDOW LOCATIONS:

windows shown generically, different window combinations may be substituted, refer to elevations and read in conjunction



Floor area including garage
 81M2



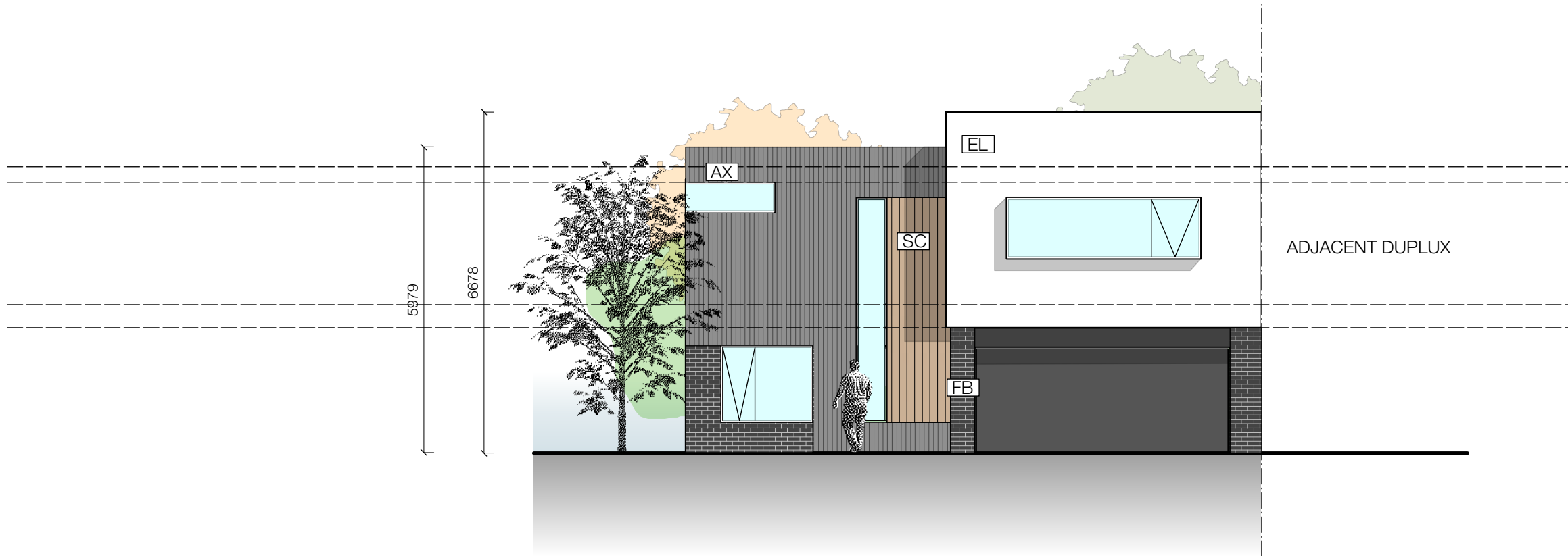
Floor area
 83M2(ex void)

architecture
 development
 strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	floor plan Th1,2,5,6			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				DWG #	A2-007
				REVISION	A

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

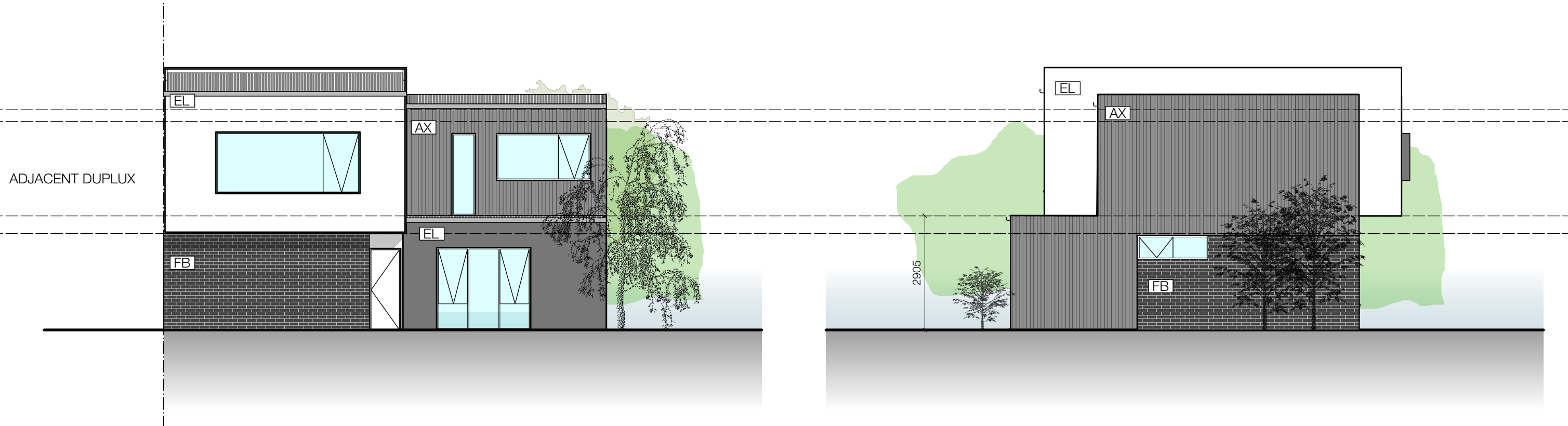
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



TYPE A FACADE

architecture
development
strategic design

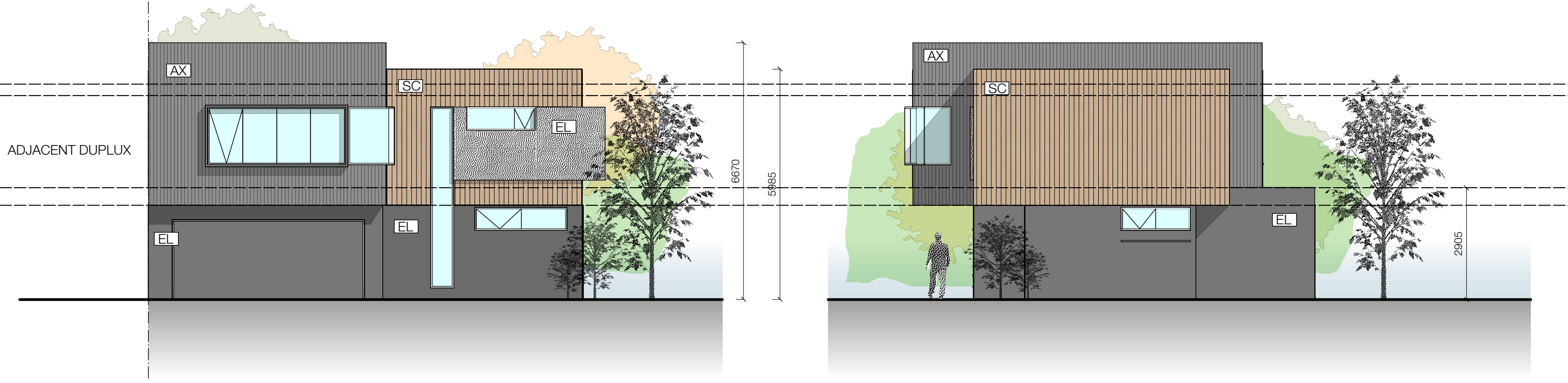


ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH22,23,24,25,26,27				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

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DEV2

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

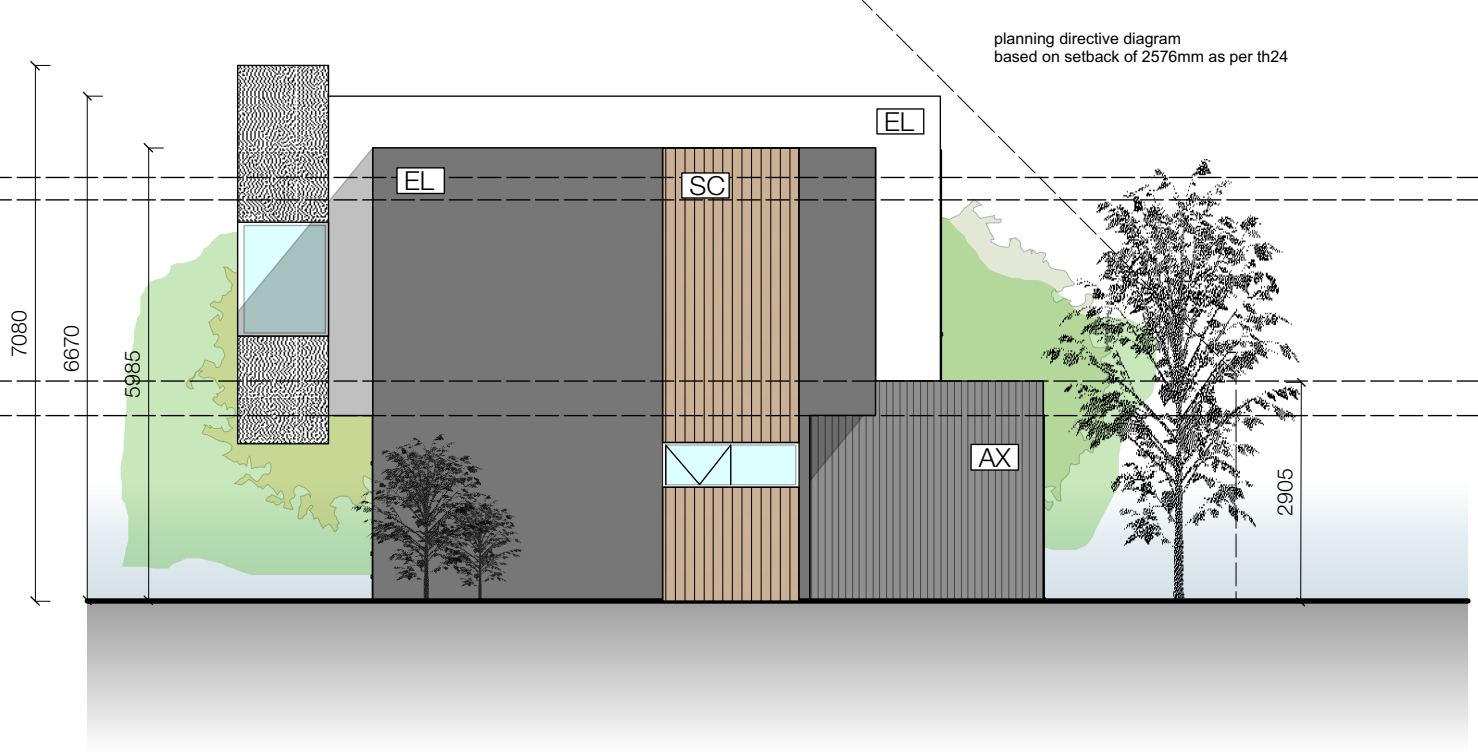
TYPE B FACADE

architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH22,23,24,25,26,27				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

TYPE C FACADE

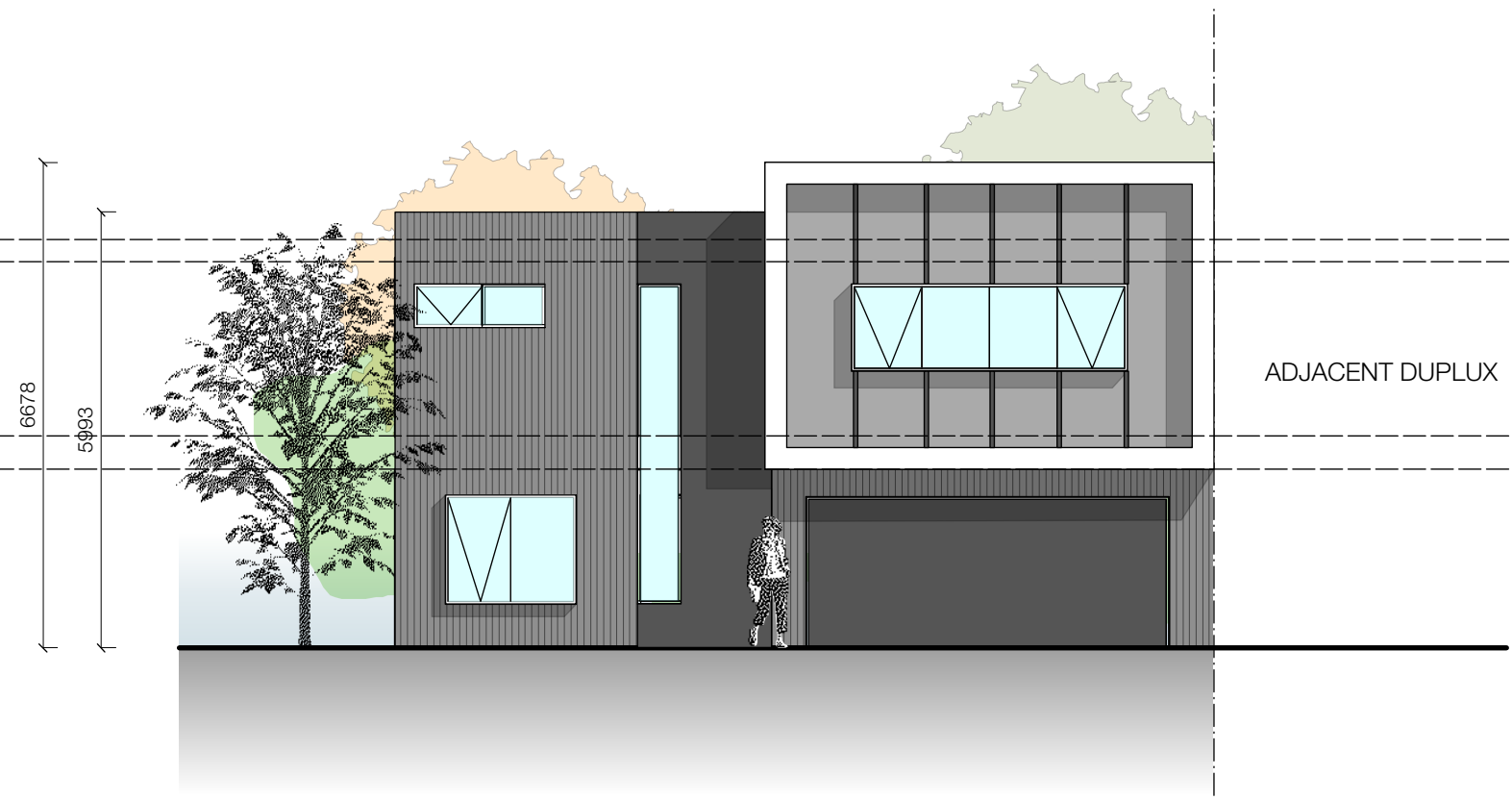
architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application		
PROJECT	New home's				PROJECT #	000508	
CLIENT	Vos				DATE #	13/05/15	
DWG	TH22,23,24,25,26,27				SCALE @ A3	1:100	
					DRAWN	SG	DWG #
				CHKD	SH	REVISION	A

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

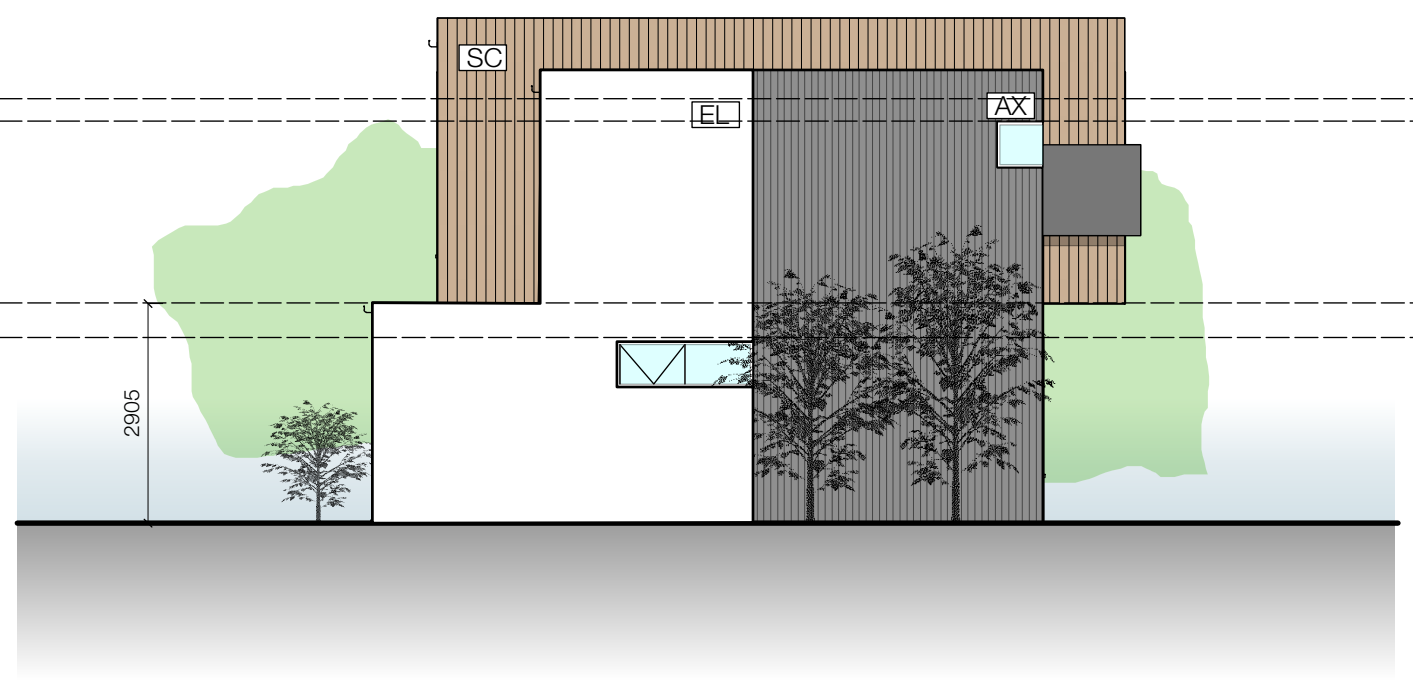
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



TYPE D FACADE

architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application
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CLIENT	Vos			DATE #	13/05/15
DWG	TH22,23,24,25,26,27			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 3 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

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BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

TYPE E FACADE

architecture
development
strategic design

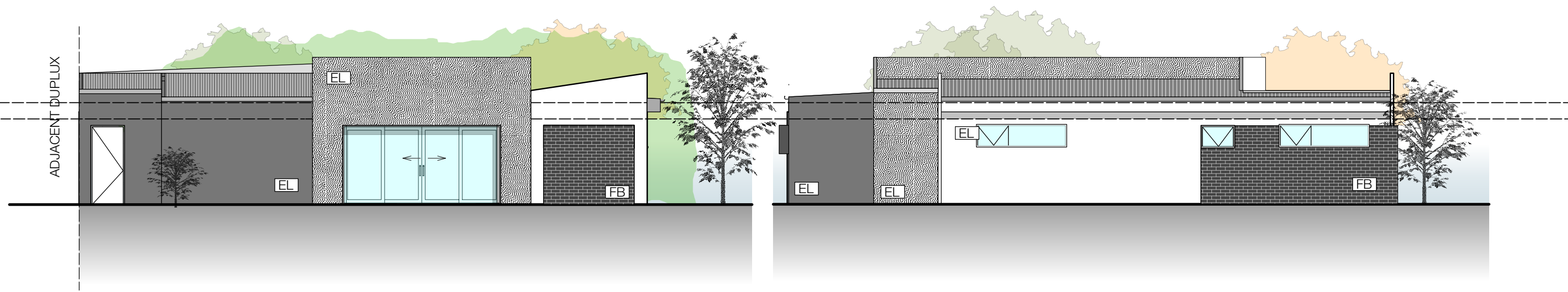


ISSUE	A	DATE	20/3/15	REVISION	Development Application		
PROJECT	New home's				PROJECT #	000508	
CLIENT	Vos				DATE #	13/05/15	
DWG	TH9,10,11,12				SCALE @ A3	1:100	
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				CHKD	SH	REVISION	A

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 3 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH(GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

TYPE F FACADE

architecture
development
strategic design

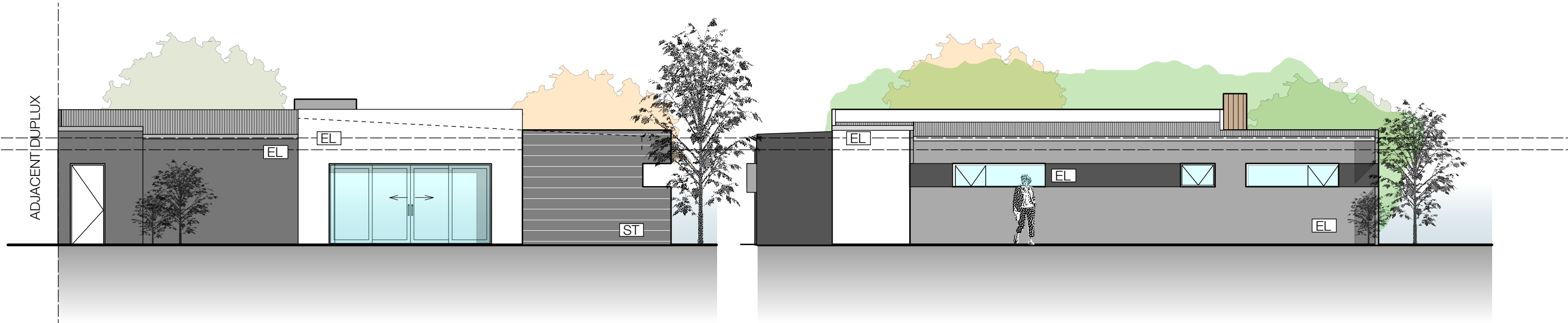


ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	TH9,10,11,12			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

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CLADDING TYPES

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AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

ST: JAMES HARDIE STRIA

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

TYPE G FACADE

architecture
development
strategic design

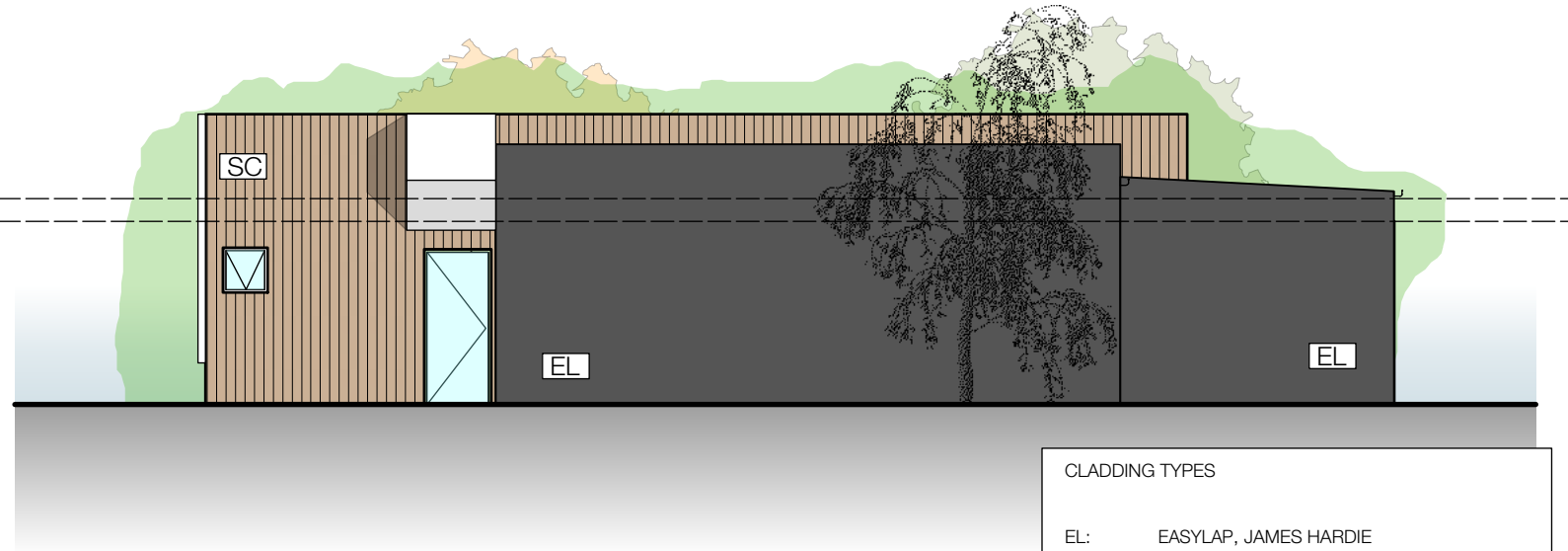
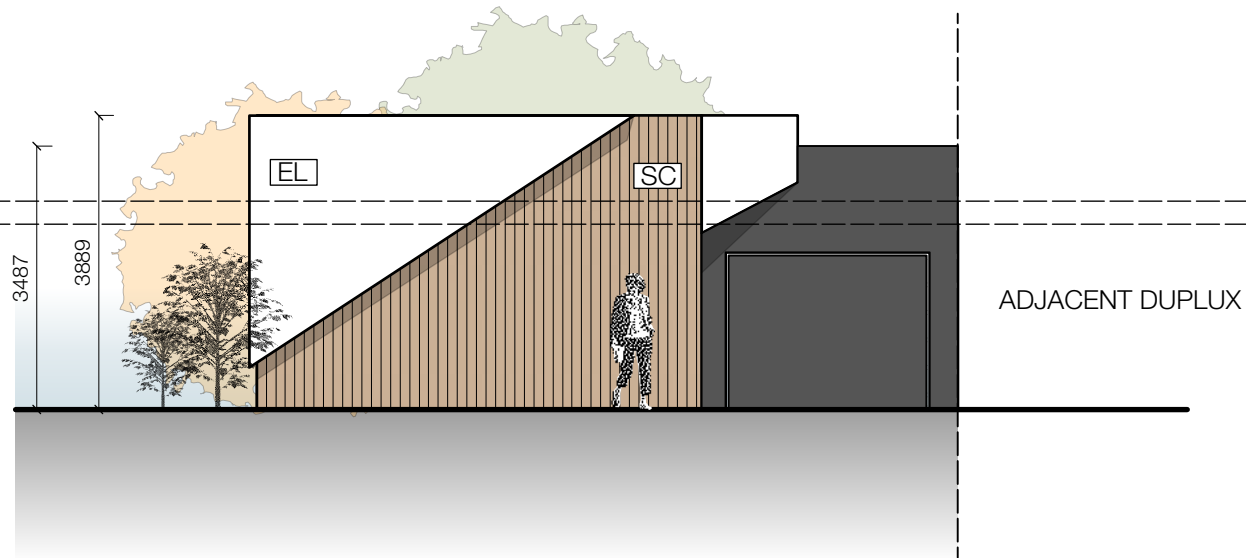


ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	TH9,10,11,12			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 3 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

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SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

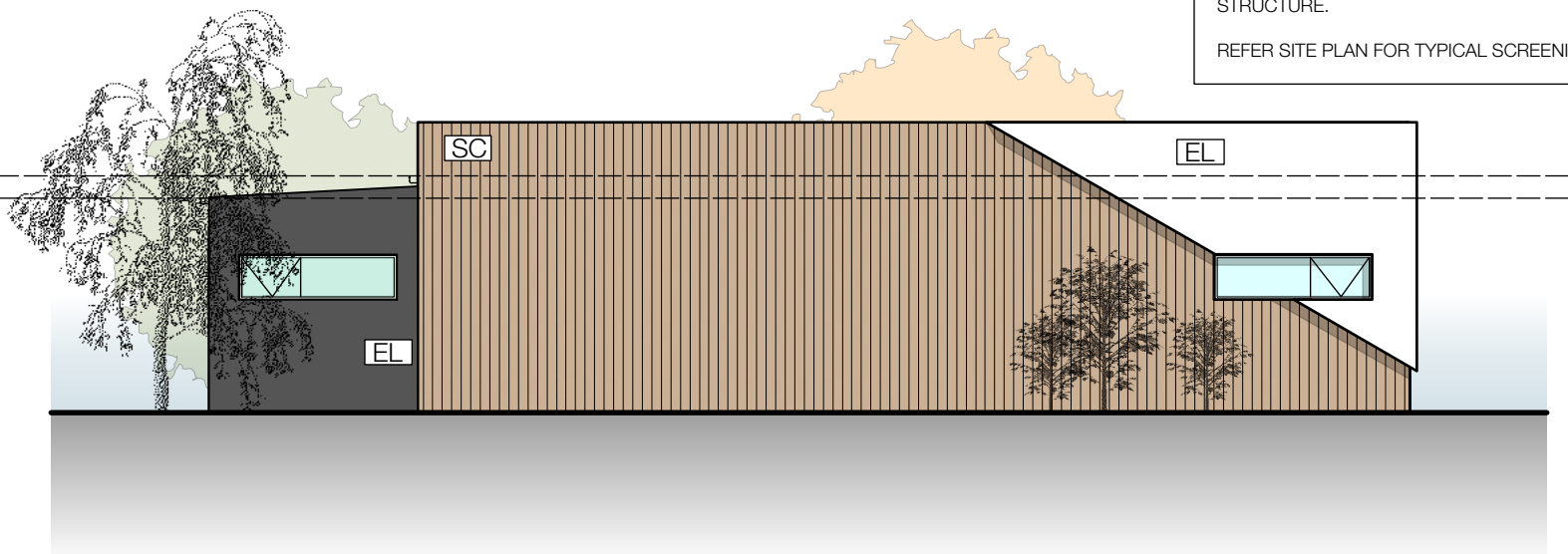
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



TYPE H FACADE

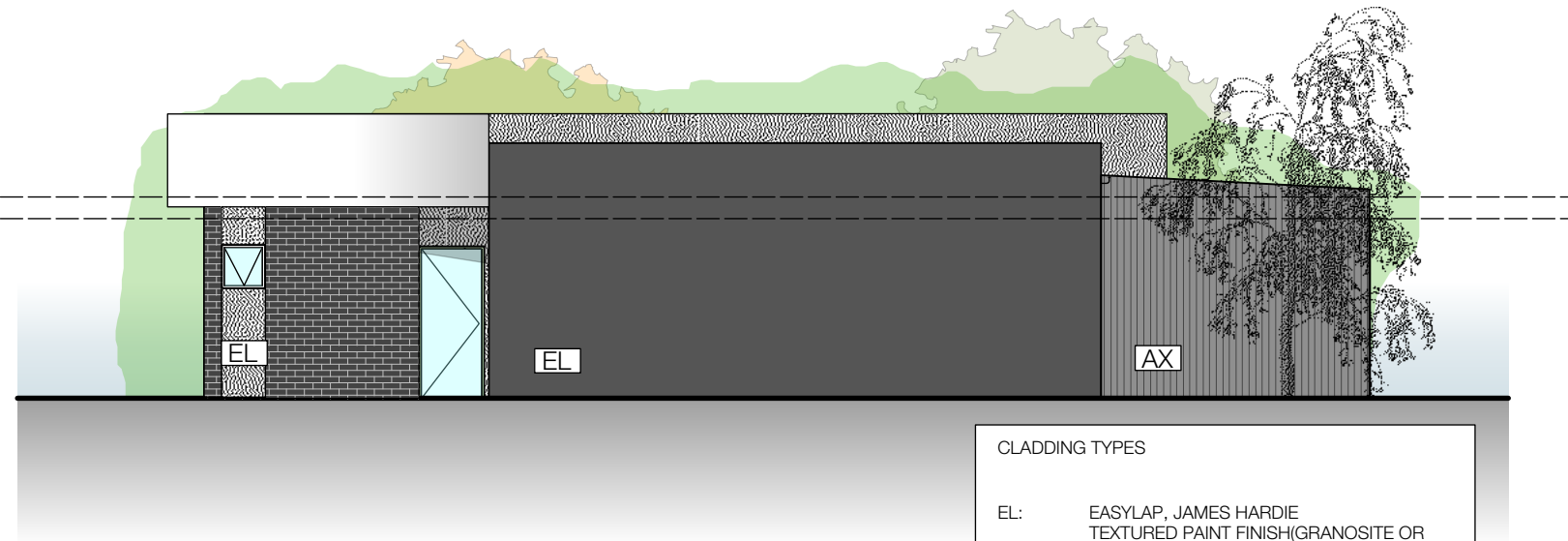
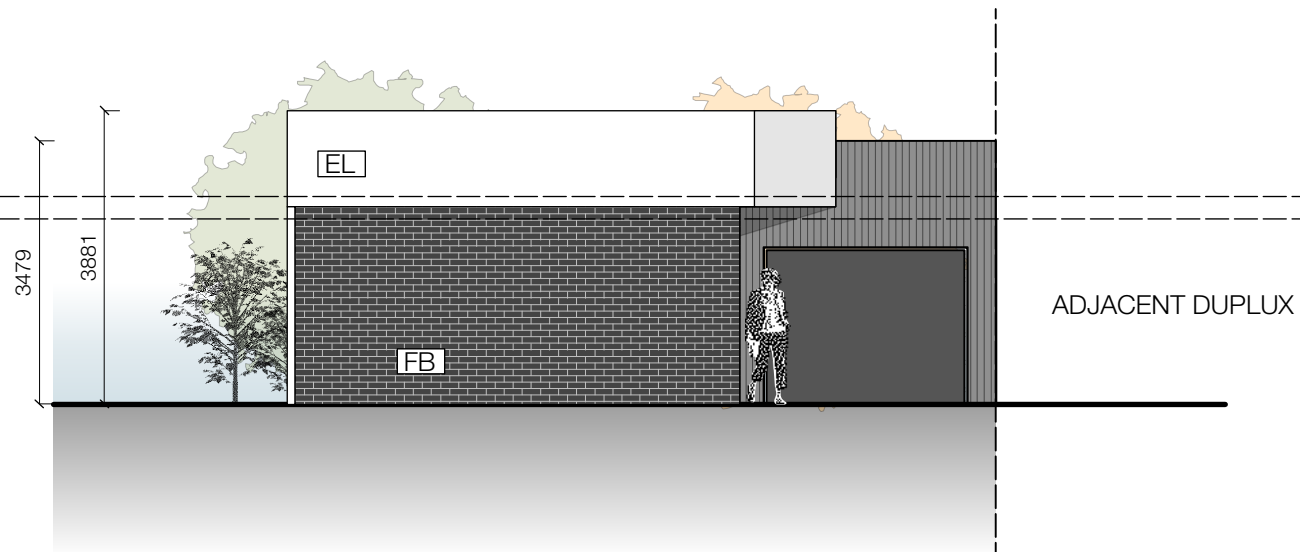
architecture
development
strategic design



ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH13,14,18,19,20,21				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 3 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH(GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

AX: JAMES HARDIE AXON, PAINTED FINISH

SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

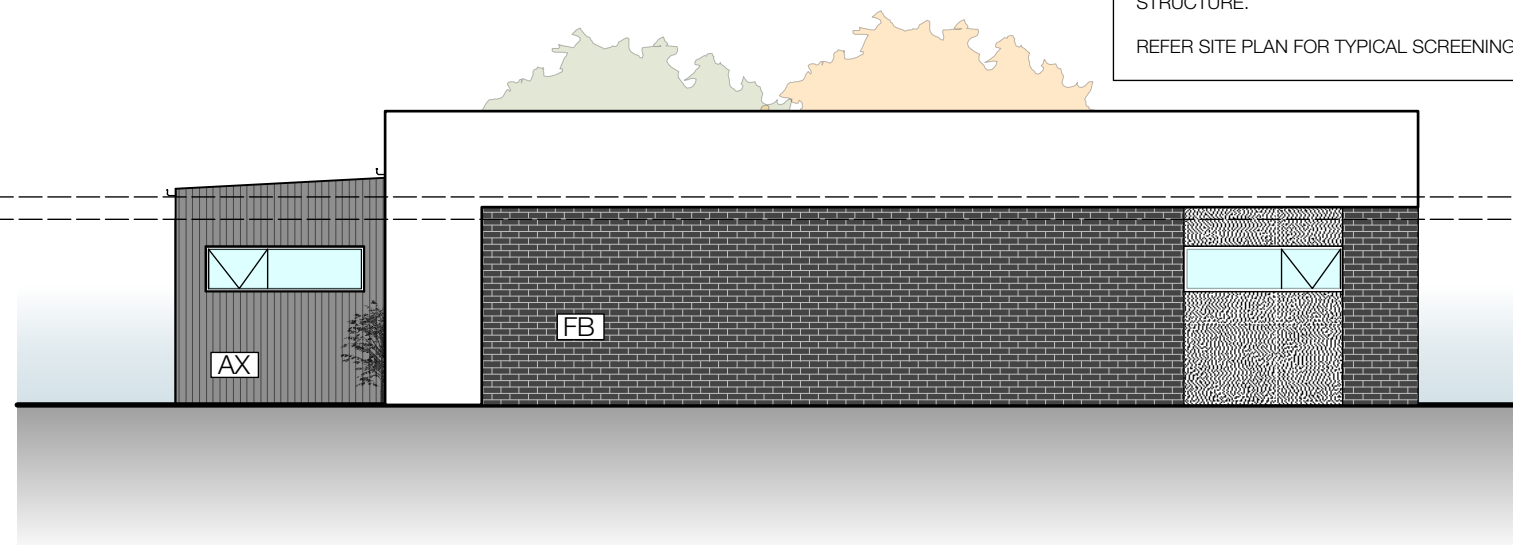
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



TYPE I FACADE

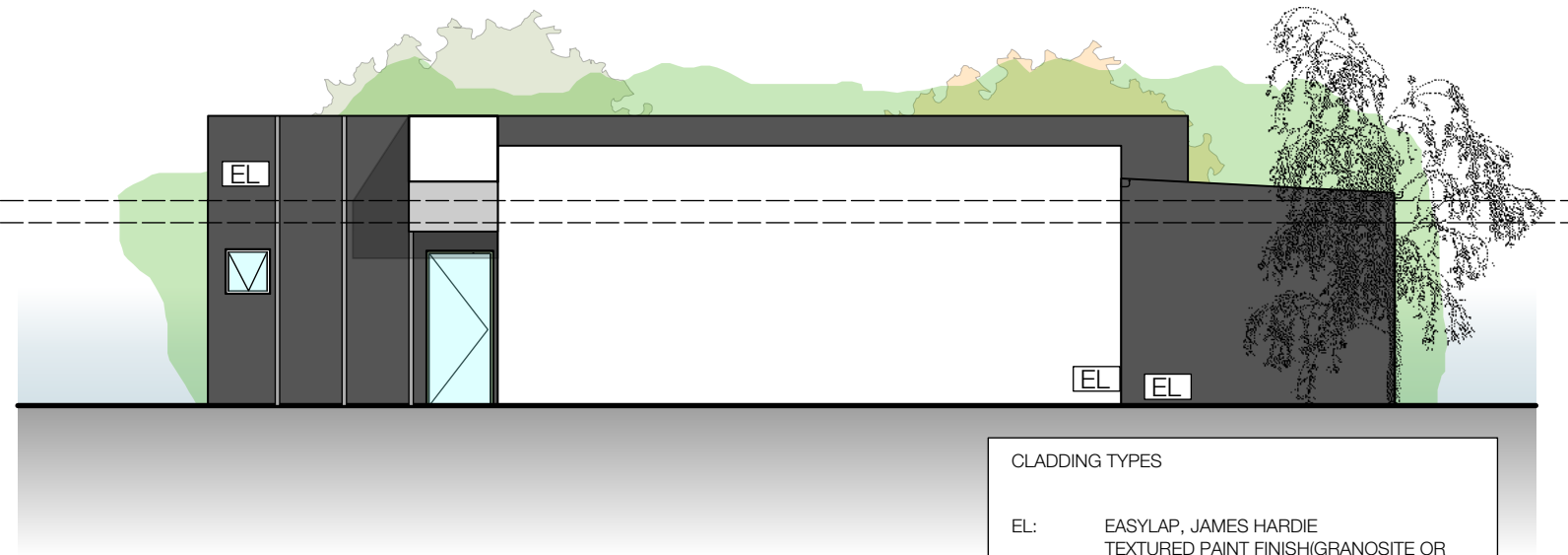
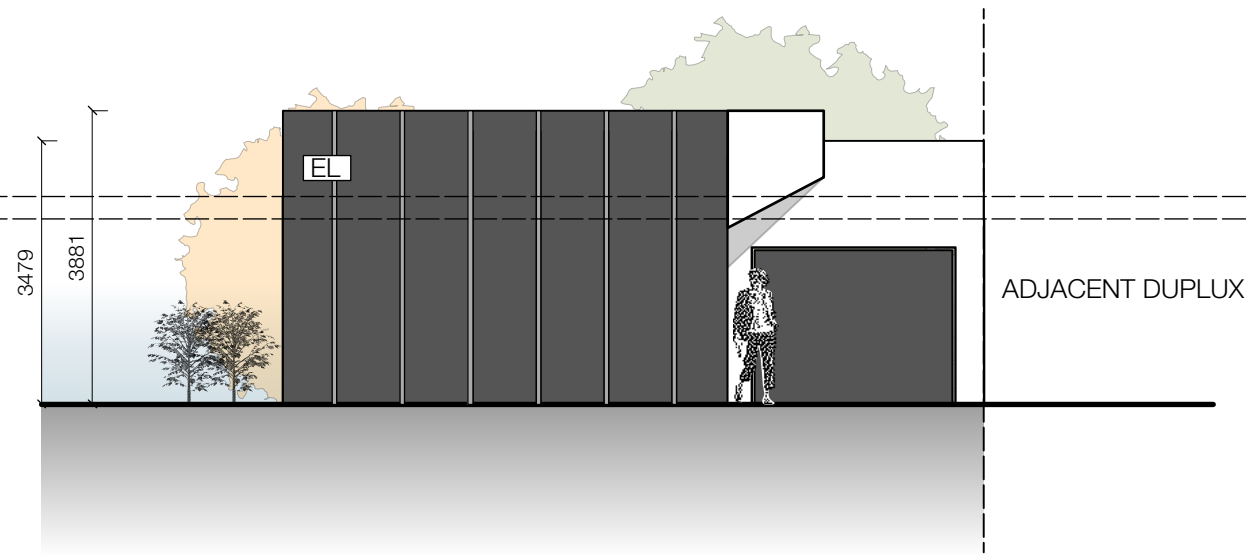
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development
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ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH13,14,18,19,20,21				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A
					DWG #	A3-009

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 3 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

EL: EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH(GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH

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SC: JAMES HARDIE, SHADOWCLAD NATURAL STAINED FINISH

FB: SELECTED FACE BRICK

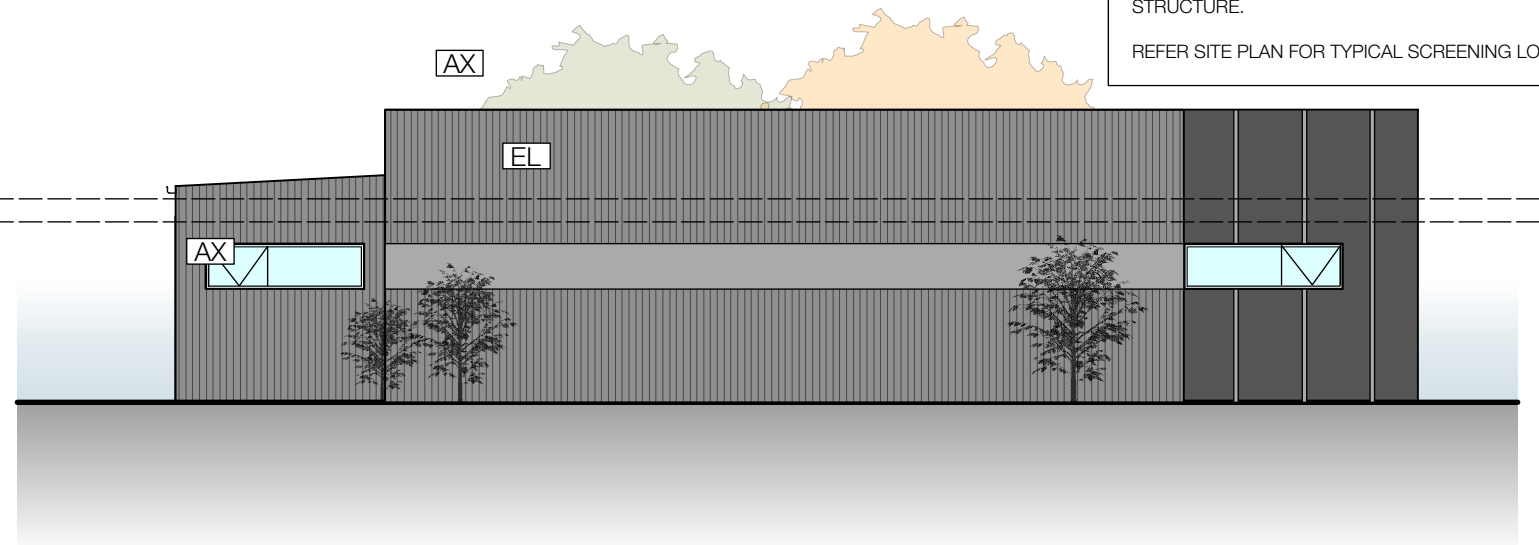
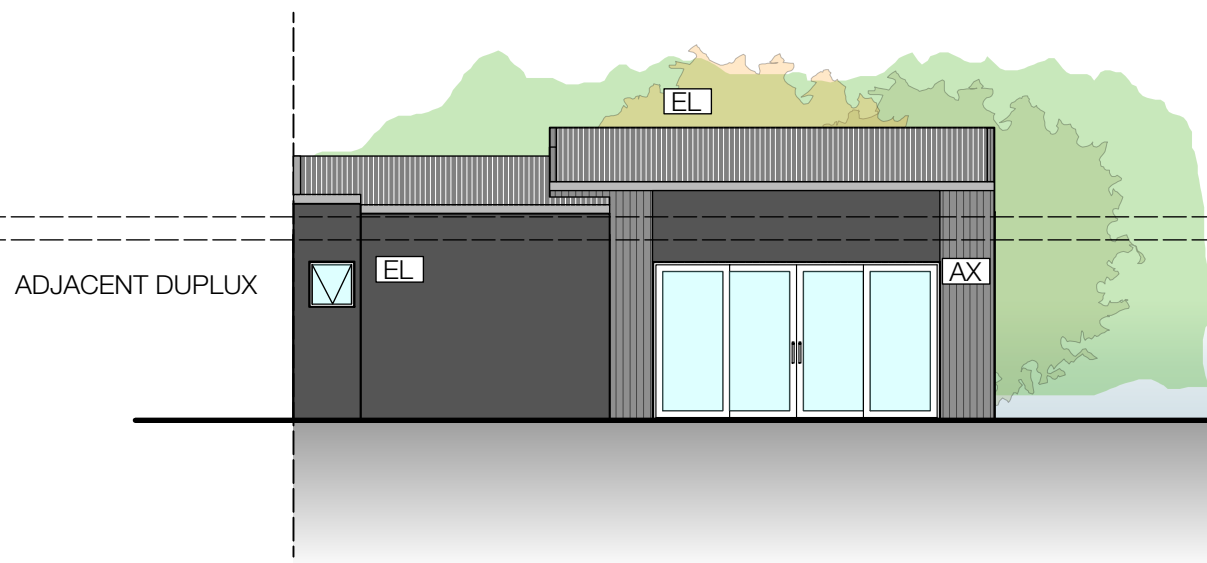
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

BATTER TO COMPLY WITH NCC

GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

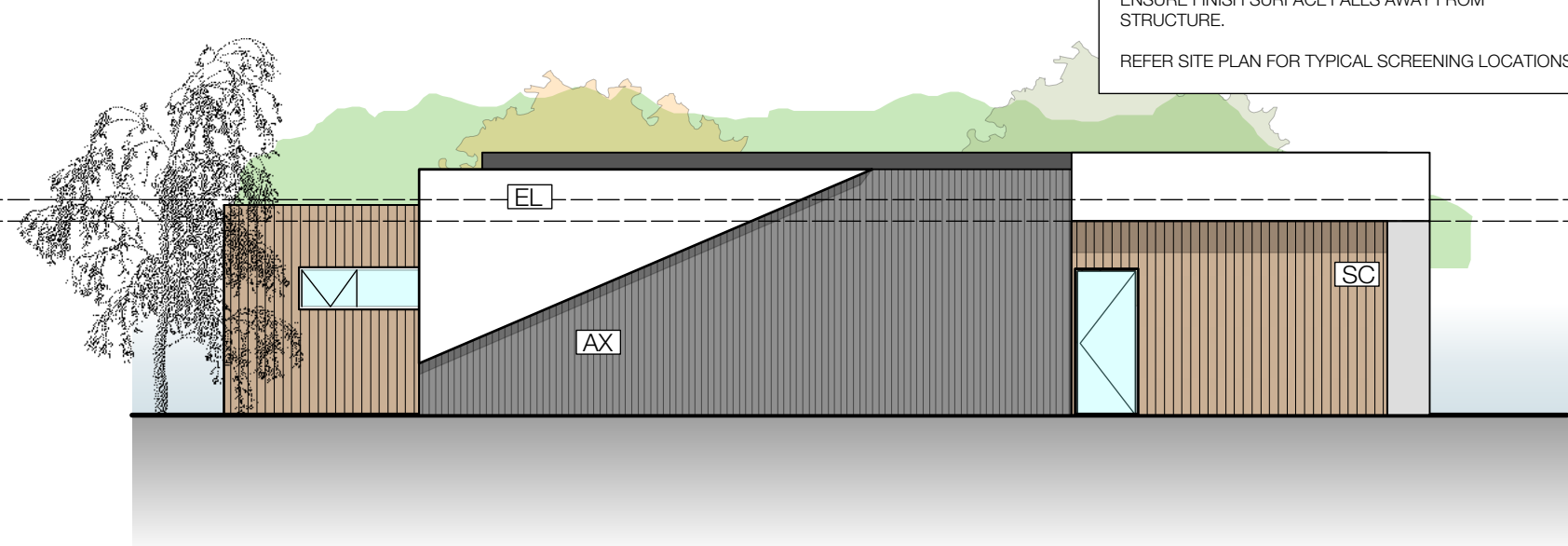
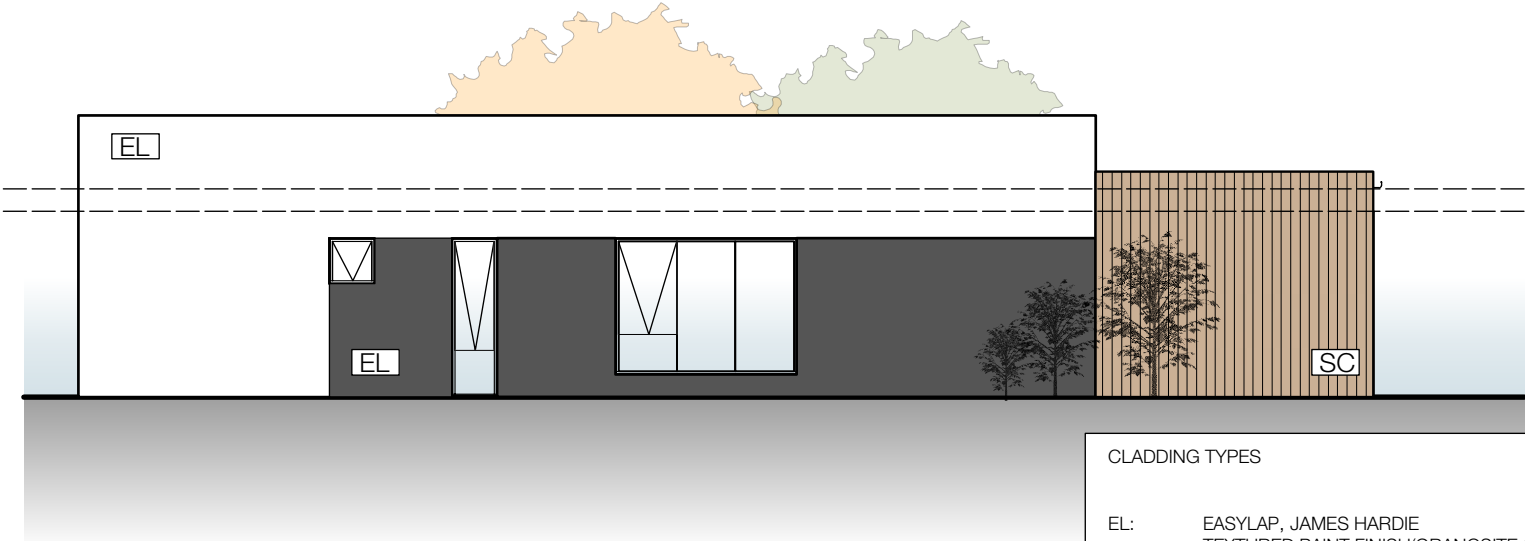
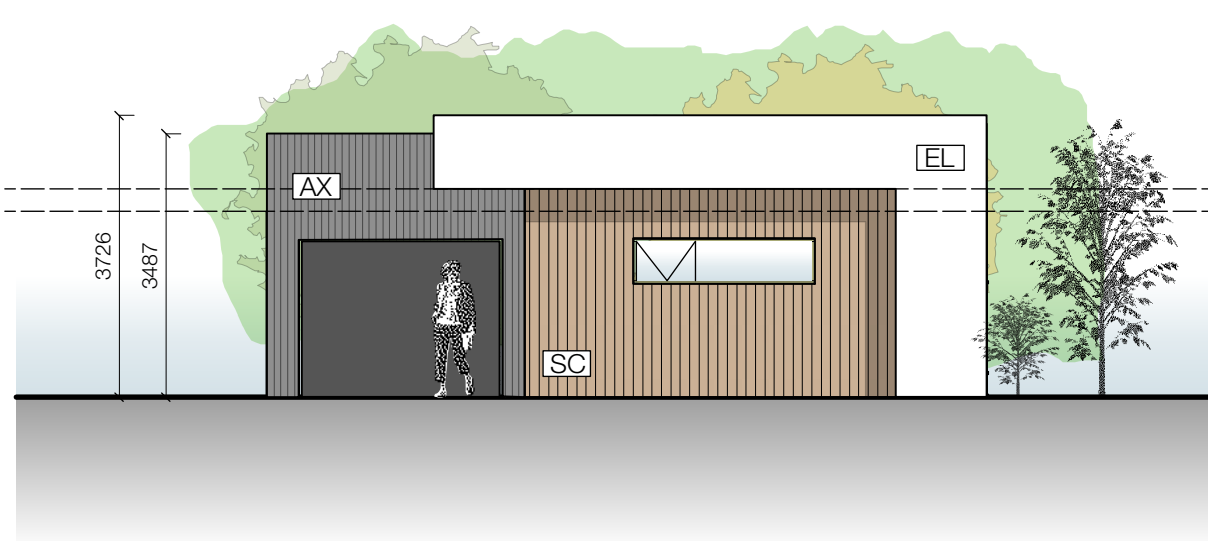


TYPE J FACADE

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ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH13,14,18,19,20,21				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A



CLADDING TYPES

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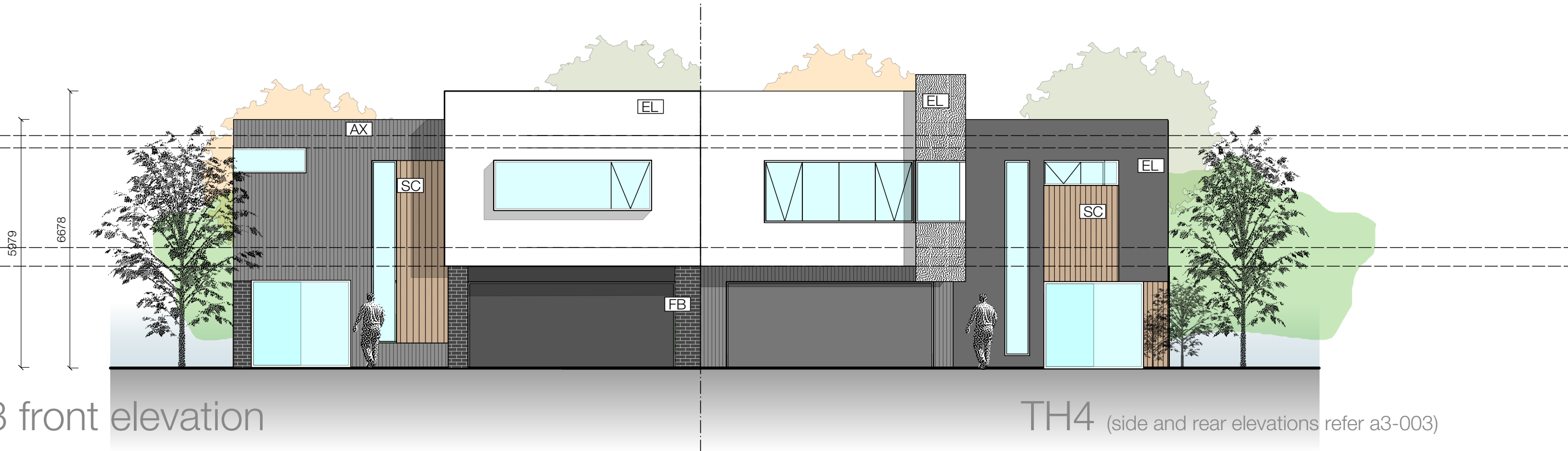
REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

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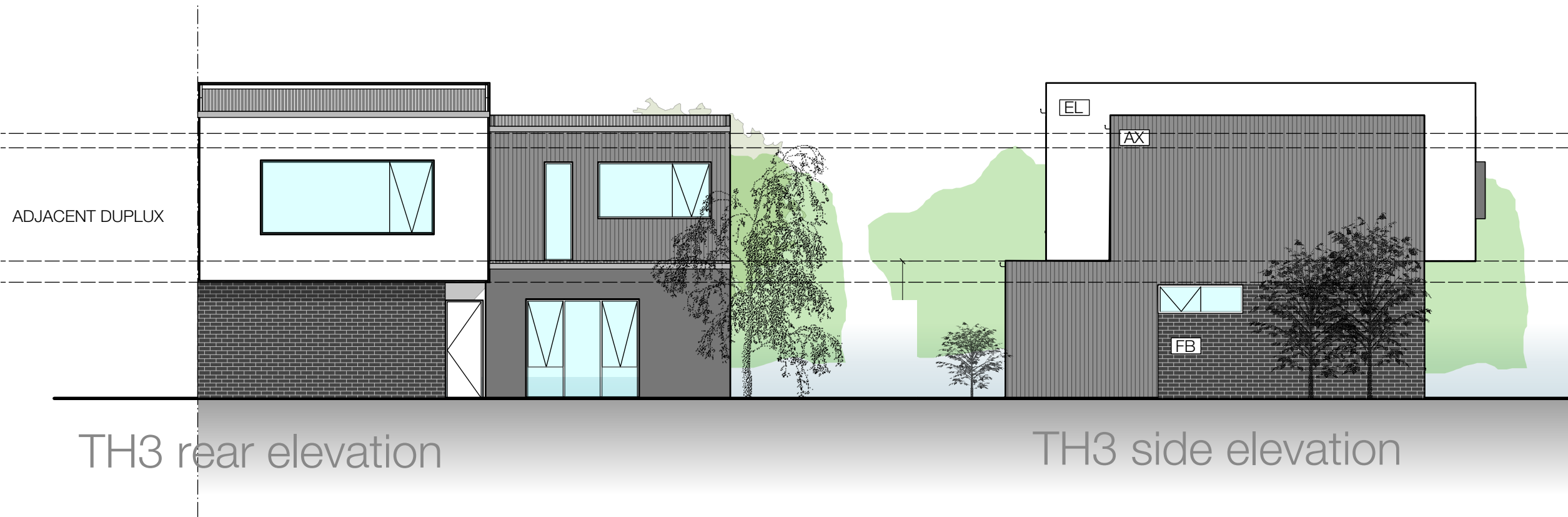
ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	TH15,16,17			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A
				DWG #	A3-011

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



TH3 front elevation

TH4 (side and rear elevations refer a3-003)



TH3 rear elevation

TH3 side elevation

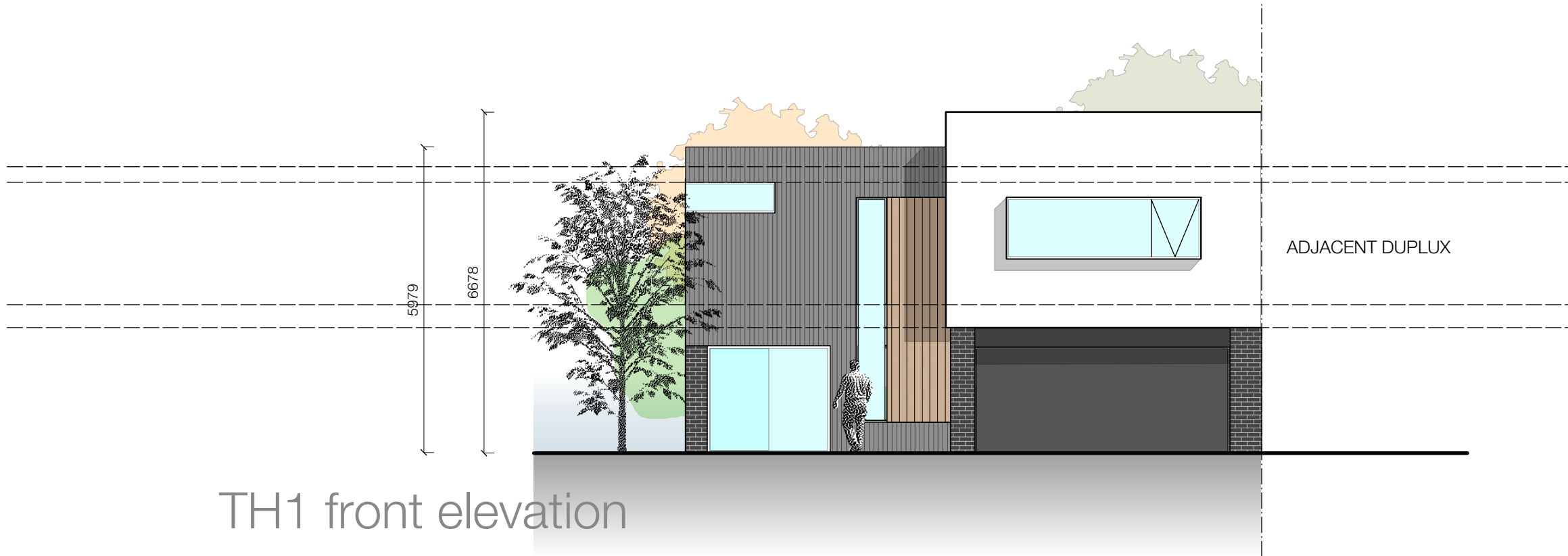
CLADDING TYPES	
EL:	EASYLAP, JAMES HARDIE TEXTURED PAINT FINISH (GRANOSITE OR SIMILAR) TEXTURE FINISH TO MANUFACTURERS SPECIFICATIONS AND APPLIED TO COVER FIXINGS, JOINT PAINTED TO MATCH
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FB:	SELECTED FACE BRICK
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS	
ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS	
BATTER TO COMPLY WITH NCC	
GROUND LEVELS SHOWN LEVEL FOR CLARITY, MAX 500MM FALL OVER DWELLING TO BE TYPICALLY LEVELED, ALL ELEVATION HEIGHTS WITHIN 500MM ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.	
REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS	

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ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH3, 4				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					DWG #	A3-012
					REVISION	A

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



CLADDING TYPES

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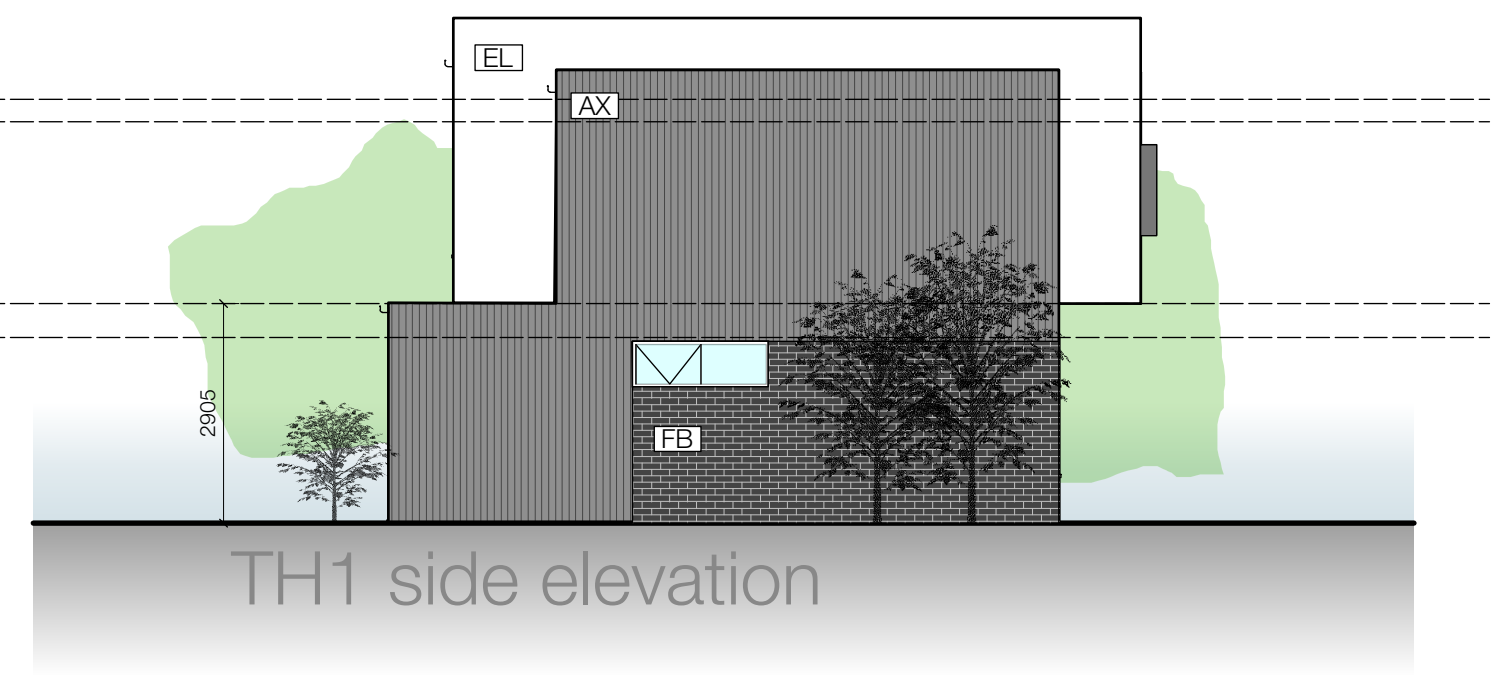
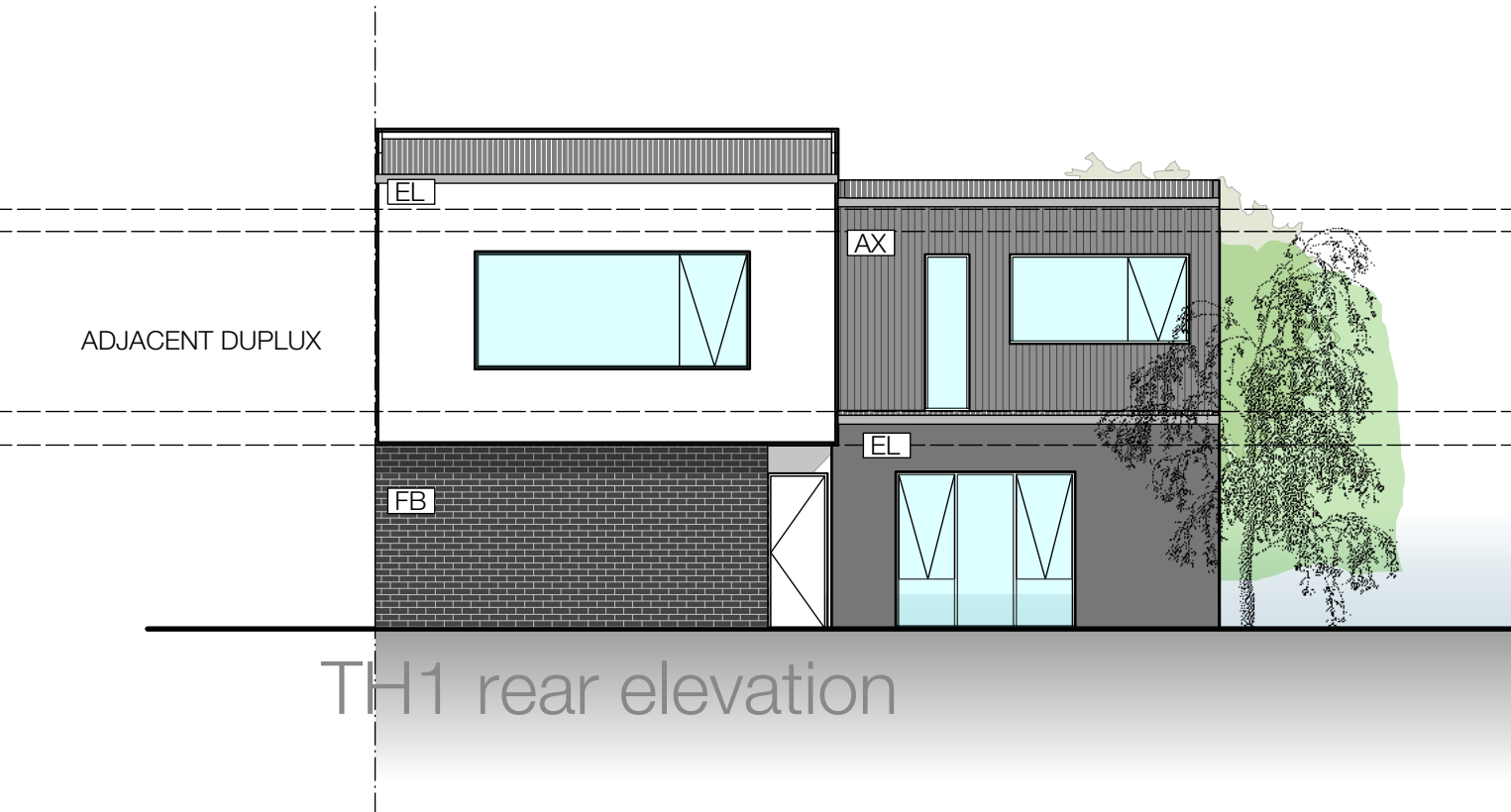
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REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



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ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH1				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

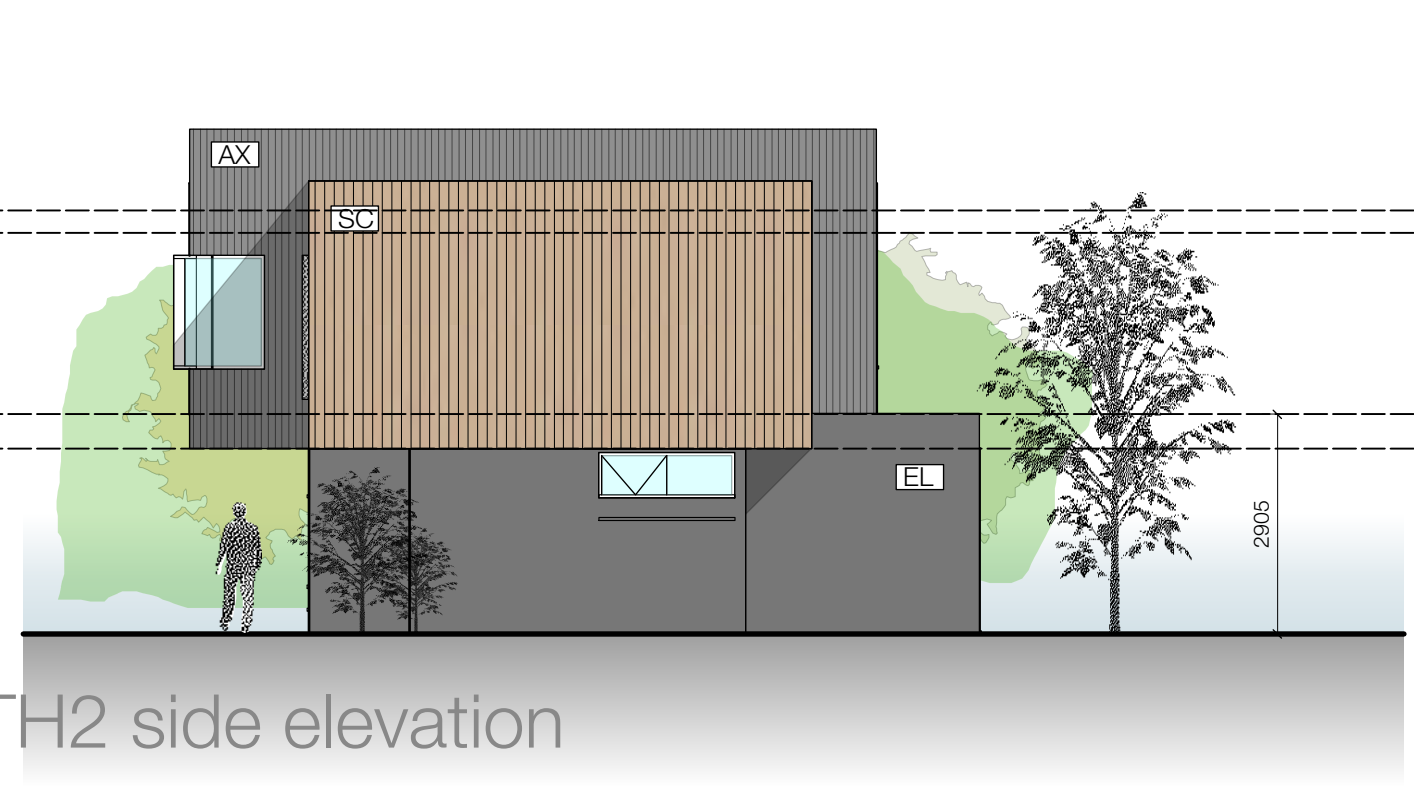
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 DEV2

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



TH2 front elevation



TH2 side elevation



TH2 rear elevation

CLADDING TYPES

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REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

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development
strategic design

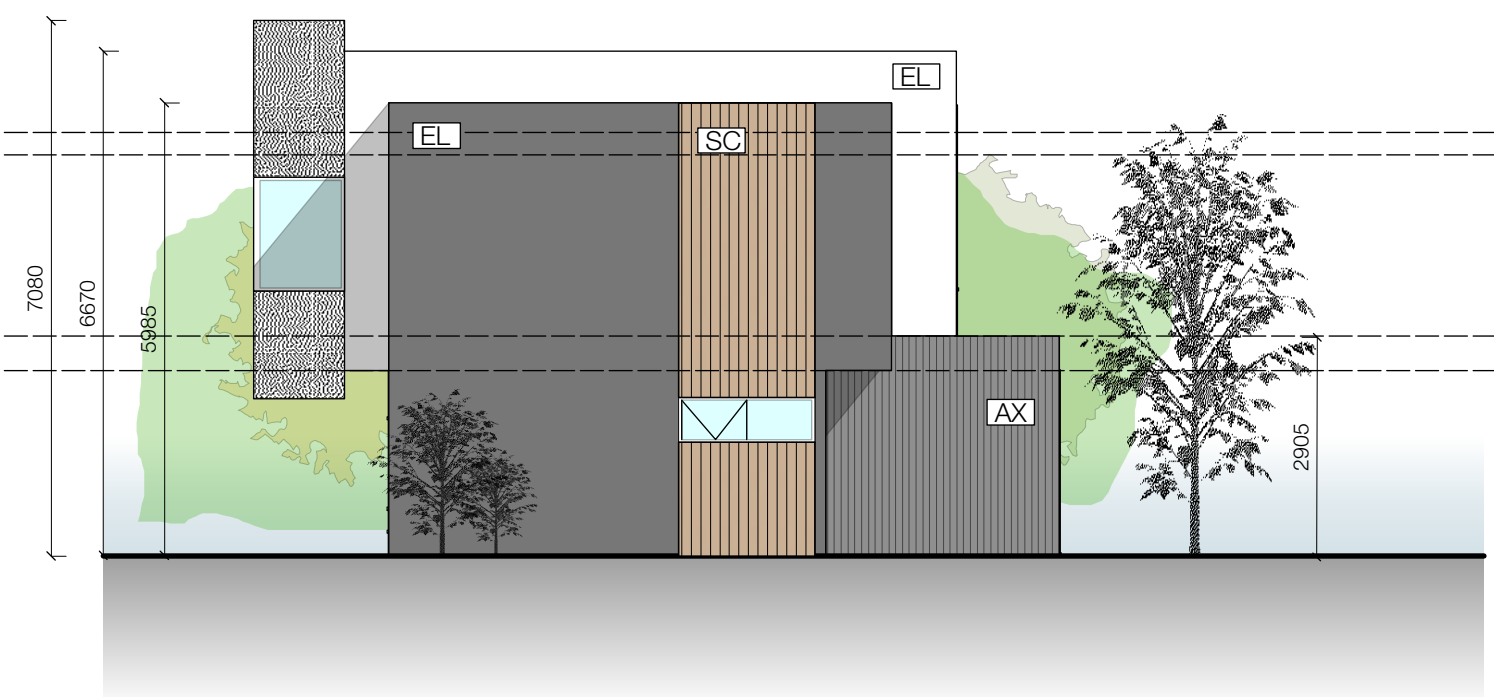


ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	TH2			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A
				DWG #	A3-014

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



TH5 front elevation



TH5 side elevation



TH5 rear elevation

CLADDING TYPES

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REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS

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ISSUE	A	DATE	20/3/15	REVISION	Development Application	
PROJECT	New home's				PROJECT #	000508
CLIENT	Vos				DATE #	13/05/15
DWG	TH5				SCALE @ A3	1:100
					DRAWN	SG
					CHKD	SH
					REVISION	A

NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



TH6 front elevation

CLADDING TYPES

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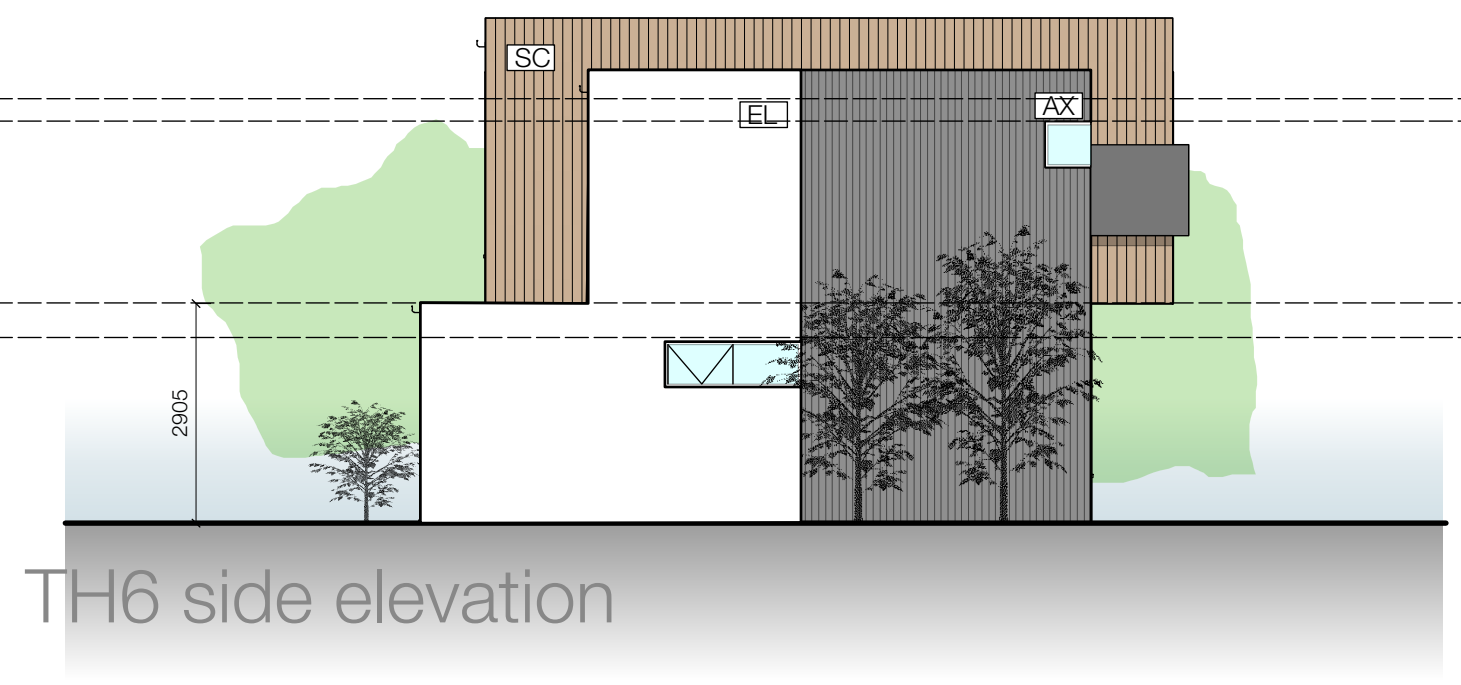
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REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



TH56 rear elevation



TH6 side elevation

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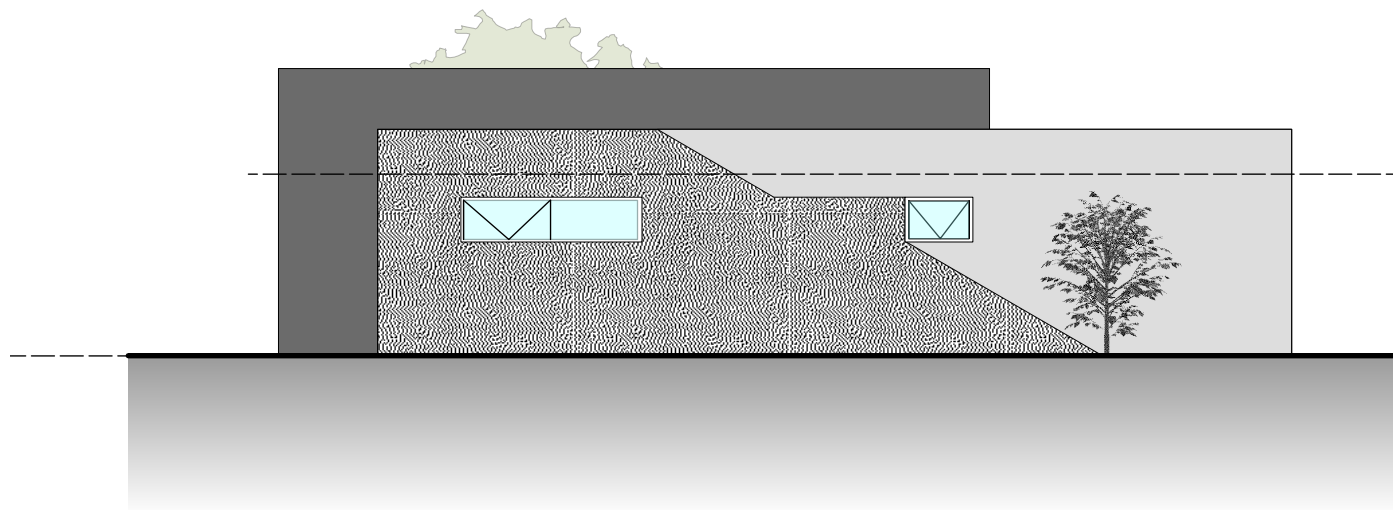


ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	TH6			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A
				DWG #	A3-016

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NOTE: ELEVATION TYPES CAN BE SUBSTITUTED WITH 4 X DIFFERENT FACADE OPTIONS REFER ELEVATIONS FOR DETAILED DRAWINGS



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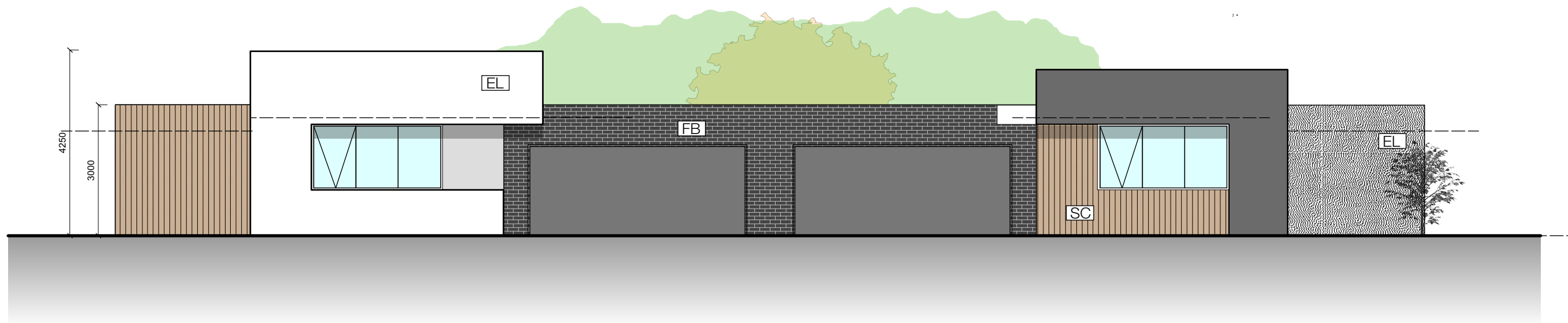
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REFER SITE PLAN FOR TYPICAL SCREENING LOCATIONS



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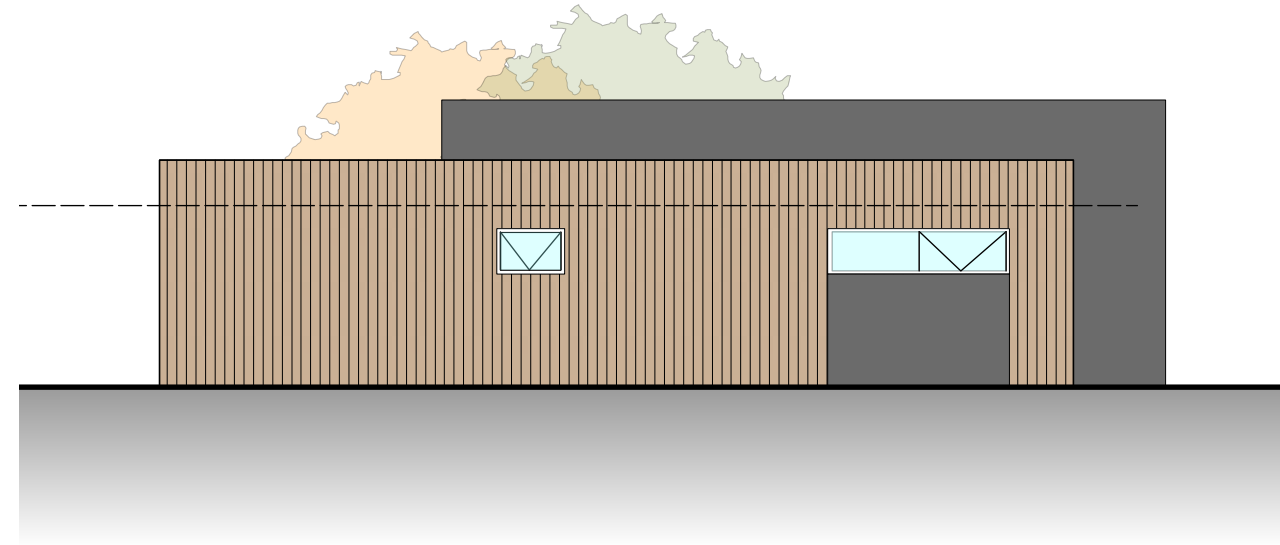


ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's				PROJECT # 000508
CLIENT	Vos				DATE # 13/05/15
DWG	Th7,8				SCALE @ A3 1:100
					DRAWN SG
					CHKD SH
					REVISION A

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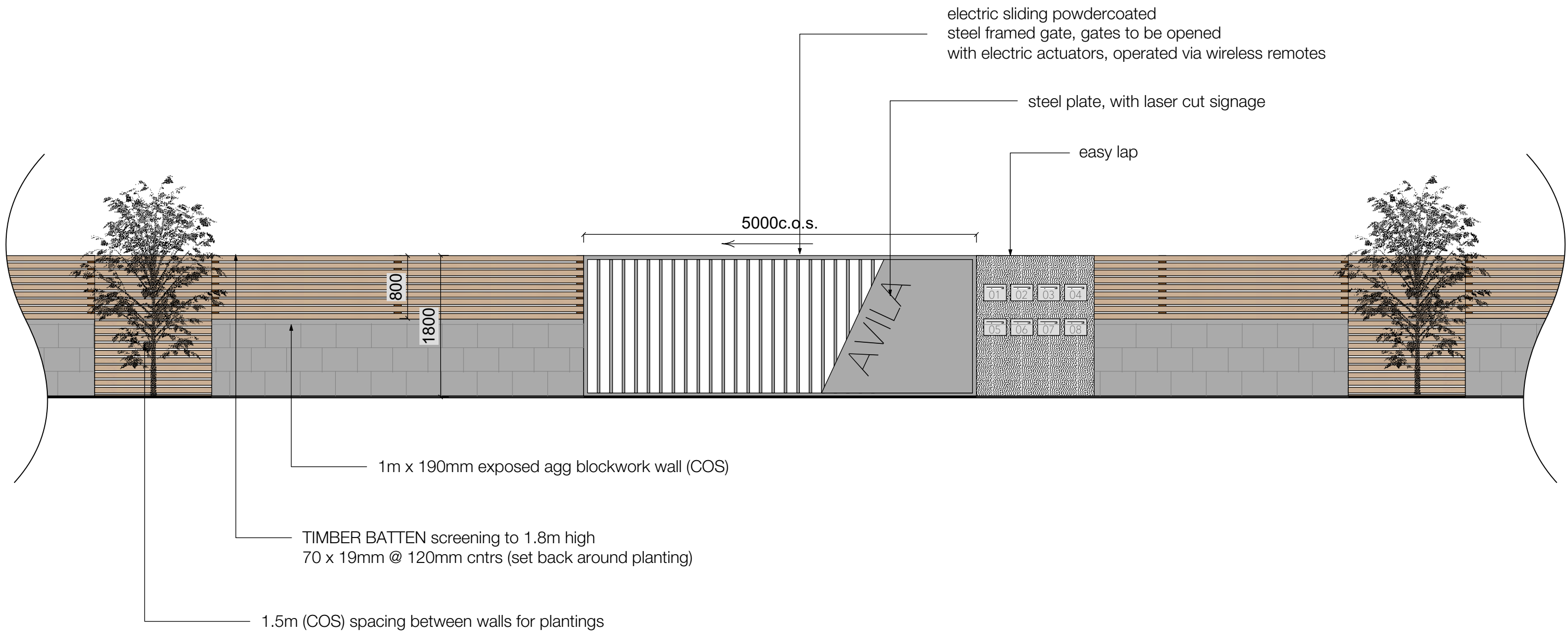


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ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's			PROJECT #	000508
CLIENT	Vos			DATE #	13/05/15
DWG	Th7, 8			SCALE @ A3	1:100
				DRAWN	SG
				CHKD	SH
				REVISION	A

DEV 2



electric sliding powdercoated steel framed gate, gates to be opened with electric actuators, operated via wireless remotes

steel plate, with laser cut signage

easy lap

5000c.o.s.

1m x 190mm exposed agg blockwork wall (COS)

TIMBER BATTEN screening to 1.8m high
70 x 19mm @ 120mm cntrs (set back around plantings)

1.5m (COS) spacing between walls for plantings

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ISSUE	A	DATE	20/3/15	REVISION	Development Application
PROJECT	New home's				PROJECT # 000508
CLIENT	Vos				DATE # 13/05/15
DWG	Fence Detail				DWG # A4-001
				SCALE @ A3	1:50
				DRAWN	SG
				CHKD	SH
				REVISION	A

Onsite Stormwater Detention Calculation - Jardine Cres Units (Orange Catchment)

PSD 10 PSD 100	Time Minutes	10 year ARI Intensity (mm/hr)	100 year ARI Intensity (mm/hr)	c10(developed)		c100(developed)		100 year Volume	100 year Storage
				Area	1002	0.65	0.78		
	5	88	159	2.25	4.92	4.78	10.36	2.53	5.44
	10	65	111	4.5	9.84	7.06	14.46	2.56	4.62
	20	44.6	73	9	19.68	9.68	19.02	0.68	-0.66
	25	39.2	63	11.25	24.6	10.64	20.52	-0.61	-4.08
	30	35.1	55	13.5	29.52	11.43	21.49	-2.07	-8.03
	40	29.3	44.8	18	39.36	12.72	23.34	-5.28	-16.02
	50	25.3	38	22.5	49.2	13.73	24.75	-8.77	-24.45
	60	22.4	33	27	59.04	14.59	25.79	-12.41	-33.25
	75	19.5	28.7	33.75	73.8	15.88	28.04	-17.87	-45.76
	90	17.4	25.5	40.5	88.56	17.00	29.89	-23.50	-58.67
	120	14.4	21.2	54	118.08	18.76	33.14	-35.24	-84.94
	150	12.5	18.3	67.5	147.6	20.35	35.76	-47.15	-111.84
	270	8.47	12.4	121.5	265.68	24.82	43.61	-96.68	-222.07
	600	5.02	7.86	270	590.4	32.69526	61.43	-237.30	-528.97

Onsite Stormwater Detention Calculation - Jardine Cres Units (Green Catchment)

PSD 10 PSD 100	Time Minutes 5 10 20 25 30 40 50 60 75 90 120 150 270 600	Area 8.5 18.4	10 year ARI Intensity (mm/hr) 88	100 year ARI Intensity (mm/hr) 159	c10(developed)		c100(developed)		10 year Volume	100 year Volume	10 year Storage	100 year Storage
					PSD 10 Volume	PSD 100 Volume	0.65	0.78				
					2.55	5.52	5.34	11.58	2.79	6.06		
					5.1	11.04	7.89	16.16	2.79	5.12		
					10.2	22.08	10.82	21.26	0.62	-0.82		
					12.75	27.6	11.89	22.93	-0.86	-4.67		
					15.3	33.12	12.78	24.02	-2.52	-9.10		
					20.4	44.16	14.22	26.09	-6.18	-18.07		
					25.5	55.2	15.35	27.66	-10.15	-27.54		
					30.6	66.24	16.31	28.83	-14.29	-37.41		
					38.25	82.8	17.75	31.34	-20.51	-51.46		
					45.9	99.36	19.00	33.42	-26.90	-65.94		
					61.2	132.48	20.97	37.04	-40.23	-95.44		
					76.5	165.6	22.75	39.97	-53.75	-125.63		
					137.7	298.08	27.75	48.75	-109.95	-249.33		
					306	662.4	36.5456	68.66	-269.45	-593.74		

Onsite Stormwater Detention Calculation - Jardine Cres Units (Yellow Catchment)

PSD 10 PSD 100	Time Minutes	Area	6894		c10(developed)		0.65		c100(developed)		0.78	
			10 year ARI Intensity (mm/hr)	100 year ARI Intensity (mm/hr)	PSD 10 Volume	PSD 100 Volume	10 year Volume	100 year Volume	10 year Storage	100 year Storage		
	5	88	159	111	15.6	33.6	32.86	71.25	17.26	37.65		
	10	65	111	73	31.2	67.2	48.55	99.48	17.35	32.28		
	20	44.6	73	63	62.4	134.4	66.62	130.85	4.22	-3.55		
	25	39.2	63	55	78	168	73.19	141.15	-4.81	-26.85		
	30	35.1	55	44.8	93.6	201.6	78.64	147.88	-14.96	-53.72		
	40	29.3	44.8	38	124.8	268.8	87.53	160.60	-37.27	-108.20		
	50	25.3	38	33	156	336	94.48	170.28	-61.52	-165.72		
	60	22.4	33	28.7	187.2	403.2	100.38	177.45	-86.82	-225.75		
	75	19.5	28.7	25.5	234	504	109.23	192.91	-124.77	-311.09		
	90	17.4	25.5	21.2	280.8	604.8	116.96	205.68	-163.84	-399.12		
	120	14.4	21.2	18.3	374.4	806.4	129.06	228.00	-245.34	-578.40		
	150	12.5	18.3	12.4	468	1008	140.03	246.01	-327.97	-761.99		
	270	8.47	12.4	7.86	842.4	1814.4	170.80	300.05	-671.60	-1514.35		
	600	5.02	7.86		1872	4032	224.95122	422.66	-1647.05	-3609.34		

Onsite Stormwater Detention Calculation - Jardine Cres Units Full Site

PSD 10 PSD 100	Time Minutes	Area	10 year ARI Intensity (mm/hr)	100 year ARI Intensity (mm/hr)	c10(developed)		c100(developed)		100 year Volume	10 year Storage	100 year Storage
					PSD 10 Volume	PSD 100 Volume	10 year Volume	100 year Volume			
	5	88	5	159	20.4	44.4	42.98	93.18	22.58	48.78	
	10	65	10	111	40.8	88.8	63.49	130.10	22.69	41.30	
	20	44.6	20	73	81.6	177.6	87.12	171.12	5.52	-6.48	
	25	39.2	25	63	102	222	95.72	184.60	-6.28	-37.40	
	30	35.1	30	55	122.4	266.4	102.85	193.39	-19.55	-73.01	
	40	29.3	40	44.8	163.2	355.2	114.47	210.04	-48.73	-145.16	
	50	25.3	50	38	204	444	123.56	222.70	-80.44	-221.30	
	60	22.4	60	33	244.8	532.8	131.27	232.07	-113.53	-300.73	
	75	19.5	75	28.7	306	666	142.85	252.29	-163.15	-413.71	
	90	17.4	90	25.5	367.2	799.2	152.96	268.99	-214.24	-530.21	
	120	14.4	120	21.2	489.6	1065.6	168.78	298.18	-320.82	-767.42	
	150	12.5	150	18.3	612	1332	183.14	321.74	-428.86	-1010.26	
	270	8.47	270	12.4	1101.6	2397.6	223.37	392.41	-878.23	-2005.19	
	600	5.02	600	7.86	2448	5328	294.19208	552.75	-2153.81	-4775.25	



GREEN CATCHMENT
UNDERGROUND DETENTION
FORMED WITH ATLANTIS CELLS
ALL EXCAVATION TO BE DRAINED WITH
SUBSOIL CONNECTED TO GRAVITY
STORMWATER SYSTEM
 $Q_u = 85 \text{ l/s}$, $V_u = 2.75 \text{ m}^3$

ORANGE CATCHMENT
ON SITE DETENTION BASIN
ABOVE GROUND SHAPED INTO
CONCRETE DRIVEWAY
 $Q_u = 7.5 \text{ l/s}$, $V_u = 2.56 \text{ m}^3$

YELLOW CATCHMENT
ABOVE GROUND DETENTION BASIN FORMED
IN PARKLAND AREA. MAX DEPTH 300mm
SIDE BATTERS MAX 1:6 LANDSCAPE BUND
ALONG FRONT BOUNDARY WITH 1 IN 100
YEAR OVERFLOW WEIR
 $Q_u = 52 \text{ l/s}$, $V_u = 17.35 \text{ m}^3$
BASIN TO BE LINED 250mm BELOW SURFACE
WITH POLYPROPYLENE LINER TO PROVIDE
URBAN SALINITY PROTECTION

NOTE
ALL FLOOR LEVELS TO BE MINIMUM 300mm
ABOVE ADJACENT DETENTION AREAS

No.	Revision	Drawn	Date
A	STORMWATER CONCEPT PLAN PLANNING APPROVAL	TT	12.05.15

PLANNING



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VOS Family Office
Jardine Crescent Subdivision
Traffic Impact Assessment

March 2015

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1. Introduction

1.1 Background

Midson Traffic were engaged by VOS Family Trust to undertake a traffic impact assessment for a proposed 27 lot residential subdivision in Prospect Vale.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *A Framework for Undertaking Traffic Impact Assessments*, September 2007. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management, Part 12: Traffic Impacts of Developments*, 2009.

Land use development generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

Clause E4.5 of the Meander Valley Planning Scheme states that a TIA is required to demonstrate compliance with performance criteria. The Planning Scheme also states that written advice must be provided by the road authority with respect to the adequacy of the TIA. In this case, the road authority is Meander Valley Council.

1.3 Project Scope

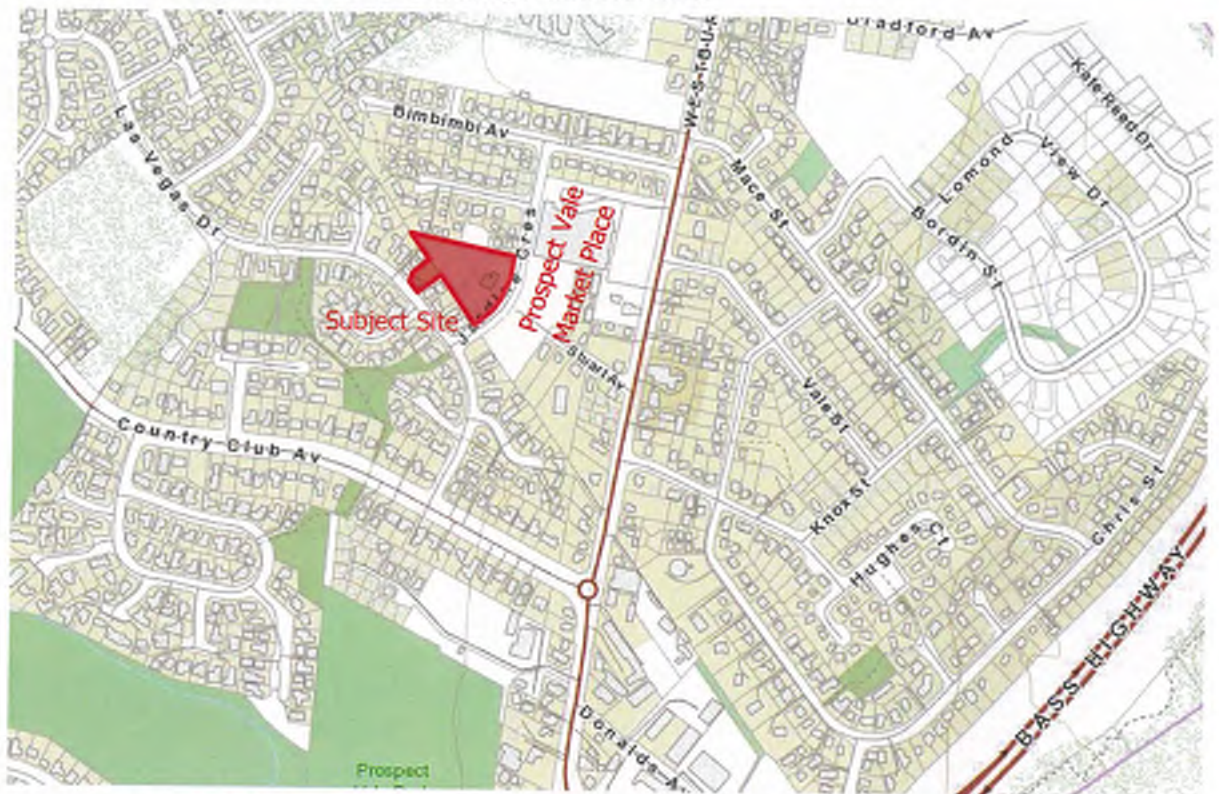
The project scope of this TIA in examining the traffic impacts associated with the proposed development in accordance with DSG and Council requirements is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of internal road network layout, traffic management and vehicle manoeuvring within the site.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.4 Subject Site

The subject site is located at a triangular parcel of land situated on Jardine Crescent, connected to a small land parcel accessed from Las Vegas Drive, as shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network



Source: LIST Map Database

1.5 Information and Data Sources

The following organisations were contacted during the preparation of this report:

- **Department of Infrastructure, Energy and Resources (DIER)** – Traffic and crash data
- **Meander Valley Council** – Traffic data and Planning Scheme
- **Vos Nominees Pty Ltd** – General project information

1.6 Previous Reports

The subject site, neighbouring areas and surrounding transport network has been subject to a number of studies and developments in recent years. Details of these reports are briefly summarised in the following sections.

1.6.1 Westbury Road Transport Study

This study was undertaken by Midson Traffic in 2010. The report investigated traffic issues and future land use activity along the Westbury Road transport corridor. The objectives of the study were to identify all traffic, parking and road safety issues within the corridor and the surrounding road network, and to propose potential solutions to alleviate these issues, both in the short and long term. Extensive consultation with key stakeholders was undertaken during the study to capture the key traffic, parking and road safety issues.

The key issue identified in the Westbury Road Transport Study was the recommendation of providing connectivity between Jardine Crescent, Las Vegas Drive and Stuart Avenue. This was to improve vehicular circulation around Prospect Vale Market Place in the interests of safety and efficiency. This connection was recently completed through previous development undertaken by Vos Nominees. Jardine Crescent was connected to Las Vegas Drive in June 2013.

1.6.2 Prospect Vale Market Place

Several modifications to the operation and layout of the Prospect Vale Market Place shopping centre have taken place in recent years.

The Westbury Road Transport Study recommended improved access to the shopping centre, which included:

- A new roundabout access directly into the car park connecting to Vale Street;
- Modifications to the car park layout to accommodate the new roundabout access;
- Restricted access at Jardine Crescent to the existing car park; and
- Connecting Jardine Crescent to Las Vegas Drive (as detailed in Section 1.6.1).

The roundabout has recently been completed, which included a reconfiguration of the existing car park. The revised car park enables exit onto Jardine Crescent. Jardine Crescent has also been connected as discussed previously.

As part of the connection of Jardine Crescent, a new car park has recently been constructed in the land between the subject site and Prospect Vale Market Place. This car park has capacity for 108 cars and is accessed via Jardine Crescent and Stuart Avenue. A TIA was prepared by Midson Traffic in June 2011 that investigated the traffic implications associated with the new road connectivity and additional car parking spaces. Construction of the car park was completed in 2013.

1.7 Planning Scheme

The *Meander Valley Interim Planning Scheme 2013* outlines the traffic and parking requirements for developments within the Meander Valley municipality and is referred to as the Planning Scheme throughout this report.

Schedule E4.0 of the Planning Scheme, 'Road and Railway Assets Code' makes specific reference to a TIA. The Planning Scheme requirements for a TIA are reproduced in Figure 2.

Figure 2 Requirements for a Traffic Impact Assessment (E4.5)

- E4.5.1 A TIA is required to demonstrate compliance with performance criteria.
- E4.5.2 A TIA for roads must be undertaken in accordance with *Traffic Impact Assessment Guidelines*, Department of Infrastructure, Energy and Resources September 2007. Australian Guidelines and Australian Standards are to be used as the basis for any required road or junction design.
- E4.5.3 A TIA must be accompanied by written advice as to the adequacy of the TIA from the:
- a) road authority in respect of a road; and
 - b) rail authority in respect of a railway.
- E4.5.4 The Council must consider the written advice of the relevant authority when assessing an application which relies on performance criteria to meet an applicable standard

In this case, the 'road authority' stated in E4.5.3 is Meander Valley Council, as all roads directly affected by the proposed development are owned and maintained by Council.

2. Existing Conditions

2.1 Transport Network

For the purpose of this report, the transport network consists of the following roads:

- Westbury Road
- Jardine Crescent
- Bimbimbi Avenue
- Stuart Avenue
- Las Vegas Drive

Other roads were considered during the preparation of this report (including Vale Street and Country Club Avenue) but not examined in detail.

2.1.1 Westbury Road

Westbury Road is classified as a Category 3 road. According to the Planning Scheme, the function of Category 3 roads is *an arterial road, which comprises the main inter-regional route connecting rural towns to regional centres. In urban areas, they comprise high volume routes connecting to major transport corridors, including Category 4 (Feeder Roads) and category 5 (Other Roads).*

Westbury Road connects between Bass Highway and the City of Launceston, providing access to the suburbs of Prospect, Prospect Vale, Blackstone Heights and, to a lesser extent, Summerhill. Near the subject site, Westbury Road is a two-lane, two-way road with good pedestrian footpath provision and limited on-street parking.

Westbury Road carries approximately 15,000 vehicles per day¹ and has a speed limit of 60-km/h.

2.1.2 Bimbimbi Avenue

Bimbimbi Avenue is classified as a Category 5 road. According to the Planning Scheme, the function of Category 5 roads is to *predominantly cater for local short distance travel and access to abutting land.* It carries approximately 449 vehicles per day¹ and the default urban speed limit of 50-km/h applies. It is likely that the traffic volume in Bimbimbi Avenue has increased since Jardine Crescent has been connected to Las Vegas Drive.

It has a pavement width of approximately 6 metres and has pedestrian footpaths and unlimited on-street parking available on both sides of the road.

¹ From Council traffic data

2.1.3 Jardine Crescent

Jardine Crescent is classified as a Category 5 road. According to the Planning Scheme, the function of Category 5 roads is to *predominantly cater for local short distance travel and access to abutting land*.

Jardine Crescent connects between Las Vegas Drive and Bimbimbi Avenue. It is approximately 6 metres wide and has a single footpath and on-street parking available on the eastern side of the road. The default urban speed limit of 50-km/h applies to Jardine Crescent. It provides connectivity to the recently completed car park at the rear of Prospect Vale Market Place, as well as residential properties along its length.

Through the connection of Jardine Crescent to Las Vegas Drive, new LED street lighting was installed along its length, consistent with the lighting installed in the recently completed car park.

Jardine Crescent looking in both directions from the subject is shown in Figure 3.

Figure 3 Jardine Crescent



2.1.4 Stuart Avenue

Stuart Avenue is classified as a Category 5 road. According to the Planning Scheme, the function of Category 5 roads is to *predominantly cater for local short distance travel and access to abutting land*. It carries approximately 250² vehicles per day and the default urban speed limit of 50-km/h applies.

Stuart Avenue connects to Westbury Road and terminates in a dead end cul-de-sac at the 14 Stuart Avenue property boundary. It is approximately 6 metres wide and has footpaths and unlimited on-street parking available on both sides of the road. An access is provided to the recently completed car park for Prospect Vale Market Place shopping centre. Traffic calming in the form of a raised and coloured entry point is in place at the car park entry to prevent unnecessary through traffic utilising Stuart Avenue.

Stuart Avenue towards Westbury Road from Jardine Crescent through Prospect Vale Market Place car park is shown in Figure 4.

² No traffic data available, figure is estimated

Figure 4 Stuart Avenue (through Car Park)



2.1.5 Las Vegas Drive

Las Vegas Drive is classified as a Category 4 road. According to the Planning Scheme, the function of Category 4 roads is to a collector road, which connects the local road network to arterial road and which serve both through and local traffic.

Las Vegas Drive connects between Country Club Avenue and Cheltenham Way, providing access to a large number of residential dwellings and side streets, as well as providing a through route to Mount Leslie Road.

It has a pavement width of approximately 6 metres in the vicinity of the subject site and contains a pedestrian footpath on one side, and provides a large amount of unlimited on-street parking.

Las Vegas Drive carries in the order of 3,000 vehicles per day³ and the default urban speed limit of 50-km/h applies.

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. This information can be utilised as a tool to assist in the identification of possible road safety deficiencies associated with a network. All crashes reported to Tasmania Police are stored in a database by DSG. Whilst it is a legal requirement that all crashes that involve injury are reported to police, it is not a

³ No traffic data available, figure is estimated

requirement for minor property damage crashes. For this reason, the crash data provided by DSG may not represent all crashes that have occurred in the subject transport network.

Crash data was obtained from DSG for the most recent 6 year time period (January 2009 to December 2014 inclusive) for the following components of the transport network:

- Westbury Road between Bradford Avenue and Country Club Avenue
- Las Vegas Drive between Jardine Crescent and Westbury Road
- Jardine Crescent
- Bimbimbi Avenue
- Stuart Avenue

The crash data is summarised as follows:

- No crashes were reported in Jardine Crescent, Bimbimbi Avenue or Stuart Avenue.
- A total of 30 crashes were reported on Westbury Road during this time.
- Of the crashes that were reported on Westbury Road, two crashes involved a bicycle and two crashes involved a motorcycle. No crashes were reported that involved pedestrians.
- Of the crashes that were reported on Westbury Road, 1 was reported at the Bradford Avenue intersection, 2 were reported at Country Club Avenue roundabout, 5 were reported at Mace Street, and one at the access to Prospect Vale Market Place car park.
- There was a relatively even spread of crashes each year of the crashes that were reported on Westbury Road (7 in 2014, 7 in 2013, and 4 in 2009, 2010, 2011 and 2012). The apparent increasing crash trend in the most recent two years is likely to be the result of increasing traffic flow on Westbury Road over time.
- A total of 7 crashes involved injury on Westbury Road (2 serious and 5 minor). Four of these involved a right turn manoeuvre, 1 U-Turn and 2 involved a vehicle pulling out from a driveway or lane.

The crash history of Westbury Road is consistent with a high volume urban arterial road that provides access to properties along its length. The crash history does not suggest that there are any specific road safety deficiencies within the vicinity of the subject site.

It is also noted that many of these crash trends on Westbury Road are likely to be improved now the roundabout at the access at Prospect Vale Market Place car park entry/ Vale Street has been constructed. The roundabout will enable safe right turn manoeuvres into and out of the site, as well as enable U-Turn manoeuvres and provide a traffic calmed road environment.

Importantly, no crashes have been reported on Jardine Crescent now that it has been connected through to Las Vegas Drive (no crashes were also reported prior to its connection). Similarly, no crashes have been reported at the junction of Stuart Avenue and Westbury Road, now that it connects to Jardine

Crescent through the recently completed Prospect Vale Market Place car park extension. Again, the recently completed construction of the roundabout at Vale Street will improve road safety at the Stuart Avenue junction. This is because it will enable U-Turn manoeuvres at Vale Street rather than right turns at Stuart Avenue during times of peak flow on Westbury Road.

2.3 Public Transport

The subject site is well serviced by public transport. Metro Tasmania currently have six regular bus routes on Westbury Road that provide connection to neighbouring residential areas and Launceston. Access to the subject site is available via a short walk to Westbury Road along Stuart Avenue, or through Prospect Vale Market Place shopping centre.

3. Proposed Development

3.1 Development Proposal

The proposed development involves a subdivision consisting of 27 residential dwellings. Two accesses are proposed on Jardine Crescent (one servicing 16 lots & one servicing 8 lots) and one access via Las Vegas Drive (servicing 3 lots).

The breakdown of the proposed dwelling sizes is as follows:

- 10 x one storey double bedroom townhouses
- 12 x two storey triple bedroom townhouses
- 5 x one storey triple bedroom townhouses

The proposed development is shown in Figure 5.

Figure 5 Development Plans



Jardine Crescent Residential Subdivision - Traffic Impact Assessment

3.2 Traffic Generation

Traffic generation rates were sourced from the Roads and Traffic Authority of NSW, *Guide to Traffic Generating Developments*, 2002 (RTA Guide). The RTA Guide states the following traffic generation rates for residential developments:

- Daily vehicle trips 9.0 per dwelling
- Weekday peak hour vehicle trips 0.85 per dwelling

An unpublished study undertaken by the University of Tasmania⁴ indicates that the traffic generation rates for residential dwellings in Tasmania are generally lower than the values provided in the RTA Guide. The rates determined in the UTas study were;

- Daily vehicle trips 7.0 per dwelling
- Weekday peak hour vehicle trips 0.65 per dwelling

The lower traffic generation rate from the University of Tasmania study has been adopted in this TIA. A relatively low traffic generation rate would be expected based on the following factors:

- The site is located opposite a major shopping centre. The close proximity of this site is likely to result in many shopping and service based trips to be done by pedestrian trips.
- The site is well serviced by public transport (determined to be a factor in the reduction of vehicle trips in the UTas study).
- The proposed dwelling sizes are relatively small, located on relatively small lot land areas.

Based on a full development of all 27 lots, the total traffic generation for the site is expected to be 189 vehicles per day with a peak hour of 18 vehicles per hour.

3.3 Trip Distribution

It is difficult to accurately predict the likely traffic distribution without available origin-destination information relating to the residential catchment area surrounding the proposed development.

The proposed development will generate traffic to and from regions of employment and nearby schools and shops. Given the recent connection of Jardine Crescent to Las Vegas Drive, it is likely that the a reasonable proportion of traffic generated by the proposed development will utilise this approach to access Bass Highway via Westbury Road. It is also likely that Bimbimbi Avenue and Stuart Avenue will be utilised as routes to access Launceston via Westbury Road/ Wellington Road.

⁴ Atkins, H.V., Residential Traffic Generation in the Greater Hobart Region, honours project, University of Tasmania, 2010

If an even split of traffic is assumed for these roads, it results in a peak traffic distribution of approximately 6 to 7 vehicles per hour for each road. Peak flow periods will result in dominant outward traffic flow during the morning peak, and dominant inward flow during the evening peak.

4. Traffic Impacts

4.1 Surrounding Road Network Impacts

The proposed development is likely to result in peak traffic generation of approximately 6 to 7 vehicles per hour (representing an average of less than 3 vehicles each minute) along Jardine Crescent (Bimbimbi Avenue and Las Vegas Drive approaches), and Stuart Avenue.

This relatively low traffic generation will not have any significant adverse impacts on the operational efficiency of any of these roads.

The Roads and Traffic Authority of NSW publication, *Guide to Traffic Generating Developments*, 2002 (RTA Guide), provides guidelines for determining the environmental capacity performance standards on residential streets. Environmental capacity refers to factors such as residential amenity, pedestrian safety and the like. According to Section 4.3.5 of the RTA Guide, the environmental capacity of Jardine Crescent is 300 vehicles per hour (environmental goal), or 500 vehicles per hour (maximum).

The TIA prepared for the Prospect Vale Market Place shopping centre car park development (Midson Traffic 2012) predicted the traffic generation along Jardine Crescent would peak at 277 vehicles per hour. Assuming that the peak generation from the proposed development coincides with the predicted peak associated with the linking of Jardine Crescent to Las Vegas Drive, then the peak traffic volume would be 284 vehicles per hour. This is below the environmental goal of the environmental capacity of Jardine Crescent.

4.2 Access Impacts

The proposed development has three accesses: one on Las Vegas Drive and two on Jardine Crescent.

4.2.1 Number of Accesses

The Objective of Schedule E4.7.2 of the Planning Scheme, '*Management of Road Accesses and Junctions*', is "to ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions".

The Acceptable Solution and Performance Criteria for E4.7.2 is provided in Figure 6.

Figure 6 Management of Road Accesses and Junctions (E4.7.2)

Acceptable Solution	Performance Criteria
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>

In this case, the Acceptable Solution A1 is met for the access on Las Vegas Drive, but not met for Jardine Crescent as two accesses are proposed. Following a safety assessment of the location of the accesses in the context of the surrounding road network, the Performance Criteria has been deemed to be met for the following reasons:

- Sight distances meet the requirements of Schedule E4.7.4 (refer to the sight distance assessment in Section 4.2.2).
- Traffic volumes associated with each access are very low due to the low number of residential lots that each access services (16 and 9 lots respectively). The low volumes in the low speed environment of Jardine Crescent result in a relatively low crash risk.
- Traffic utilising the accesses will be residential users of the subdivision, rather than road junctions utilised by the general public. There will therefore be a degree of familiarity for users of the accesses.
- The accesses are located adjacent to a residential catchment area, therefore traffic movements into and out of the accesses will not be regarded as 'unusual' or unexpected for road users.
- The footpath provision adjacent to the site provides a high level of service for pedestrians. There is a very good line of sight for both pedestrians and vehicles entering and exiting the accesses.
- The level of street lighting in Jardine Crescent is very good, providing a high level of illumination.

4.2.2 Sight Distance Assessment

Sight distance was also assessed at these accesses. Schedule E4.7.4 of the Planning Scheme provides the requirements for sight distance at accesses. This is replicated in Figure 7.

Figure 7 Planning Scheme Sight Distance Requirements

<p>Objective</p> <p>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
<p>Acceptable Solution</p>	<p>Performance Criteria</p>
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>

The speed limit of Jardine Crescent is 50-km/h (default general urban speed limit). The 85th percentile speed of vehicles using Jardine Crescent was estimated to be between 40 to 50-km/h based on a small sample of vehicle speeds captured with a hand-held radar device near the subject site in January 2014.

Table E4.7.4 of the Planning Scheme requires Safe Intersection Sight Distance (SISD) of 80 metres under these circumstances. In this case, full vision is available into the junction of Las Vegas Drive to the south, and more than 200 metres to the north along Jardine Crescent from both proposed accesses on Jardine Crescent and the access on Las Vegas Drive.

Therefore the acceptable solution A1 is met for E4.7.4 of the Planning Scheme for all accesses.

4.3 Pedestrian Impacts

The proposed development is well serviced by pedestrian infrastructure, including well defined pedestrian paths to the surrounding road network, and Prospect Vale Market Place.

4.4 Road Safety Impacts

No significant adverse road safety impacts are foreseen for the proposed development. This is based on the following:

- The proposed development will not generate traffic beyond the surrounding road network's ability to absorb.
- The two new proposed site accesses on Jardine Crescent are considered safe and efficient, given the very low traffic volume utilising the accesses. Sight distance is more than adequate for the travelling speeds and design of Jardine Crescent.
- The existing road safety performance of the network within the vicinity of the subject site does not indicate that there are any specific road safety deficiencies that might be exaggerated by the proposed development.

4.5 Car Parking Impacts

4.5.1 Car Parking Provision

The proposed development provides a total of 46 off-street parking spaces. This consists of the following:

- 10 single vehicle garages
- 18 double vehicle garages

Some additional parking is available on the internal road network adjacent to the lots for visitors.

4.5.2 Planning Scheme Requirements

The car parking requirements of the proposed development were assessed under Schedule E6.0, '*Car Parking and Sustainable Transport Code*'.

E6.0 states that the following car parking provision is required for dwellings located in the 'General Residential' zone:

- 2 spaces per dwelling
- 1 space per 4 dwellings for visitor parking
- 1 space per 3 dwellings visitor parking for lots located at the end of a cul-de-sac

This equates to a total parking provision of 63 parking spaces (56 spaces + 7 visitor spaces).

The total parking provision consists of 46 off-street and 17 on-street parking spaces and therefore complies with the requirements of the Planning Scheme.

4.6 Internal Road Network

The internal road network consists of three short cul-de-sacs connecting to the external road network. The design of the roads should be in accordance with Council requirements, with turning heads at each end of the cul-de-sacs.

5. Recommendations and Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed residential subdivision in Jardine Crescent, Prospect Vale.

This TIA has been conducted following a review of available traffic data and information, Austroads Guidelines, Australian Standards, Planning Scheme and other supplementary traffic data and information.

The key findings of the report are as follows:

- The traffic generated by the proposed development is relatively low and is likely to be shared evenly between the two approaches of Jardine Crescent and Stuart Avenue. The peak traffic generation is likely to be in the order of 7 vehicles per hour on each of these approaches and will not have any significant adverse impacts on traffic efficiency, environmental capacity or road safety.
- Three accesses are proposed for the subdivision, therefore the Acceptable Solution E4.7.2 of the Planning Scheme is not met. A safety assessment of these accesses demonstrates that the Alternative Solution of E4.7.2 is met.
- There is sufficient sight distance at each of the access locations in accordance with the Acceptable Solution E4.7.4 of the Planning Scheme.
- Sufficient parking is provided in the form of off-street garaged spaces and on-street parking (on the new cul-de-sacs created as part of the subdivision) to meet the requirements of E6.0 of the Planning Scheme.

Based on the findings of this report, the proposed development is supported on traffic and parking grounds.

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Document Status

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2	Keith Midson	Zara Kacic-Midson	10 March 2015



TASMAN geotechnics

4 April 2014

Vos Family Office
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WESTERN JUNCTION TAS 7212

Attention: David Gray

**RE: Site Classification Investigation
Residential Unit Development, Prospect Vale**

1 INTRODUCTION

A geotechnical investigation has been conducted for Vos Family Office at the site of a proposed residential unit development at Jardine Crescent, Prospect Vale (title reference 166322/1 and 35288/86).

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 "Residential Slabs and Footings".

A site plan showing the locations of the proposed units was provided by Vos Family Office.

2 FIELD INVESTIGATION

The initial field investigation was conducted on 18 March, 2014 and involved the drilling of nine boreholes (BH1 to BH9) to depths of 2m, except for BH3 and BH8 which terminated at 1m due to auger refusal on hard clay, using a 4WD mounted auger rig.

A secondary field investigation was conducted on 24 March 2014 and involved the hand augering of one borehole (BH10) in the south corner of the property. A hand auger was used as this area was not accessible to a 4WD mounted auger rig without taking down a fence. The hand auger terminated at a depth of 0.6m due to hard clay.

Disturbed soil samples were taken for all boreholes at 0.5m or 1.0m depth. The soils were too hard for taking undisturbed tube samples.

The engineering logs of the boreholes are attached and the locations are shown on Figure 1.

3 SITE CONDITIONS

The site covers an area of about 9000m² and is within a well established residential area. The Prospect Vale Marketplace is located east of the site.

Currently the site has a vacant dwelling and a number of sheds. Adjacent to the dwelling is an enclosed swimming pool which is 2.5m deep. Paved areas extend between the dwelling and associated sheds and to the north west of the sheds parts of the ground have been covered in gravel to provide a hardstand surface. The majority of the site is currently covered in short grass. A number of trees are currently growing on the property and these are marked on the site plan provided. Shrubs and gardens surround the existing dwelling and fruit trees are growing along the south eastern fence line.

An existing house occupies the part of the property fronting Las Vegas Drive.

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Prospect sheet, shows the eastern half of the site to be located on Tertiary aged sediment consisting of partly consolidated clay, silt and clayey labile sand. The western portion is located on Tertiary aged ferricrete inferred from limited outcrop or loose ferricrete fragments. The mapped geological boundary between these elements is shown on Figure 1.

The boreholes encountered varying conditions across the site. The subsurface conditions fall into three categories:

- Gravelly clay (in BH1, BH6, BH7, BH9, BH10),
- Silty clay of red to red/white mottled appearance (in BH2, BH3, BH4, BH5),
- Silty clay of brown appearance with some fine grained gravel (in BH8 and BH9).

BH3 and BH10 were terminated at 1m and 0.5m, respectively, due to auger refusal on very hard clay.

In general the clays encountered were dry and hard.

No groundwater inflow was observed while drilling the boreholes.

Four samples were analysed by Tasman Geotechnics. The results are summarized in Table 1.

Table 1. Summary of laboratory test results

	Combined BH4 and BH5	Combined BH7 and BH9	BH8 0.9m to 1.0m	BH10 0.3m to 0.5m
Liquid Limit	53	56	56	18
Plastic Limit	34	30	33	14
Plasticity Index	19	26	23	4
Linear Shrinkage	9	7	8	1.2

The results for BH10 indicate the surface soils are low plasticity, and are much lower than the other results. According to the Unified Soil Classification System, the soils at BH4 & BH5, BH7 & BH9 and BH8 are clayey silt (Symbol: MH), although they are visually described as high plasticity clay. These results are considered medium to high.

The location of the geological boundary could not be confirmed from our investigation, although gravel was encountered in a number of boreholes.

4 CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site with the exception of the area around the swimming pool has been classified as follows:

CLASS H1 (AS 2870 – 2011).

Calculated $Y_s = 50\text{mm}$

Foundation designs in accordance with this classification are subject to the conditions of Section 5.

The area around the swimming pool has been classified as:

CLASS P (AS 2870 – 2011)

due to the need to backfill the pool. Recommendations for backfill and footing design are given in Section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

5 DISCUSSION

5.1 Founding Conditions

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings should be:

Silty CLAY, (CH), brown or red or red/white mottled, may have some fine grained gravel.

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

It is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

Thus, we recommend Unit 16 which is located partly over the pool, be founded on bored piers, founded in the natural soil (at least 2.5m below ground level). The bored piers may be proportioned for an allowable end bearing capacity of 300kPa.

5.2 Existing Footings

Units 1, 2, 16, 18, 19 and 22 are located on existing buildings. Thus, existing footings may be encountered while excavating for new footings.

Where existing footings are encountered, we recommended they are excavated and the void backfilled and compacted as per recommendations in Section 5.3. Provided the depth of fill is less than 0.4m, the site classification will not be affected.

5.3 Backfill of Pool

The area near the pool requires special attention. We recommend that the pool shell, pipes and backfill are removed, and the hole is backfilled with low plasticity clay or sandy clay. We do not recommend using free draining materials (e.g. fine crushed rock, road base, or sand) as these will act as a holding

basin for groundwater or surface water infiltration. The use of a low permeability material, such as clay or sandy clay, will prevent groundwater or surface water infiltration into the hole.

It is recommended that the following procedure be adopted for placing and compacting fill:

- Strip off the existing material to the required depth. Survey control should be used to ensure there is no over excavation;
- Compact the exposed clay subgrade to a minimum Dry Density Ratio at least 95% Standard in accordance with AS1289 5.1.1, 5.4.1 or 5.7.1. If the material is dry then scarifying and moisture conditioning may be required prior to compaction;
- Use low plasticity clay as engineered fill (Liquid Limit < 50% and Plasticity Index < 25%), place fill material in uniform 200mm (uncompacted) thick layers, moisture condition to OMC \pm 1% and compact to a DDR of at least 95% Standard for both buildings and pavements;

If it is proposed to use high plasticity clay as engineered fill, we recommend using clay with Liquid Limit < 80% and Plasticity Index < 45%, and compacting the clay at OMC \pm 1% to a DDR not exceeding 100% Standard for both buildings and pavements.

Fill placement should be carried out during dry weather conditions where possible.

It is recommended that fill placement and compaction be undertaken under Level 2 supervision in accordance with Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments". Structural fill under building pads should be constructed under Level 1 supervision. AS3798 provides recommendations on the interpretation and application of relevant test methods in AS1289.

5.4 Drainage and Management

The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide" as a guide to maintenance requirement for the proposed structure.

Although the borehole data indicates that site conditions are relatively uniform, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

6 WIND CLASSIFICATION

The wind classification for the site is as follows:

N1 (AS 4055)

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC3	T1	FS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Tasman Geotechnics Pty Ltd



Dr Wayne Griffioen

Senior Geotechnical Engineer

Attachments: Important Information about your report (1 page)
Figure 1: Site layout and borehole location (1 page)
Borehole logs (explanation sheet + 10 pages)

References: AS 2870 - 2011 Residential Slabs and Footings
AS 3798 - 2007 Guidelines on earthworks for commercial and residential developments
AS 4055 - 2006 Wind Loads for Housing



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Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discreet locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

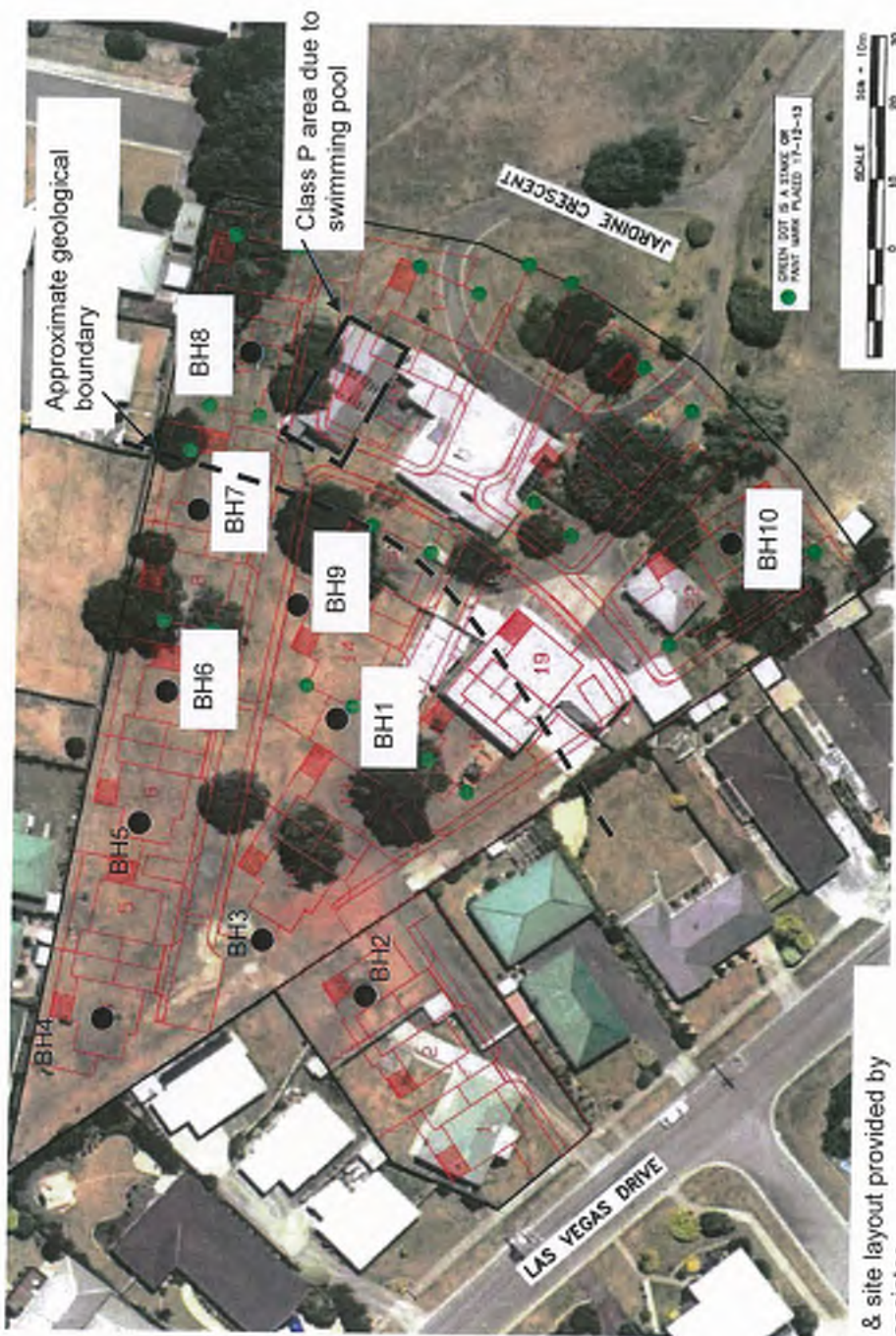
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

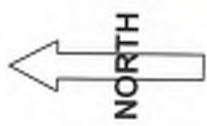
Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.


The recommendations are based on the assumption that subsurface conditions encountered at the discreet locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.



Base image & site layout provided by Cohen & Associates



drawn	EB	 TASMAN geotechnics	client:	Pitt & Sherry
approved	WG		project:	Site Classification AS2870 Jardine Crescent, Prospect Vale
date	21/03/2014		title:	Site Plan and Borehole Locations
scale	As shown		project no:	TG13173/1 - 02report
original size	A4		figure no:	FIGURE 1



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Soils are described in accordance with the Unified Soil Classification System (USCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS more than 50% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
	GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
		GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS	SW	Well graded sands and gravelly sands, little or no fines
		SP	Poorly graded sands and gravelly sands, little or no fines
	SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines
		SC	Clayey sands, sand-clay mixtures, plastic fines

			DRY STRENGTH	DILATANCY	TOUGHNESS	
FINE GRAINED SOILS more than 50% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
		CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
		OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
	SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
		CH	Inorganic clays of high plasticity, fat clays	High	None	High
		OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT	Pt	Peat muck and other highly organic soils				

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600µm to 2.36mm
	medium	200µm to 600µm
	fine	75µm to 200µm

Consistency of cohesive soils

Term	Undrained strength	Field guide
Very soft VS	<12kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	Surface can be indented but not penetrated by thumb
Very stiff VS _t	100-200kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	Indented with difficulty by thumb nail
Friable F _b	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Density of granular soils

Term	Density index
Very loose	<35%
Loose	15 to 35%
medium dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Cohesive soils can also be described relative to their plastic limit, ie: <W_p, =W_p, >W_p

The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

Minor Components

Term	Proportions	Observed properties
Trace of	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
With some	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

ENGINEERING BOREHOLE LOG



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Borehole no. BH1

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH GRAVELLY SILTY CLAY, high plasticity, brown	D	H		
					D							
								CH SILTY CLAY, high plasticity, red/brown	D	H		
					D							
								CH SILTY CLAY, high plasticity, red/grey mottled	D	H		

ENGINEERING BOREHOLE LOG



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Borehole no. BH2

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH	SILTY CLAY, high plasticity, red/white mottled	D	H	Gravel on surface
						0.25						
					D	0.50						
						0.75						
						1.00						
						1.25						
						1.50						
						1.75						
						2.00			Terminated @ 2m, still going			

ENGINEERING BOREHOLE LOG



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Borehole no. BH3

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH	SILTY CLAY, high plasticity, with some fine grained gravel, red	D	H	
									Terminated @ 1m, due to auger refusal on hard clay			

ENGINEERING BOREHOLE LOG



TASMAN
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Borehole no. BH4

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH	SILTY CLAY, high plasticity, red with trace of white mottles	D	H	
					D							
						0.25						
						0.50						
						0.75						
						1.00						
						1.25						
						1.50						
						1.75						
						2.00			Terminated @ 2m, still going			

ENGINEERING BOREHOLE LOG



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Borehole no. BH5

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger							CL	GRAVELLY CLAY, low plasticity, brown	D	H		
						0.25	CH	SILTY CLAY, high plasticity, red	D	H		
					D	1.00						
						1.25						
						1.50						
						1.75						
						2.00		Terminated @ 2m, still going				

ENGINEERING BOREHOLE LOG



TASMAN
geotechnics

Borehole no. BH6

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH	GRAVELLY SILTY CLAY, high plasticity, fine grained gravel, brown brown/red/white mottled grey mottling Terminated @ 2m. still going	D	H	

ENGINEERING BOREHOLE LOG



TASMAN
geotechnics

Borehole no. BH7

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								CH	GRAVELLY SILTY CLAY, high plasticity, brown some fine grained gravel grey/red mottled Terminated @ 2m, still going	D	H	almost refusal

ENGINEERING BOREHOLE LOG



TASMAN
geotechnics

Borehole no. BH8

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger								SM	SILTY SAND, fine grained topsoil, yellow	D	D	
								CH	GRAVELLY SILTY CLAY, high plasticity, brown	D	H	
					D			Terminated @ 1m due to refusal on hard clay				

ENGINEERING BOREHOLE LOG



TASMAN
geotechnics

Borehole no. BH9

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 18/3/2014
Logged By : AC

Drill model : Proline auger, 4WD mounted
Hole diameter : 120mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger							SM	SILTY SAND, fine grained topsoil, brown	D	D		
						0.25	CH	GRAVELLY SILTY CLAY, high plasticity, fine to medium grained gravel, yellow/brown	D	H		
						0.50						
						0.75	CH	SILTY CLAY, high plasticity, brown/red mottled	D	H		
					D	1.00						
					1.25							
					1.50				D-M	V.St		
					1.75		CH	SILTY CLAY, high plasticity, grey	D-M	V.St.		
					2.00			Terminated @ 2m. still going				

ENGINEERING BOREHOLE LOG



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Borehole no. BH10

Sheet no.
Job no. TG13173/1

Client : Vos Family Office
Project : Site Classification AS2870
Location : Jardine Crescent, Prospect Vale

Date : 24/03/2014
Logged By : EB

Drill model : Hand Auger
Hole diameter : 60mm

Slope : deg
Bearing : deg

RL Surface :
Datum :

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
auger							SM	SILTY SAND, fine grained, brown	M	MD		
					D		CH	SILTY CLAY, high plasticity, with some fine to medium grained gravel, light brown	D	Fb		
								Terminated at 0.5m due to refusal on a hard layer				

Submission to Planning Authority Notice

Council Planning Permit No.	PA\15\0166	Council notice date	15/04/2015
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TasWater details

TasWater Reference No.	TWDA 2015/00546-MVC	Date of response	13-5-2015
TasWater Contact	Colin Skinner	Phone No.	6345 6334

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au

Development details

Address	26 LAS VEGAS DRIVE, PROSPECT VALE	Property ID (PID)	7446208
Description of development	Multiple Dwellings (27 units)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
S GROUP	000508 -	A	20/3/2015

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

ADVICE

TasWater offers a number of water meter configurations for multi-residential developments depending upon whether they form part of a strata scheme or not. The developer is encouraged to contact TasWater regarding these metering options.

CONDITIONS

1. A suitably sized water supply with metered connections / sewerage system and connection to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with, TasWater's metering policies any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Plans submitted with an application for a TasWater Certificate(s) for Certifiable Work (Building) and/or (Plumbing) must show the following:
 - all existing, redundant and/or proposed water (including meter details) and sewer property service connections
 - a general site layout plan

HEADWORKS CHARGES

ADVICE

If the Certificate for Certifiable Works is applied for in the period 1 April 2014 to 31 March 2016, the headworks amount(s) will be waived in line with the prevailing State Government Policy.

Please visit www.development.tas.gov.au for further information.

CONDITIONS

4. Prior to TasWater issuing a Certificate for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge of \$22,174.46 to TasWater for water infrastructure for 15.40 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. Prior to TasWater issuing a Certificate for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge of \$22,651.47 to TasWater for sewerage infrastructure for 19.750 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

In the event that Council approves a staging plan, prior to TasWater issuing a Certificate for Certifiable Works (Building) and/or (Plumbing) for each stage, the applicant or landowner as the case may be, must pay headworks charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$746.80 for Development Application – Non Subdivision (Major) as approved by the Economic Regulator and the fee will be indexed, as approved by the Economic Regulator, from the date of the Submission to Planning Authority Notice for the Development until the date it is paid to TasWater, and payment is required within 30 days from the date of the invoice.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

Changes to the water connection size and/or increased sewer discharges may result in changes to the fixed service charges for the property. Please visit <http://www.taswater.com.au/Your-Account/Water-and-Sewerage-Charges> for more information.

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the

developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

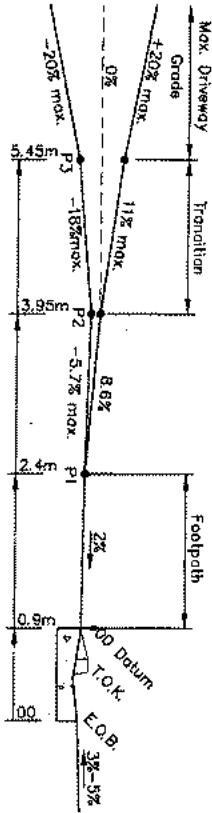
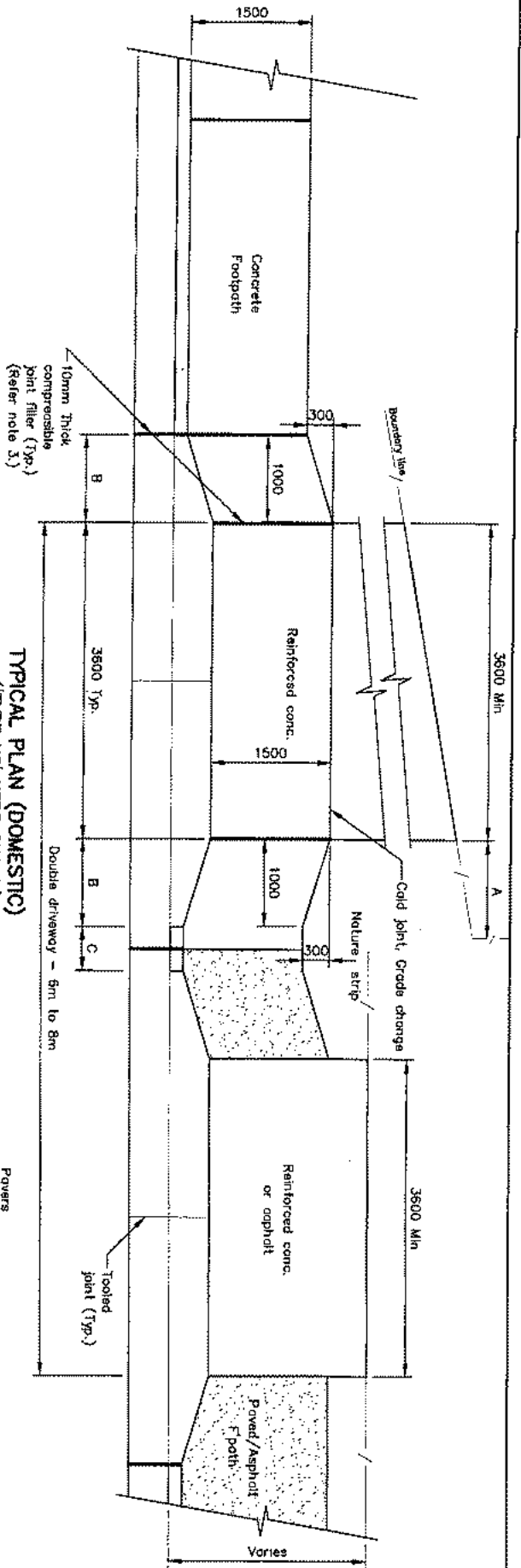
If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Jason Taylor

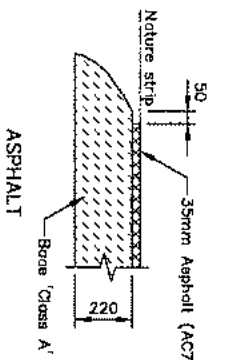
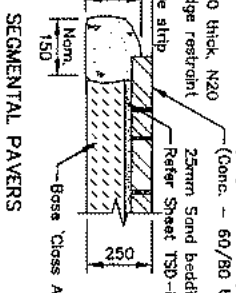
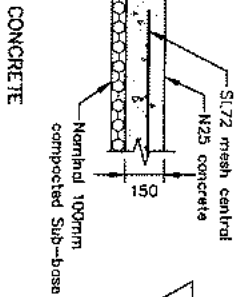
Development Assessment Manager



TYPICAL DRIVEWAY PROFILE
SUITS '885' / '899' VEHICLES
(TYPE KC' KERB / FOOTPATH AT KERB SHOWN)

TYPICAL PLAN (DOMESTIC)
(TYPE KC' KERB SHOWN)

DIMENSION TABLE - PLAN VIEW		
Dim. Description	Notes	
A	Boundary Offset	New Subdivisions - 1000mm min. Established areas - Match existing
B	Transition (Width)	Types 'KC' and 'KOV': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS < 500mm



PAVEMENT DETAILS

(For Sub-grade C.B.R. \geq 4.0%)

CONSTRUCTION NOTES

1. Concrete surfaces - Edge tooled broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%).
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD-R11, Footpaths).

DESIGN NOTES

4. Design driveway profiles (tabulated) are in accordance with the requirements of AS/NZS 2890.1 : 2004 using 'Standard Design Vehicles':
 - B85 Vehicle - Domestic driveways (including 1 - 2 units)
 - B99 Vehicle - Light commercial, large unit development.
5. An approved engineering design is required for zoning site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.

STANDARD DRAWING

URBAN ROADS DRIVEWAYS

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TSD-R09-V1

SCALES: AS SHOWN
(All scales are correct @ A3)

REFERENCES

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TSD-R09-V1
30.11.2013

From: Chung, Keith
Sent: 26 May 2015 13:26:25 +1000
To: Planning @ Meander Valley Council
Subject: Comments Regarding the Application for Planning Approval at 10 Jardine Crescent Prospect Vale

To Whom It May Concern

I am writing to express some concerns regarding the impact of the proposed development at 10 Jardine Crescent Prospect Vale Tasmania on the properties located at 8 Jardine Crescent Prospect Vale Tasmania.

The three main concerns I have are:

- a. The proposed two level townhouses located near the boundary with 8 Jardine Crescent Prospect Vale are likely to create a 'shadow' and block some of the afternoon western sun accessing the villa units located at 8 Jardine Crescent Prospect Vale. As most of the units at 8 Jardine Crescent Prospect Vale are occupied by elderly retirees, the absence of the afternoon sun particularly in the winter months may cause serious inconvenience to these residents re their health and the ability of these residents to effectively maintain existing gardens, lawns, fruit trees and vegetable plots..
- b. The upper levels of the proposed two level townhouses located near the boundary with 8 Jardine Crescent Prospect Vale will be higher than the standard height of the existing boundary fence between the townhouses located at 10 Jardine Crescent and the villa units located 8 Jardine Crescent Prospect Vale. This will allow the residents of the upper levels of the townhouses to view into the bedrooms, kitchens and courtyards of the villa units located at 8 Jardine Crescent Prospect Vale. This would then be seen as an 'invasion of privacy' to the residents in the villa units at 8 Jardine Crescent Prospect Vale.
- c. The combination of points (a) and (b) listed above could potentially have a negative impact on the financial value of the villa units located at 8 Jardine Crescent Prospect Vale.

I hope the parties involved in the decision whether to grant approval to the proposed planning designed for 10 Jardine Crescent Prospect Vale will take these thoughts into consideration.

regards

Keith Chung
Residence Owner
8 Jardine Crescent
Prospect Vale 7250

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

DEV 3 SUBDIVISION (5 LOTS) – 1 LIVERPOOL STREET, DELORAINE

1) Introduction

This report considers application PA\15\0190 for a Subdivision (5 lots) on land located at 1 Liverpool Street, Deloraine (PID 6256250, CT 169545/1).

2) Background

Applicant

Cohen & Associates P/L

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to this report as the 'Scheme').

Use & Development

The proposal is to subdivide the land into 5 allotments in 2 stages (see Figure 1 below). Stage 1 is for Lot 1 and the balance; with Stage 2 for Lots 3-5. Lot 1 is an internal lot containing the house and outbuildings, fronting onto Liverpool Street. Lots 2-5 are vacant land. Lot 2 fronts onto Liverpool Street, while Lots 4 and 5 front onto East Barrack Street. Lot 3 has road frontages to both Liverpool Street and East Barrack Street.



Figure 1: proposed subdivision

Site & Surrounds

The subject property is 2.5ha in size and located to the south of the Deloraine Township. A house and a number of outbuildings are located to the south-west corner of the property. The land slopes downwards towards Liverpool Street and East Barrack Street. There is a small dam/spring located at the north-east corner of the property.

The immediately surrounding land to the west and south are vacant. Properties opposite on Liverpool Street contain either a house or are vacant land. These lot sizes vary from 5614m² (86 East Church Street) to 1047m² (95 East Barrack Street). While properties across East Barrack Street are larger lifestyle lots, ranging in size from 8094m² (104 East Barrack) to 2ha (106 East Barrack Street CT 145366/2).

There are two existing accesses off Liverpool Street (see Photos 5 & 6). Both East Barrack Street and Liverpool Street are sealed, Council maintained roads.

The subject land is highlighted in the aerial photo below.



Photo 1: Aerial photo showing the subject property (Source: The LIST).



Photos 2-4: showing the subject title viewed from East Church Street.



Photos 5 & 6: existing accesses to the land.

Statutory Timeframes

Application validated:	18 May 2015
Request for further information:	4 June 2015
Information received:	26 June 2015
Advertised:	6 June 2015
Closing date for representations:	23 June 2015
Extension of time granted:	Not applicable
Extension of time expires:	Not applicable
Decision due:	19 July 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2015/00834-MVC) was received on the 26 June 2015 (attached document).

8) Community Consultation

The application was advertised for the statutory 14-day period. Three (3) representations were received (attached documents). The representations are discussed in the assessment below.

9) Financial Impact

Not Applicable

10) Alternative Options

Council can either approve, with or without conditions, or refuse the application.

11) Officers Comments

Zone

The subject property and immediately surrounding land are located in the Low Density Residential Zone.

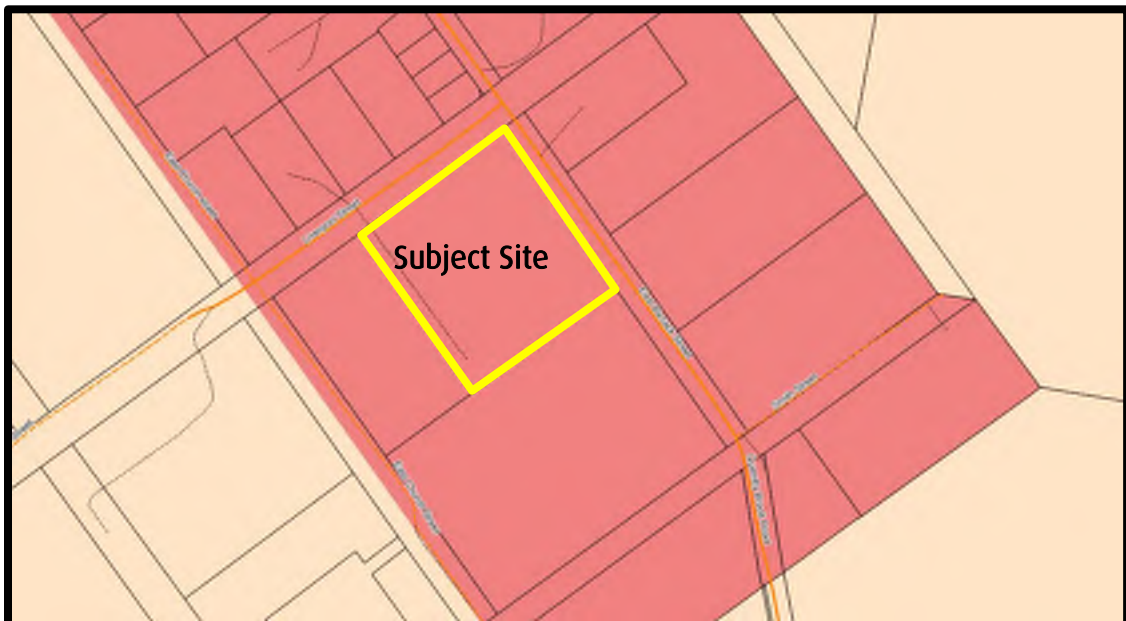


Figure 2: Zoning of subject title and surrounding land.

Use Class

In accordance with Table 8.2 the proposed Use Class is:

- a) Residential – Single Dwelling

Residential (Single Dwelling) is specified in Section 12.2 – Low Density Residential Zone Use Table as being *No Permit Required*. However, the development does not comply with all the Acceptable Solutions of the General Residential Zone and relies on Performance Criteria. As such, it is subject to a Discretionary permit process.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where an application relies on Performance Criteria, discretion is used for that particular standard. To determine whether discretion should be exercised to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the Low Density Residential Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following tables comprise an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

12.0 Low Density Residential Zone			
Scheme Standard		Comment	Assessment
12.3.1 Amenity			
A1	If for permitted or no permit required uses.	Residential use is a no permit required use in the Low Density Residential Zone.	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable.	Not applicable.
12.4.3 Subdivision			

12.4.3.1 General Suitability					
A1	No Acceptable Solution		Relies on Performance Criteria		
12.4.3.2 Lot Area, Building Envelopes and Frontage					
A1	<p>Each lot must:</p> <p>a) have a minimum area in accordance with Table 12.4.3.1:</p> <table border="1" data-bbox="311 660 635 721"> <tr> <td>Deloraine</td> <td>5000m²</td> </tr> </table> <p>b) be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and</p> <p>c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>d) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>e) be for the provision of public utilities; or</p> <p>f) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>g) to align existing titles with zone</p>	Deloraine	5000m ²	<p>The total land area is 2.5ha and the proposal is to create 5 lots. All lots are 5000m² each.</p> <p>The shape of Lot 1 is unable to contain a 35m diameter circle within the first 35m from the frontage.</p> <p>The buildings within Lot 1 meet the Acceptable Solutions for side boundary setbacks (3m) and site coverage (no greater than 30%).</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>	<p>Complies</p> <p>Relies on Performance Criteria</p> <p>Complies</p>
Deloraine	5000m ²				

	boundaries and no additional lots are created.												
A2	Each lot must have a frontage of at least 4 metres.	<table border="1"> <tr> <td>Lot 1</td> <td>9m</td> </tr> <tr> <td>Lot 2</td> <td>51m</td> </tr> <tr> <td>Lot 3</td> <td>56m and 90m</td> </tr> <tr> <td>Lot 4</td> <td>56m</td> </tr> <tr> <td>Lot 5</td> <td>54m</td> </tr> </table>	Lot 1	9m	Lot 2	51m	Lot 3	56m and 90m	Lot 4	56m	Lot 5	54m	Complies
Lot 1	9m												
Lot 2	51m												
Lot 3	56m and 90m												
Lot 4	56m												
Lot 5	54m												
A3	Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	All lots have the capacity to be connected to reticulated water. The property is located outside of the reticulated sewerage area.	Complies Relies on Performance Criteria										
A4	Each lot must be connected to a reticulated stormwater system.	The proposal is for stormwater to be managed on site.	Relies on Performance Criteria										

E1 Bushfire Prone Areas Code

Scheme Standard	Comment	Assessment
E1.6.1.1 Subdivision: Provision of hazard management areas		
A1	(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision-	(b) The Bushfire Hazard Management Plan shows the building areas being located wholly within each lot, and states compliance with BAL 19 Table 2.4.4.
		Complies

	<p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; and</p> <p>(ii) shows the building area for each lot; and</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided; and</p> <p>(iv) applications for subdivision requiring hazard management areas to be located on land that is</p>		
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	external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.		
E1.6.1.2 Subdivision: Public access			
A1	(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the	(c)The Bushfire Hazard Management Plan states that the layout of roads and access is consistent with the objective.	Complies

	<p>TFS or accredited person as being consistent with the objective; or</p> <p>(c) A proposed plan of subdivision:</p> <p>(i) shows that, at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road;</p> <p>and</p> <p>(i) shows a perimeter road, private access or fire trail between the lots and bushfireprone vegetation, which road, access or trail is linked to an internal road system; and</p> <p>(ii) shows all roads as through roads unless:</p> <p>a. they are not more than 200m in length and incorporate a minimum 12m outer radius turning area;</p> <p>or</p> <p>b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and</p> <p>(iii) shows vehicular access to any water supply point identified for fire</p>		
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	fighting.		
A2	Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3.	Not Applicable.	
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes			
A1	In areas serviced with reticulated water by a Regional Corporation: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or (b) a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa in	A1 (b) cannot be met. Assessment continued as per A2.	Not Applicable.

	accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations.		
A2	<p>In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or</p> <p>(b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) it can be demonstrated that:</p> <p>(i) a static water</p>	(d) The Bushfire Hazard Management Plan states the plan being consistent with the objective.	Complies

	<p>supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10 000 litres per building area and is connected to fire hydrants; and</p> <p>(ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa;</p> <p>or</p> <p>(d) it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10 000 litres that is:</p> <p>(i) dedicated solely for the purposes of fire fighting; and</p> <p>(ii) accessible by fire fighting vehicles; and</p> <p>(iii) is within 3m of a hardstand area.</p>		
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E4 Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use on or within 50m of a category 1 or 2 road...a railway or future road or railway...	The subject property is not within 50m of a category 1 or 2 road, railway or future road or railway.	Not Applicable
A2	For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	East Barrack Street at the subject land is a 80km/hr speed limit. Liverpool Street is outside of the 60km/hr speed limit area.	Not applicable.
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	<p>There is no change to the number of vehicle at the existing house access off Liverpool Street.</p> <p>Based on one extra access to Liverpool Street, the traffic movements at the junction with East Barrack Street will not increase by more than 10%.</p> <p>Based on three extra accesses onto East Barrack Street, the traffic movements at any junction will not increase by more than 10%.</p>	Complies
E4.71 Development on and adjacent to Existing and Future Arterial Roads and Railways			
A1	The following must be at least 50m from a railway, a future	The subject property is not within 50m of a railway, a future road or railway, and a	Not Applicable

	road or railway, and a category 1 or 2...	category 1 or 2.	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	Not applicable.	
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Each new lot will require a new access.	Relies on Performance Criteria
E4.7.3 Management of Rail Level Crossings			
A1	Where land has access across a railway.	The proposal does not include access to a railway.	Not Applicable.
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings,	A Traffic Impact Assessment prepared by Terry Eaton states that the proposed subdivision complies with the standard provided that the driveway access to lot 5 is located at the northern edge of the lot.	Complies

	Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.		
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E10 Recreation and Open Space Code			
Scheme Standard		Comment	Assessment
E10.6.1 Provision of Public Open Space			
A1	The application must: include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	Consent granted	Complies

Performance Criteria

12.4.3.1 General Suitability
<p>Objective <i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.</i></p>
<p>Performance Criteria P1 <i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i></p> <ul style="list-style-type: none"> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i>

d) availability of or likely requirements for utilities;

e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and

f) potential exposure to natural hazards.

COMMENT:

The subdivision layout shows 4 rectangular shaped lots and one battle-axed shape lot. The rectangular shaped lots are in keeping with the configuration of neighbouring lots. There are two other internal lots within the surrounding area – 83 East Barrack Street (vacant land) and off East Church Street (TasWater Infrastructure) (highlighted in blue outline in Figure 3 below).

The surrounding land zoned Low Density Residential is used either for residential purposes or is vacant. All lots have frontage to a Council maintained road. All lots have the ability to be connected to reticulated water.

The lots cannot be connected to sewerage or stormwater. However, the lots are considered suitable for on-site disposal for both waste water and stormwater.

The property is not heritage listed. There is no Priority Habitat on the land.

The Zone Purpose is to provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development. The proposed subdivision is for residential purposes. The proposal is considered in keeping with the Zone Purpose.

Based on the above, the proposed subdivision is consistent with the Objectives.

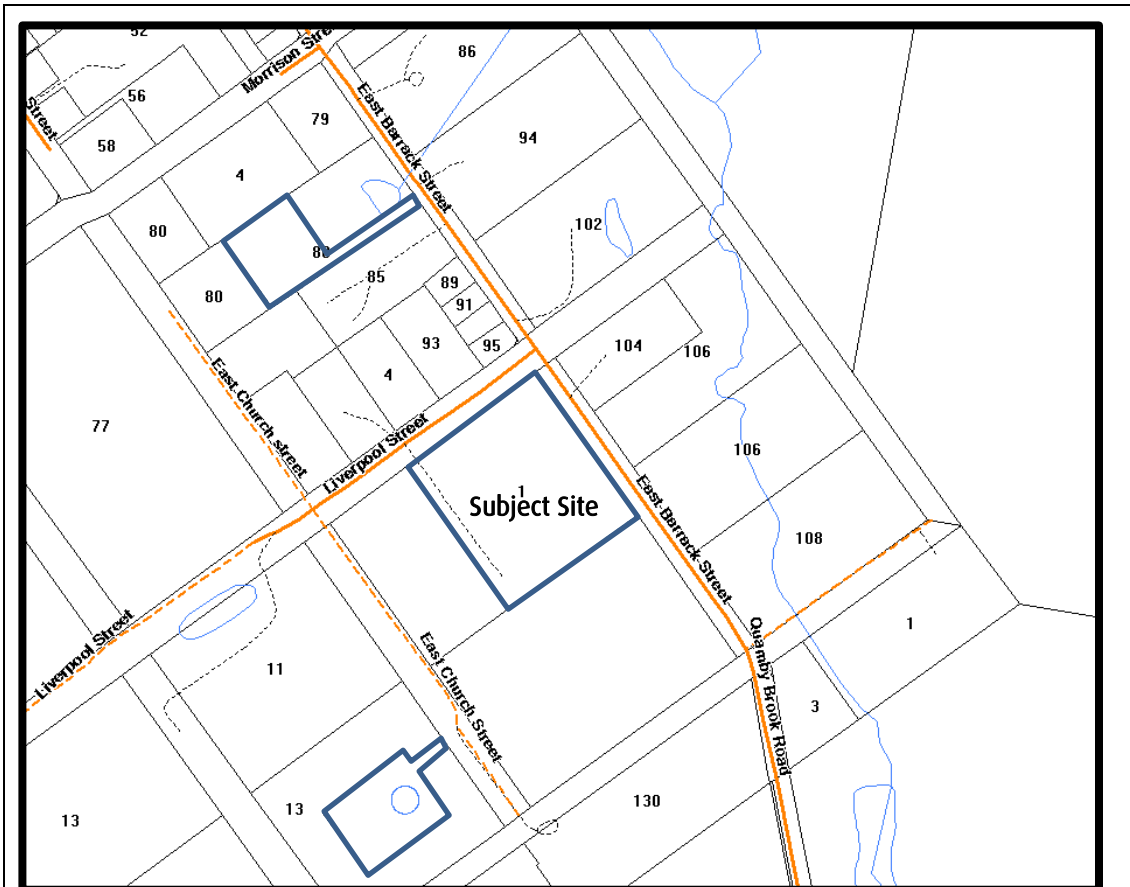


Figure 3: showing established pattern of lot configuration.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure:

- a) the area and dimensions of lots are appropriate for the zone; and
- b) the conservation of natural values, vegetation and faunal habitats; and
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and
- d) each lot has road, access, and utility services appropriate for the zone.

Performance Criteria P1

Each lot for residential use must provide sufficient useable area and dimensions to allow for:

- a) a dwelling to be erected in a convenient and hazard free location; and
- b) on-site parking and manoeuvrability; and
- c) adequate private open space; and
- d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and
- e) development that would not adversely affect the amenity of, or be out of

character with, surrounding development and the streetscape.
f) additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.

COMMENT:

Lot 1 is a battle-axed shaped lot. As such it is unable to meet the standard for a 35m diameter circle with the centre of the circle within 35m of the frontage.

Lot 1 contains the house and outbuildings. The small wood shed near the driveway is 3m from the shared boundary with Lot 2. The proposed configuration for Lot 1 results in the existing buildings meeting the Acceptable Solutions for site coverage and boundary setbacks.

The access handle for Lot 1 follows the existing driveway. Car parking and manoeuvring can all be managed on site. The garage is located in close proximity to the house.

The established garden that surrounds the house is wholly contained within the boundary for Lot 1.

Based on the above, the proposed subdivision is consistent with the Performance Criteria and Objectives.

Performance Criteria P3

Lots that are not provided with reticulated water and sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and*
- b) capable of accommodating an on-site wastewater management system.*

COMMENT:

The proposed lots cannot be serviced by reticulated sewerage services.

The application included a Stormwater and Wastewater Assessment Report prepared by Hydrodynamics that states that the lot size is sufficient to manage both sewerage and stormwater on site.

Based on the above, the proposed subdivision is consistent with the Objectives.

Performance Criteria P4

Each lot must be capable of disposal of stormwater to a legal discharge point.

COMMENT:

All 5 lots are unable to connect to Council's reticulated stormwater system. The application included a Stormwater and Wastewater Assessment Report prepared by Hydrodynamics that states that the lot size is sufficient to manage stormwater on site.

The current stormwater management from the existing house and outbuildings is directed to the ground. This situation is not suitable for a 5000m² allotment and as such, the stormwater from the existing buildings must be wholly contained within the boundaries of Lot 1.

Recommended Conditions:

- **Prior to the sealing of Stage 1, on-site stormwater absorption trenches for all buildings contained within Lot 1 must be installed to the satisfaction of Council's Plumbing Surveyor and Director Infrastructure Services.**
- **A Plumbing Permit must be obtained from Council prior to the installation of on-site stormwater absorption trenches.**

Combined with the recommendation above, the proposed subdivision is consistent with the Objectives.

E4.7.2 Management of Road Accesses and Junctions

Objective

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Performance Criteria P2

For limited access roads and roads with a speed limit of more than 60km/h:

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and*
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*
- c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and*

efficiency for all road users.

COMMENT:

Lots 2, 3, 4 & 5 will require new accesses. A Traffic Impact Assessment report prepared by Terry Eaton was submitted. An error in the Traffic Impact Assessment was noted in the calculation of existing traffic volumes on Liverpool Street. The calculation was based on an incorrect number of properties requiring Liverpool Street for access to existing residences. It is noted that the existing traffic numbers should be greater than that stated in the report. This has the effect of reducing the actual percentage of traffic generated from the proposed subdivision as a proportion of the overall traffic volumes. This is not considered to effect the outcome of the Traffic Impact Assessment.

The report concluded that the proposed 5 lot subdivision complies with the scheme, provided that the driveway access to Lot 5 is located at the northern edge of the lot.

Recommended Conditions:

Prior to the sealing of the Final Plan of Survey for Stage 1, the following must be completed to the satisfaction of Council:

- a) **Amended Plan of Subdivision showing the location of the driveway crossovers for Lot 2-5, in accordance with the Traffic Impact Assessment by Terry Eaton dated 27 May 2015.**

Combined with the recommendation above, the proposed subdivision is consistent with the Objectives.

Representations

Three representations were received (see attached documents). A summary of the representations are as follows:

Representation 1:

- Traffic Impact Assessment contains an error in number of residences using Liverpool Street.
- Liverpool Street too narrow for current traffic flows. The verge is too boggy and slippery to use.

Representation 2:

- Inadequate stormwater drainage – overland flow, existing stormwater system inadequate. Future over development and hard surfaces of the lots

3-5 will inundate neighbouring lots. Impact on neighbouring lots unfair, risks devaluation of property.

- Lots not suitable for future development due to stormwater and waste water. Driveways alone will create a stormwater impact.
- Out of character – lots size too small, future development will create visual bulk, be highly visible, disrespectful to neighbouring character, loss of amenity.
- Connection to road network – traffic congestion and pedestrian safety. Traffic Impact Assessment does not consider overall traffic congestion. Increased traffic “poses a safety risk to our children using the school bus, playing in our outdoor space and further to our right to enjoy our property and neighbourhood”. Increase risk to pedestrians and horse riders – no footpath – school bus stop nearby. Unable to park vehicles on side of road, vehicles disrupting traffic flow.
- No details on reticulated water supply, or power supply. Inability to provide adequate stormwater drainage.
- Additional traffic, noise and pollution affecting amenity of the area.

Representation 3:

- Inefficiency of the drainage system in Liverpool Street.

COMMENT:

Stormwater:

The contribution of additional stormwater flows from the proposed subdivision area when fully developed to the broader catchment outflows are minimal, and as documented by the applicant’s consultant may vary from 7 to 10 litres per second in a 1 in 10 year rainfall event if impervious areas are not directed to on-site stormwater absorption trenches. It is considered that this minor additional stormwater load is reasonable and would not on its own create an unmanageable risk to downstream infrastructure or property. Council has no record of complaints concerning inefficient drainage or localised flooding in this area prior to this subdivision being proposed. Any downstream deficiencies in the roadside stormwater drainage network should be assessed by Council officers separately to the development application for this subdivision and corrective action undertaken as appropriate.

Wastewater:

The Stormwater and Wastewater Assessment Report by Hydrodynamica indicate that Lots 2-5 are suitable for on-site wastewater disposal. The subdivision plan shows the on-site wastewater management system servicing the existing house (proposed Lot 1) being located in close proximity to the house; with adequate setback distance between the system and the proposed new boundary with Lot 5.

Traffic:

The development of one new driveway access off Liverpool Street and the additional traffic volumes generated at this point is not considered as unreasonable in respect to the traffic capacity and amenity of Liverpool Street. However, it is noted that the width of the existing formation and lack of gravel shoulders may result in some traffic having to travel partly on the grass verges when passing. It is recommended that Council officers assess the work required to provide gravel shoulders to Liverpool Street as a separate matter to the assessment of the subdivision application.

The Traffic Impact Assessment suggests that the type of road present is more than adequate for the minimal traffic flows currently experienced. There is no footpath and three driveways will have minimal impact on the pedestrian or equestrian traffic alleged. The verge is quite wide so that pedestrian and driveway traffic should not be impacted by vehicular traffic.

As stated above, an error in the Traffic Impact Assessment was noted in the calculation of existing traffic volumes on Liverpool Street. The calculation was based on an incorrect number of properties requiring Liverpool Street for access to existing residences. It is noted that the existing traffic numbers should be greater than that stated in the report. This has the effect of reducing the actual percentage of traffic generated from the proposed subdivision as a proportion of the overall traffic volumes. This is considered to not change the outcome of the Traffic Impact Assessment.

Amenity/Character:

The zone purpose provides for residential use or development that is designed to mitigate any visual impacts on public views. There are no public lookouts in the vicinity of the subject land. Both Liverpool and East Barrack Streets are public roads – and with the slope of the land, future development on the site will be visible.

The proposed subdivision is for residential purposes, and if the land was to be used for this purpose, it would be in keeping with the zone intent. The lot sizes are in keeping with the Acceptable Solution for the zone. Future development would be assessed against the planning scheme's provisions for the Low Density Residential zone and all applicable Codes. The proposal is considered to be in keeping with a Low Density Residential character.

Services to the lot:

The assessment of reticulated water supply to the lots was undertaken by TasWater. A Submission to Planning Authority Notice (TWDA 2015/00834-MVC) was received on the 26 June 2015 (attached document).

Power supply to the lots is not a matter that is addressed in the planning scheme or the *Land Use Planning & Approvals Act 1993*. As such, it cannot be considered through the planning process.

Devaluation of property:

Devaluation of property is not a matter that is addressed in the planning scheme or the *Land Use Planning & Approvals Act 1993*. As such, it cannot be considered through the planning process.

Conclusion

In conclusion, it is considered that the application for a Subdivision (5 lots) generally complies with the standards of the Planning Scheme, can be effectively managed by conditions and is recommended for approval.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for a Subdivision (5 lots) for land located at 1 Liverpool Street, Deloraine (CT 169545/1) by Cohen & Associates P/L, requiring the following discretions:

- **12.4.3.1 General Suitability**
- **12.4.3.2 Lot Area, Building Envelopes and Frontage**
- **E4.7.2 Management of Road Accesses and Junctions**

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:**
 - a) **Cohen & Associates P/L – Plan of Subdivision – Ref: 148/50 (6996);**
 - b) **Cohen & Associates P/L – Bushfire Hazard Management Plan – dated 20/04/2015;**
 - c) **Hydrodynamica – Stormwater and Wastewater Assessment Report dated May 2015;**

d) Terry Eaton – Traffic Impact Assessment – dated 27 May 2015;

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

- 2. Except for with prior written consent of Council, covenants or similar restrictive controls must not be included on the titles created by this permit if they seek to prohibit any use provided for in the Meander Valley Interim Planning Scheme.**
- 3. Prior to the sealing of the Final Plan of Survey for Stage 1, the following must be completed to the satisfaction of Council:**
 - a) On-site stormwater absorption trenches for all buildings contained within Lot 1 must be installed, to the satisfaction of Council's Plumbing Surveyor and Director of Infrastructure Services.**
 - b) The developer must pay Council \$4, 530, a sum equivalent to 5% of the unimproved value of the approved lots for a public open space contribution.**
 - c) Amended Plan of Subdivision showing the location of the driveway crossovers for Lot 2-5, in accordance with the Traffic Impact Assessment by Terry Eaton dated 27 May 2015.**
 - d) One approved crossover must be constructed for the Balance Lot.**
 - e) The vehicular crossover servicing the Balance Lot must be designed, constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council's Director of Infrastructure Services. The driveway design must be undertaken with consideration to existing roadside drainage and be approved by Council prior to the commencement of works.**
- 4. A Plumbing Permit must be obtained from Council prior to the installation of on-site stormwater absorption trenches.**
- 5. Prior to the sealing of the Final Plan of Survey for Stage 2, the following must be completed to the satisfaction of Council:**

- a) **The vehicular crossover servicing proposed Lots 2, 3, 4 & 5 must be designed, constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council's Director of Infrastructure Services. The driveway design must be undertaken with consideration to existing roadside drainage and be approved by Council prior to the commencement of works.**
6. **The development must be in accordance with TasWater's Submission to Planning Authority Notice (TWDA 2015/00834-MVC) (attached document).**

Note:

1. **Prior to the construction of the crossover extension, a Driveway Crossover Application Form (enclosed) must be completed and approved by Council's Road Authority. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
2. **On site stormwater soakage absorption trenches will be required to be constructed for Lots 2, 3, 4 & 5 as part of any future development.**
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
6. If any Aboriginal relics are uncovered during works;

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

Our ref: 148/50 (6996)

15 May 2015

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

Dear Sir/madam,

RE: Development Application 1 Liverpool Street, Deloraine

This letter is prepared in support of the attached Plan of Subdivision on behalf of the purchaser Ms. F. Kelly (owner H. Horton) for a 5 Lot Subdivision (staged) at land identified in PID 6256250. The current owner has been notified of the subdivision application

The proposal is aimed to create 5 lots all approx. 5000m² in two stages comprising Stage 1, Lot 1 (existing house)and Balance Area ; Stage 2 - Lots 2, 3, 4 & 5.

The subject land is zoned Low Density Residential within the Meander Valley Interim Planning Scheme 2013 (the Scheme). No overlays affect the subject land.

12.4 Development Standards

12.4.3 Subdivision

12.4.3.1 General Suitability

Objective

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.

Acceptable Solutions

A1 No Acceptable Solution.

Performance Criteria

P1 Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:

- a) Slope, shape, orientation and topography of land;
- b) Any established pattern of use and development;
- c) Connection to the road network;
- d) Availability of or likely requirements for utilities;
- e) Any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and
- f) Potential exposure to natural hazards.

Proposal Response

A1 – The proposal relies upon assessment against the performance criteria.

P1 – The proposal complies with the performance criteria. The lot sizes proposed allow for a range of dwelling types at low density residential scale. The lots are consistent in size and shape to the surrounding context and are provided with sufficient connectivity to the road network.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure:

- The area and dimensions of lots are appropriate for the zone; and
- The conservation of natural values, vegetation and faunal habitats; and
- The design of subdivision protects adjoining subdivision from adverse impacts; and
- Each lot has road, access, and utility services appropriate for the zone.

Acceptable Solution	Performance Criteria		
<p>A1 Each lot must:</p> <ol style="list-style-type: none"> Have a minimum area in accordance with Table 12.4.3.1 below; and <table border="1" data-bbox="304 730 807 775"> <tr> <td>Deloraine</td> <td>5000m²</td> </tr> </table> <ol style="list-style-type: none"> Be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and Have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or Be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or Be for the provision of public utilities; or For the consolidation of a lot with another lot with no additional titles created; or To align existing titles with zone boundaries and no additional lots are created. 	Deloraine	5000m ²	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ol style="list-style-type: none"> A dwelling to be erected in a convenient and hazard free location; and On-site parking and manoeuvrability; and Adequate private open space; and Reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and Development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape. Additional lots must not be located with the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest,
Deloraine	5000m ²		
<p>A2 Each lot must have a frontage of at least 4 metres.</p>	<p>P2 No performance criteria.</p>		
<p>A3 Each lot must be connected to a reticulated:</p> <ol style="list-style-type: none"> Water supply; and Sewerage system. 	<p>P3 Lots that are not provided with reticulated water and sewerage services must be:</p> <ol style="list-style-type: none"> In a locality for which reticulated services are not available or capable of being connected; and Capable of accommodating an on-site wastewater management system. 		
<p>A4 Each lot must be connected to a reticulated stormwater system.</p>	<p>P4 Each lot must be capable of disposal of stormwater to a legal discharge point.</p>		

Proposal Response

A1 – All lots comply with A1 a) and c).

P1 – a), b), c), d) & e) The land isn't currently under the Land Titles Act or based on recent survey. An application has been made by the current owners to bring the land under the act. The final lot sizes will be very close to 5000m² but subject to final survey. Lot 1 contains an existing house with vehicle access, parking and private open space. There will be no change to the amenity or surrounding streetscape as a result of creating this lot.

f) N/A

A2 – The proposal complies, each lot is provided with a frontage of at least 4 metres.

A3 – Each lot is capable of being connected to reticulated water supply. However, the proposal relies upon assessment against the P3 sewerage connections.

P3 – TasWater sewer infrastructure is not provided in the area, therefore onsite wastewater treatment will be required. A report accompanies this planning application prepared by Hydrodynamica, which concludes that due to the large lot sizes and the high permeability of the soil, on site disposal of wastewater using absorption trenches is both practical and acceptable. Black and greywater from the existing dwelling is currently serviced by a septic tank, with adjacent soakage trenches.

A4 – The proposal relies upon assessment against the performance criteria.

P4 – There is no formal stormwater drainage network provided by Meander Valley Council. There are existing open drains along the street frontages that flow towards an existing pipe across East Barrack Street as shown. The stormwater report identifies the lots are suitable for disposal via onsite absorption trenches. We have also proposed a pipeline easement to Liverpool Street as a backup if required for an open drain or similar. The options are outlined in the Hydrodynamica report.

E1.0 Bushfire Prone Areas Code

Please see attached under separate cover, an assessment and certification addressing the relevant Acceptable Solutions by Bill Armstrong.

E4.0 Road and Railway Code

E4.6.1 Use of Road or Rail Infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solution	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected. 1.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) Access to a category 1 road or limited

existing access or junction by more than 10%.

- access road must only be via an existing access or junction or the use of development must provide a significant social and economic benefit to the State or region; and
- b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and
 - c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Proposal Response

A1 – Complies

A2 – Complies - The proposal for 5 lots would generate between 30 and 50 traffic movements per day.

A3 – Complies

E4.7.1 Development on and Adjacent to Existing and Future Arterial Roads and Railways

Objective

To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) Ensure the safe and efficient operation of roads and railways; and
- b) Allow for future road and rail widening, realignment and upgrading; and
- c) Avoid undesirable interaction between roads and railways and other use or development.

Acceptable Solution

Performance Criteria

A1

P1

The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:

Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:

- a) New road works, buildings, additions and extensions, earthworks and landscaping works; and
 - b) Building envelopes on new lots; and
 - c) Outdoor sitting, entertainment and children's play areas.
- a) Maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and
 - b) Mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and
 - c) Ensure that additions or extensions of buildings will not reduce the existing

- setback to the road, railway or future road or railway; and
- d) Ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.

Proposal Response

Not applicable.

E4.7.2 Management of Road Accesses and Junctions**Objective**

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solution**Performance Criteria****A1**

For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit,

P1

For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

A2

For roads with a speed limit of more than 60km/h the development must not include a new access or junction.

P2

For limited access roads and roads with a speed limit of more than 60km/h:

- a) Access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and
- b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1,2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and
- c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Proposal Response

A1 – The proposal complies. The existing access point to Lot 1 may require upgrading in accordance with Council's standards.

E4.7.3 Management of Rail Level Crossings – Not applicable.**E4.7.4 Sight Distances at Accesses, Junctions and Level Crossings**

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solution

- A1 Sight distances at
- An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
 - Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or
 - If the access is a temporary access, the written consent of the relevant authority has been obtained.

Performance Criteria

- P1
The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Proposal Response

A1 - The proposal complies. Access points would comply with the Safe Intersection Sight Distance shown in Table E4.7.4.

E10.0 Recreation and Open Space Code**E10.6.1 Provision of Public Open Space****Objective**

- To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and
- To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.

Acceptable Solution

A1 The application must include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.

Performance Criteria

- P1 Provision of public open space, must:
- Not pose a risk to health due to contamination; and
 - Not unreasonably restrict public use of the land as a result of:
 - services, easements or utilities; and
 - stormwater detention basins; and
 - drainage or wetland areas; and
 - vehicular access; and
 - Be designed to:
 - provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and

- ii) reasonably contribute to the pedestrian connectivity of the broader area; and
- iii) be cost effective to maintain; and
- iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and
- v) provide for public safety through Crime Prevention Through Environmental Design Principles; and
- vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and
- vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and
- viii) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.

Proposal Response

Attached to this submission, is a letter of request to the General Manager of Council seeking written consent that no land is required for public open space. It is deemed not appropriate to require any further public open space so a cash payment in lieu would seem appropriate.

In conclusion, the proposal is considered to be consistent with the Meander Valley Interim Planning Scheme 2013, and should therefore be considered for approval.

Yours faithfully,
COHEN & ASSOCIATES PTY. LTD.

ADRIAN FAIRFIELD.

Encs.



ABN: 70 689 298 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
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www.surveyingtas.com.au

15 May 2015

Our ref: 148/50 (6996)

General Manager
Meander Valley Council
PO Box 12
WESTBURY TAS. 7303

Dear Sir,

RE: Development Application 1 Liverpool Street, Deloraine

This letter is prepared in support of a proposal for a Staged Subdivision of 5 Lots.

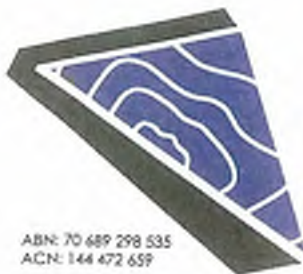
The Recreation and Open Space Code is applicable to the proposal as it is located within Low Density Residential Zone. We seek to have the requirement for the provision of public open space waived and instead there be a cash payment in lieu in this particular instance.

Please could you provide written consent as a matter of urgency to the Planning Department of the Meander Valley Council to ensure that the development application proceeds in a timely manner.

Kind Regards,

COHEN & ASSOCIATES PTY. LTD.


ADRIAN FAIRFIELD



ABN: 70 689 298 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

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www.surveyingtas.com.au

15 May 2015

Our ref: 148/50 (6996)

Town Planner
Meander Valley Council
PO Box 102
WESTBURY Tas. 7303

Attention: J. Oliver

Dear Jo,

Re: Development Application
Five Lot Subdivision (2 Stages)
1 Liverpool Street, Deloraine
H. Horton – owner, F. Kelly - Purchaser.

On behalf of the purchaser Ms. Fiona Kelly, we are pleased to submit this Development Application for a five lot subdivision in two stages comprising Stage 1 – Lot 1 and Balance and Stage 2 – Lots 2, 3, 4 & 5.

We have previously referred the plan to yourself and Steve Jordan for comment.


We enclose:

- a) Three copies of the Plan of Subdivision;
- b) Copy of the title;
- c) Application for Planning Approval;
- d) Stormwater & waste water assessment by Hydrodynamica;
- e) Bushfire Hazard Management Report & Plan;
- f) Supporting letter;
- g) Cheque for \$768.00 comprising the application and advertising fee;
- h) Traffic assessment (to be emailed).

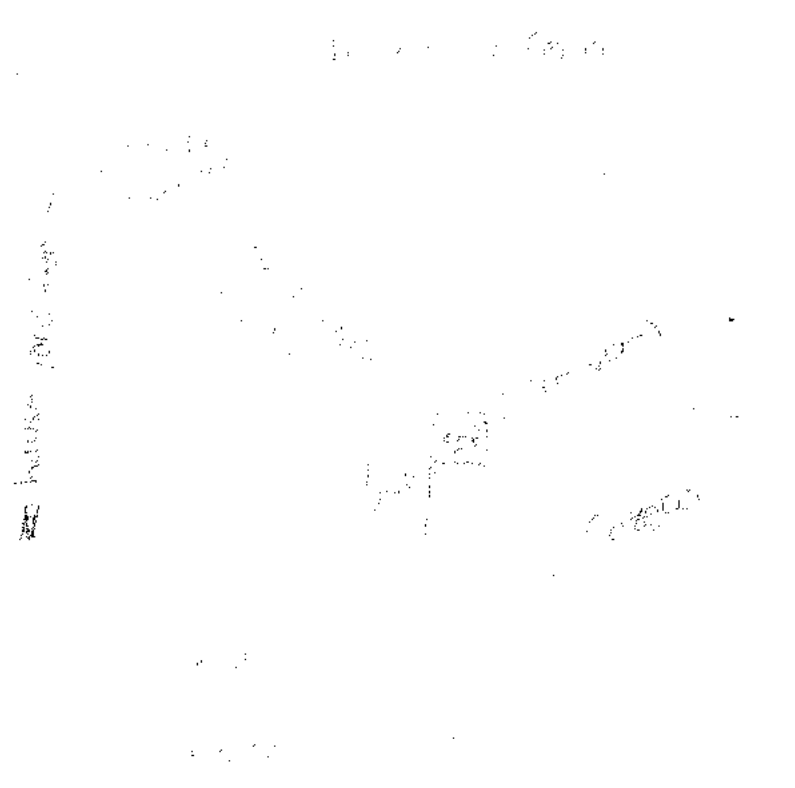
We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully
COHEN & ASSOCIATES PTY. LTD.

Encs.


ADRIAN FAIRFIELD.

Septic tank + drainage plan of existing house.





COHEN & Associates Pty. Ltd.

BAL Assessment

1 Liverpool St, Deloraine

20/04/2015

Bill Armstrong
Accreditation BFP-132

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1. Introduction

1.1 Scope

This bushfire site assessment and bushfire hazard management plan has been prepared for a submission with a planning permit application under the *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code (the Code)* in the Meander Valley Council Interim Planning Scheme 2013 (*the Scheme*).

This report has been prepared for F. Kelly to accompany an application to subdivide the land.

The site was inspected on the 20-04-2015. It is considered to be in a 'Bushfire Prone Area'. The slopes were assessed using levels measured on site.

The BAL is established taking into account the type of vegetation and the slope of the land within 100m of the proposed development using the simplified method in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*.

1.2 Limitations

The report has been produced on the basis that:

The report is intended to assess the bushfire risk and all other statutory reports are outside the scope of this report.

Information relating to the type and size of the vegetation is only relevant at the time of site survey and should not be relied upon for future development.

No assurance is given or implied regarding the safety or amenity for any individual or future occupant within the proposed development.

No assurance is given or implied regarding the safety of any building constructed within the development.

2. Site Location & Context

2.1 Property Information

The site is the land known as 1 Liverpool Street, Deloraine.

Access is from Liverpool Street and East Barrack Street.

There is an existing house on proposed lot 1.

A plan of the Site and the proposed development are included in Appendix 2.

2.2 Planning Scheme Zoning/Special Areas Overlay.

The site is zoned Low Density Residential under *the Scheme*.

There are no special areas.

2.3 Site Context

The site is located in within the town of Deloraine and is partly surrounded by existing residential development and light grazing land.

2.4 Environmental Features

There are no significant environmental features on the site to be considered by this report.

3. Proposed Development

The proposal is for a 5 Lot Subdivision.
A plan of subdivision is attached in Appendix 2.

4. Bushfire Site Assessment

4.1 Bushfire Prone Areas Code

Clause E1.3 of the Code defines a 'bushfire prone area' as:

- a) land that is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map; and*
- b) where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

Bushfire prone vegetation is described as:

Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The proposed dwelling is located within 100m of 'bushfire prone vegetation' greater than one hectare and is therefore located within a 'bushfire prone area'.

4.2 Fire Danger Index (FDI)

The FDI is determined from Table 2.1 in AS3959-2009 *Construction of Buildings in Bushfire Prone Areas*, 'Jurisdictional and Regional Values for FDI'. For Tasmania the FDI is 50.

4.3 Vegetation

Vegetation has been classified in accordance with Table 2.3 in AS3959-2009 *Construction Of Buildings In Bushfire-Prone Areas*.

The vegetation types within 100m of the site are shown in Table 1. Photos are included in Appendix 1.

Table 1

<i>Direction</i>	<i>Vegetation Description</i>	<i>Vegetation Type</i>
North West	Grazing paddocks	G-26
North East	Grazing Paddocks	G-26
South East	Grazing Paddocks	G-26
South West	Grazing Paddocks	G-26

Slope & Distance to Vegetation

The Acceptable Solution in Clause 1.6.1.1 A1 (b) of *the Code* requires that a dwelling can achieve a hazard management area between bushfire-prone vegetation and the dwelling with distances greater than or equal to those for BAL 19 in Table 2.4.4 in *AS3959-2009 Construction Of Buildings In Bushfire-Prone Areas*.

The slope and distances required to achieve the required BAL 19, as well as the distances required to achieve BAL 12.5 are shown in Table 2.

Table 2

	<i>North West</i>	<i>North East</i>	<i>South East</i>	<i>South West</i>
Vegetation Type	G-26	G-26	G-26	G-26
Slope	0-5	0-5	U/S	U/S
BAL 19	11m	11m	10m	10m
BAL 12.5	16m	16m	14m	14m

5. Hazard Management Objectives**5.1 Hazard Management Areas**

To comply with clause 1.6.1.1 of *the Code*, Hazard management areas must be demonstrated for the development. The details of these areas and maintenance requirements can be found in the Bushfire Hazard Management Plan in Appendix 3.

5.2 Subdivision Access

All lots on the proposed plan are within 200m of a through road. This is compliant with section 1.6.1.2 A1 (c).

To comply with section 1.6.1.2 A2, private access must be constructed in accordance with Table E3 in the Code.

(a) *A Modified 4C Access Road is an all-weather road which complies with the Australian Road Research Board "Unsealed Roads Manual – Guidelines to Good Practice", 3rd Edition, March 2009 as a classification 4C Access Road and the following modified requirements:*

- (i) *Single lane private access roads less than 6 m carriageway width must have 20 m long passing bays of 6 m carriageway width not more than 100 m apart.*
- (ii) *A private access road longer than 100 m must be provided with a driveway encircling the building, or a hammerhead "T" or "Y" turning head 4 m wide and 8 m long, or a trafficable circular turning area of 10 m radius.*
- (iii) *Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes.*

(iv) *Vegetation must be cleared for a height of 4 m, above the carriageway, and 2 m each side of the carriageway.*

5.3 Water Supply For Fire Fighting

The proposal is not serviced by fire hydrants.

Each lot is capable of being being serviced by static water for supply for fire fighting for future development.

This would need to be a minimum of 10 000 litres that is dedicated solely for fire fighting and accessible by fire fighting vehicles and be provided with a hardstand area within 3m of the supply point.

This is compliant with section 1.6.1.3 A2 (d)

The details of the requirements can be found in the Bushfire Hazard Management Plan in Appendix 3.

6. Conclusion

This bushfire assessment report has been undertaken to satisfy the requirements of *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code (the Code)* in the Meander Valley Council Interim Planning Scheme 2013.

It has outlined the Hazard Management Objectives that will be required to comply with section E1.6.1 of *E1.0 Bushfire-Prone Areas Code* and has outlined the necessary hazard management objectives to meet BAL 19.

APPENDIX 1 – INDICATIVE VEGETATION



Indicative Grassland



Existing House

Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993

Office Use
 Date Received
 Permit Application No
 PID

1. Land to which certificate applies¹

Name of planning scheme or instrument: Meander Valley Interim Planning Scheme 2013 (The Scheme)

Use or Development Site Street Address 1 Liverpool Street, Deloraine.	Certificate of Title / PID PID 6256250
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection Street Address	Certificate of Title / PID

2. Proposed Use or Development (provide a description in the space below) 5 Lot Subdivision	
---	--

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon²

<i>Document or certificate description:</i>	
<input type="checkbox"/>	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p><i>Title:</i> 6996 1 Liverpool Street, Deloraine 5 lot subdivision for MVC submission</p> <p><i>Author:</i> Cohen & Associates</p> <p><i>Date:</i> 12-05-15</p>
<input type="checkbox"/>	<p>Bushfire Report⁴</p> <p><i>Title:</i> 6996 BAL Report</p> <p><i>Author:</i> Bill Armstrong</p> <p><i>Date:</i> 20-04-15</p>
<input type="checkbox"/>	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title:</i> 6996 BHMP</p> <p><i>Author:</i> Bill Armstrong</p> <p><i>Date:</i> 20-04-15</p>
<input type="checkbox"/>	<p>Other documents</p> <p><i>Title:</i></p> <p><i>Author:</i></p> <p><i>Date:</i></p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bush fire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate⁶

Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷
<input type="checkbox"/> E1.4 - Use or development exempt from this code E1.4. (Identify which exemption applies)				
		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	Not Applicable	
<input type="checkbox"/> E1.5.1 - Vulnerable Use E1.5.1.1 - location on bushfire-prone land				
	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>
<input type="checkbox"/> E1.5.2 - Hazardous Use E1.5.2.1 - location on bushfire-prone land				
	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to Intensity fire	<input type="checkbox"/>
<input checked="" type="checkbox"/> E1.6.1 - Subdivision				
E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS959	<input checked="" type="checkbox"/>
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input checked="" type="checkbox"/>
E1.6.1.3 - Water Supply	A1	No specific water supply for fire fighting	Not Applicable	

⁶ The certificate must indicate by placing a ✓ in the corresponding for each applicable standard and the corresponding compliance test will rely upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

	supply					
	A2 Non-reticulated water supply	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input checked="" type="checkbox"/>	

<input type="checkbox"/> E1.6.2 - Habitable Building on lot an o plan of subdivision approved in accordance with Code						
E1.6.2.1 - Hazard Management Area						
	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
	A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	

<input type="checkbox"/> E1.6.3 - Habitable Building (pre-existing lot)						
E1.6.3.1 - Hazard Management Area						
	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>	
	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	A2	Not applicable		Private access is consistent with objective	<input type="checkbox"/>	
	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	

<input type="checkbox"/>	E1.6.4 - Extension to Habitable Building <i>E1.6.4.1 - hazard management</i>	A1	<input type="checkbox"/> No specific hazard management measure	<input type="checkbox"/> Provision for hazard management is consistent with objective; or <input type="checkbox"/> Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	
<input type="checkbox"/>	E1.6.5 - Habitable Building for Vulnerable Use <i>E1.6.5.1 - hazard management</i>	A1	<input type="checkbox"/> No specific measure for hazard management	<input type="checkbox"/> Bushfire hazard management consistent with objective; or <input type="checkbox"/> Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	

5. Bushfire Hazard Practitioner – Accredited Person

Name	Bill Armstrong	Phone No:	0409 865 129
Address:	Cohen & Associates Pty Ltd 103 Cameron St, Launceston	Fax No:	
		Email address:	bill@surveyingtas.com.au
Fire Service Act 1979 Accreditation No:	BFP-132	Scope:	1, 2, 3a, 3b

6. Certification

I, **Bill Armstrong** certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
---	-------------------------------------

Signed



Date 12-05-15

CLIENT F. KELLY		TITLE BUSHFIRE HAZARD MANAGEMENT PLAN 1 LIVERPOOL STREET, DELORAINE		 COHEN & ASSOCIATES P/L SURVEYORS PLANNERS & MAPPING CONSULTANTS 103 CAMERON STREET PO BOX 990 LAUNCESTON 7250 TAS EMAIL : admin@surveyingtas.com.au TELEPHONE : 03 6331 4633 www.surveyingtas.com.au ABN 70 680 298 535
SCALE 1: 1500@A4	JOB 6996	SHEET:	WARNING THIS DRAWING SHALL NOT BE ALTERED OR USED FOR ANY UNAUTHORISED PURPOSE WITHOUT THE WRITTEN CONSENT OF COHEN & ASSOCIATES P/L	
DATE 20/04/15	REF 148/50	1 OF 1		
BILL ARMSTRONG ACREDITATION No. BFP-132		Hazard Management Area to be maintained in a minimum fuel condition in accordance with Section E1.3.1 of the Bushfire Code in the Meander Valley Interim Planning Scheme 2013.		

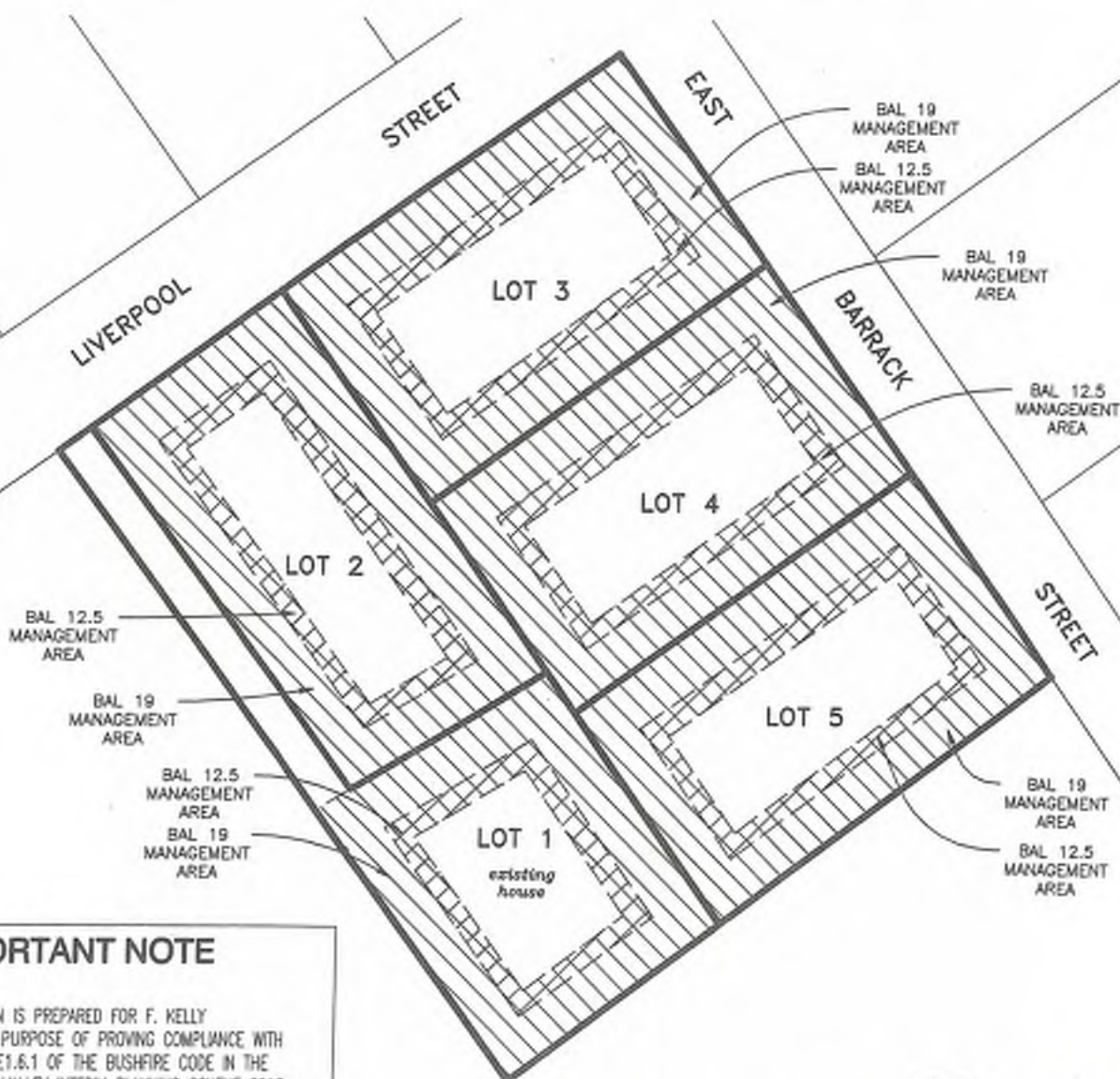


Private access to be constructed in accordance with Table E3 of the Bushfire Code in the Meander Valley Interim Planning Scheme 2013. This includes driveway aprons & culverts.

This is to be achieved by:

- Removing any potential fire hazards such as wood piles, rubbish heaps and stored fuels;
- Using low flammability species for landscaping purposes;
- Ensuring there is horizontal separation between tree crowns as well as vertical separation between ground litter and canopy by pruning low branches;
- Maintaining lawns to a short length (less than 100mm)

Static Water Supply to be 10 000 litre minimum with connections for fire fighting and access to a hardstand area within 3m of the supply



IMPORTANT NOTE

THIS PLAN IS PREPARED FOR F. KELLY FOR THE PURPOSE OF PROVING COMPLIANCE WITH SECTION E1.6.1 OF THE BUSHFIRE CODE IN THE MEANDER VALLEY INTERIM PLANNING SCHEME 2013. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

DO NOT SCALE IF IN DOUBT ASK

STORMWATER AND WASTEWATER ASSESSMENT REPORT

FOR COHEN & ASSOCIATES

1 Liverpool Street Deloraine

May 2015





44 Penquite Road

Launceston TAS 7250

Phone 04 3120 8450

Cameron.oakley@h-dna.com.au

DATE	NATURE OF REVISION	REVISION NUMBER	ISSUE ATHORISED BY
03/05/2015	Report	1	Cameron Oakley

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1. INTRODUCTION

This report is prepared in reference to the proposed subdivision of five Lots at 1 Liverpool Street, Deloraine. The proposed Lots are approximately 5,000 m² in size, all Lots have road frontage except for Lot 1 which retains the existing dwelling (refer to Figure 1).



Figure 1. Proposed subdivision lots (Cohen & Associates, 2015) & soil test locations

The site has a relatively steady grade from the farmhouse to East Barrack Street and Liverpool Street. Figure 2 shows the view from East Barrack Street up to the house; Figure 3 shows the view from the site south of the Liverpool and East Barrack Street intersection northwards.

TasWater sewer infrastructure is not available in the area and, apart from roadside drainage and culverts, there is no formal stormwater drainage network provided by Meander Valley Council. Reticulated water is available.



Figure 2. View south from East Barrack Street



Figure 3. View north to the intersection of Liverpool Street (left of photo) and East Barrack Street.

2. DESIGN PHILOSOPHY

Sewage will be treated on each Lot by septic tank systems and effluent disposal beds.

It is appropriate practice to drain runoff from roofs and structures to the roadside drains in East Barrack Street (Lots 3, 4 and 5) or Liverpool Street (Lots 2 and 3).

The disposal of stormwater from the roof of the existing dwelling is unknown though it is assumed to be by absorption trench. While it is possible to drain stormwater via a long connection to one of the roadways the required stormwater absorption trench size for Lot 1 is confirmed in this report.

3. SOIL TESTING

A preliminary desktop study and soil assessment were undertaken to determine the capacity of the native soil profile to accept flows from soakage trenches. Soil testing was undertaken in two locations (refer to figure 1):

The regional geology and soil classifications identified during the desktop assessment were consistent with the site physiographic units and soils observed during the site inspection.

Figures 4 and 5 show soil profiles from locations 1 and 2 respectively and nature of soil types across the site is clearly illustrated. Site soils can be described as:

- Well structured (peds to 8mm) organic (root layer extends to approx 5cm) brown silts, with trace clay components to a depth of 5cm, grading into;
- Well structured (peds to 10mm present) inorganic silts with minor clay component and sub-rounded clasts to 15mm (clayey silt) to a depth of approximately 60cm.
- A moderately structured (peds to 8mm) brownish-red medium clay (silty clay) to a depth exceeding 1m.

These soils generally correspond to the following soil classifications from Table L1 in AS/NZS 1547:2012:

- Soil category 4 - highly to moderately structured clay loams overlying;
- Soil category 5 - moderately structured light clays to depths exceeding 1m.

The indicative permeability specified in Table L1 of AS/NZS 1547:2012 for soils of this type is between 0.5 to 1.5 m/day (K_{sat}) and implies a conservative design loading rate (DLR) for primary treated effluent of 10 mm/day and a maximum DLR of 15 mm/day.



Figure 4. Soil profile from auger hole 1



Figure 5. Soil profile from auger hole 2

A soil infiltration capacity test was also conducted at each test site in accordance with the falling head test method detailed in *'Code of Practice for Small On-Site Sewage and Sullage*

Treatment Systems and Disposal or Reuse of Sewage Effluent' (Environmental Health Program Directorate Territory Health Services 1996) to confirm the appropriateness of this permeability range. Results from test sites 1 and 2 are shown in tables 1 and 2 respectively.

Table 1. Time taken for water level to drop 25mm (test site 1)

Reading number	Time taken for level to drop 25mm (m:ss)
1	6:51
2	6:36
3	6:54
4	6:51

Table 2. Time taken for water level to drop 25mm (test site 2)

Reading number	Time taken for level to drop 25mm (m:ss)
1	1:55
2	2:30
3	2:24
4	2:33
5	2:39

The Code allows the permeability to be estimated as:

- Test site 1: 1.3 m/day
- Test site 2: 3.4 m/day

It can be seen that test site 1 is near the maximum permeability predicted by AS/NZS 1547:2012 while test site 2 significantly exceeds it. Therefore a conservative DLR of 15 mm/day has been assumed.

4. WASTEWATER DISPOSAL

To meet the performance objectives for on-site systems, disposal beds shall be of sufficient capacity to receive, treat, and absorb all treated wastewater flows and complete the uptake and absorption of the final effluent within the boundaries of the lot.

According to AS1547:2012, a typical 4 bedroom house with reticulated water supply produces a total wastewater flow (black and greywater) of 1,050 L per day. The DLR of 15 mm/day for a Class 4 soil means a trench absorption area of 70 m² (trench wall area excluded) is required. A maximum bed width of 4m and length of 20 m will provide in excess of the required area.

Actual requirements will require confirmation when the Lots are developed, however these **indicative requirements are satisfactory in comparison to the overall capacity based on the 5,000 m² lot sizes.**

5. STORMWATER DISPOSAL

There are two options for concentrated stormwater disposal from Lot 1; pipeline to Liverpool or East Barrack Streets or via onsite absorption trenches. The following assessment has been carried to confirm disposal onsite can be achieved and the indicative dimensions necessary.

If absorption trenches are preferable they need to be able to cater for stormwater generated from two types of rainfall accumulation:

- a. The highest average monthly rainfall; and
- b. A sudden event (10 year Average Recurrence Interval)

The highest average monthly total at Deloraine is July with 119.5 mm from the BOM's Deloraine Athol station. Evapotranspiration (ET) in Tasmania during month is 30 mm which leaves 89.5 mm net rainfall available for runoff, equivalent to 2.89 mm/day.

Unless otherwise specified by Meander Valley Council the 10 year ARI should be used to determine stormwater volumes for disposal. Of these the 72 hour (3 day) rainfall event gives the largest volume of stormwater. This volume was calculated from Intensity-Frequency-Duration (IFD) data from the Bureau of Meteorology shown in Table 3.

The volume of rain produced in the 72 hour event is 110.16 mm (0.11 metres)

To account for peak flows from all impervious surfaces (pavement and roofs) it has been assumed that the maximum area is twice the average Australian house size (2 x 230 m²). A volumetric runoff coefficient is 0.75 has also been assumed, which allows for ponding, paver absorption etc.

The volume of runoff for this event is therefore calculated:

$$\begin{aligned} \text{Volume (m}^3\text{)} &= 460 * 0.75 * 0.11 \\ &= 37.95 \text{ m}^3 \end{aligned}$$

Table 3. BOM IFD data (mm/hr) for Deloraine

DURATION	10 years
1Hr	23
2Hrs	15.2
3Hrs	12
6Hrs	8.08
12Hrs	5.36
24Hrs	3.42
48Hrs	2.08
72Hrs	1.53

Using the DLR of 15 mm/day (L/day) through both the trench walls and floor the predicted outflow from absorption bed with maximum bed dimensions of 4 m width by 20 m length is:

$$\begin{aligned} Q_{\text{floor}} &= 4 * 20 * 15 = 1.2 \text{ m}^3/\text{day} \\ Q_{\text{walls}} &= 48 * 0.4 * 15 = 0.29 \text{ m}^3/\text{day} \\ Q_{\text{total}} &= 1.49 \text{ m}^3/\text{day} \end{aligned}$$

Therefore the net storage volume to be provided for the 72 hour event is $37.95 \text{ m}^3 - (1.49 * 3) = 33.48 \text{ m}^3$

A simple trench design with nominal 20mm blue metal aggregate backfill gives approximately 0.32% void space for stormwater storage. On this basis the gross trench volume needs to be $33.48/0.32 = 104.6 \text{ m}^3$

With a gross depth of 600 mm (including 100 mm topsoil) and thus a net depth of 500 mm would require a total trench area of approximately 210 m^2 . With bed widths of 4 m this requires a total length of 53 m. Alternatively storage could more efficiently be achieved using a clear volume trenches (e.g. Atlantis Cells) with a net volume of 38 m^3 .

Confirmation the trench caters for the wettest month:

$$\begin{aligned} \text{July rainfall less ET} &= 89.5 \text{ mm} \\ \text{Impervious area} &= 460 \text{ m}^2 \\ C_v &= 0.75 \end{aligned}$$

Total July Runoff	=	$460 * 0.75 * 0.0895$
	=	30.9 m^3
	=	$1 \text{ m}^3/\text{day}$
Trench absorption capacity	=	$1.49 \text{ m}^3/\text{day} (>1 \text{ m}^3/\text{day})$

Therefore the trench absorption rate exceeds inflow rate, so trench dimensions are suitable.

The Lot size is therefore sufficient to allow this form of disposal, though the pipeline connection to roadside drainage may be the most cost-effective solution.

Actual trench requirements vary based on the development of the Lot; however these **indicative requirements are satisfactory in comparison to the overall capacity based on the large Lot size.**

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Page 1 of page

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Page 1 of 2 Pages

made the day

of One thousand nine

hundred and eighty BETWEEN KENNETH LEWIS RICHARDSON formerly of Deloraine in Tasmania but now of Sidmouth in Tasmania

(hereinafter called "the Vendor") of the one part

and TERENCE AUBREY BEST of Deloraine aforesaid

and HELEN BEST his wife (hereinafter called "the Purchaser") of

the other part WHEREAS the Vendor is seised for an estate of

inheritance in fee simple in possession free from encumbrances of

and in the land and hereditaments hereinafter described and has

agreed with the Purchaser for the absolute sale thereof to him at

or for the price or sum of Eleven thousand dollars

NOW THIS INDENTURE WITNESSETH as follows:

1. IN this deed words importing the singular or plural number include the plural and singular number respectively and words of any gender shall include any other gender.

2. IN pursuance of the said agreement and in consideration of the sum of Eleven thousand dollars on or before the execution hereof paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledge) the Vendor as Beneficial Owner doth hereby grant and convey unto the Purchaser and his heirs ALL THAT the land and hereditaments described in the Schedule hereto TO HOLD the same unto and to the use of the Purchaser his heirs and assigns forever in fee simple.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE SCHEDULE

ALL THAT allotment or piece of land situate and being in the Township of Deloraine in Tasmania containing Six acres or

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Page 2 of 2 Pages.

thereabouts being the North East portion of certain Nine acres three roods and twenty three perches of land granted by the Crown to the late William Hughes deceased by Letters Patent bearing date the Fifth day of December in the Fifteenth year of the reign of Her Late Majesty Queen Victoria and enrolled in the Supreme Court of Tasmania on the Sixteenth day of September One thousand eight hundred and fifty three and bounded ON the North West by a straight line of Seven chains twenty links or thereabouts along Liverpool Street commencing at the angle of that Street with Barrack Street and extending South Westerly to land formerly owned by Charles Hampton and being the land comprised and described in Indenture of Conveyance dated the Fourteenth day of November One thousand nine hundred and fourteen Registered No. 13/4807 and made between William Eade therein described of the one part and Charles Hampton therein described of the other part the said land being now or formerly owned by Graeme Robert Scott and Julie May Scott by Conveyance Registered No. 46/3594 Thence ON the South East by a straight line of Eight chains eleven links or thereabouts extending South Easterly along the last mentioned land to land comprised and described in Certificate of Title Volume 2656 Folio 64 also now or formerly owned by the said Graeme Robert Scott and Julie May Scott Thence ON the South East by a straight line of Seven chains twenty links or thereabouts extending North Easterly along the last mentioned land to Barrack Street aforesaid Thence ON the North East by a straight line of eight chains eleven links or thereabouts extending North Westerly along the last mentioned Street to the point of commencement.

SIGNED SEALED AND DELIVERED by)
 the said KENNETH LEWIS -----)
RICHARDSON in the presence of:)

Kenneth Lewis

[Signature]
[Signature]
 Court



0364246589

A.1
 The duty payable hereon was this day assessed by me
 at 147-50
 Date 16.12.80
 Assessor/Commissioner of Stamp Duties

This is to certify that this instrument was produced to
 me pursuant to Section 7 of the Stamp Duties Act 1931 on
 the _____ day of _____ 19____, and that
 upon being so produced the full amount of duty (namely
 _____) was duly donated thereon.

Assessor/Commissioner of Stamp Duties

Date

Dated _____ 1980

MR. K.L. RICHARDSON

-to-

MR. & MRS. T.A. BEST

CONVEYANCE

Registered this 15th day
 of December 1980
 at 10.15 AM
 PM.

No. 55/1803

[Signature]
 A/ Registrar of Deeds

DOUGLAS & COLLINS
LAUNCESTON.

55/7809



COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS
AN 70 689 288 533
103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

www.surveyngtas.com.au

EMAIL : admin@surveyngtas.com.au

PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 148/50 (6996)

DEV 3

Municipality:

MEANDER VALLEY COUNCIL

Owners:

HELEN HORTON

Site Address:

1 LIVERPOOL STREET, DELORAINE

Title Refs:

-

Tasmap Sheet:

4640 (DELORAINE)

Dates:

Version A: 12-05-15
Version B:

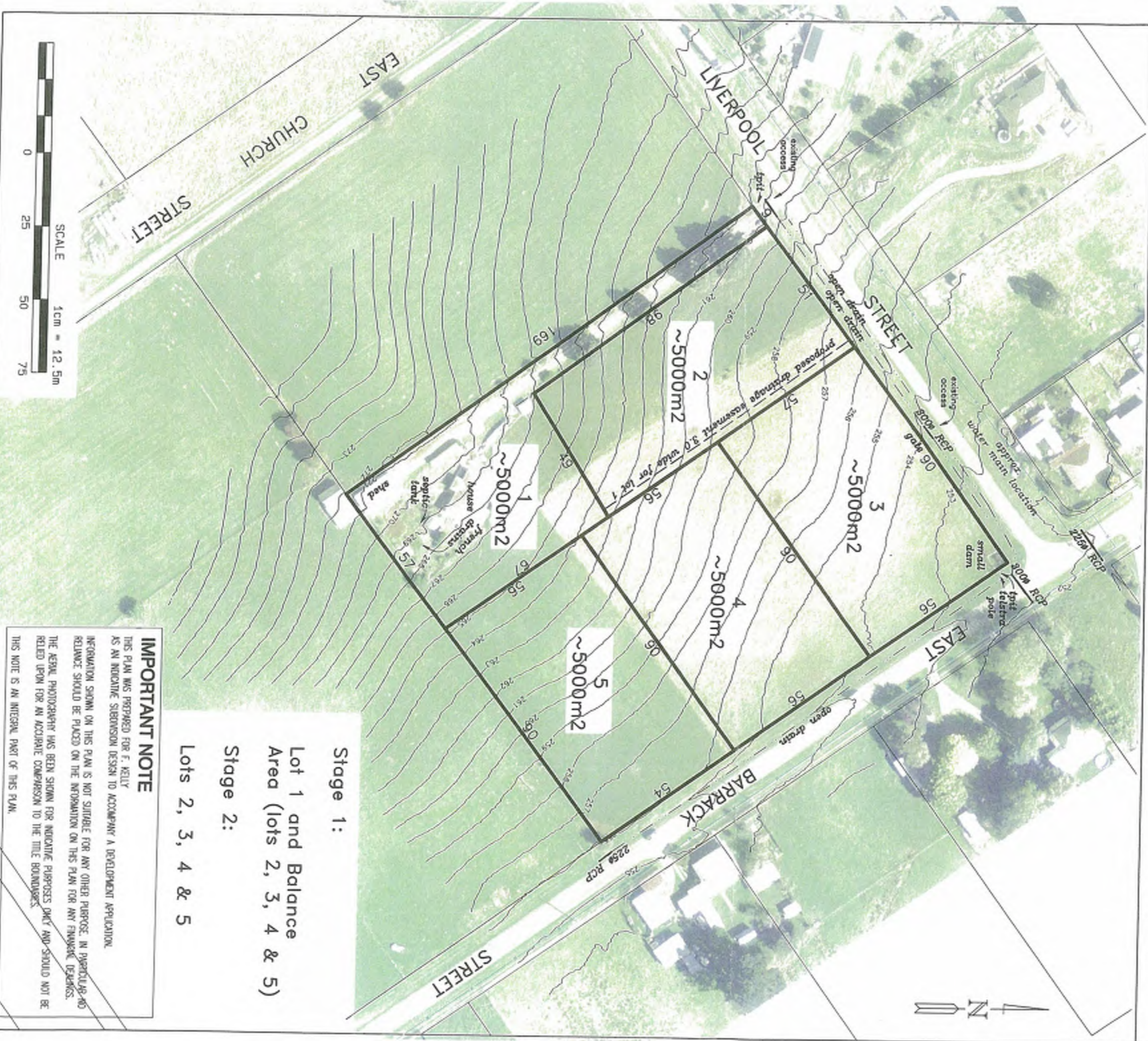
Grid Reference:

E: 472300 N: 5401550 (MGA)

Scale:

1 : 1250 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



Stage 1:
Lot 1 and Balance
Area (lots 2, 3, 4 & 5)

Stage 2:
Lots 2, 3, 4 & 5

IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR F. KELLY AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION. NEGOTIATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DECISIONS. THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

27 May 2015

Mr Adrian Fairfield
Cohen & Associates
103 Cameron Street
LAUNCESTON TAS 7250

Dear Adrian,

**RE: Proposed Subdivision, Corner of East Barrack Street and Liverpool Street,
Deloraine – Traffic Assessment**

In response to your instructions, this traffic assessment is provided for a proposed 5 lot subdivision at the corner of East Barrack Street and Liverpool Street, Deloraine.

1. The Site

The site is an area of some 2.5 hectares in use as a low density semi-rural lot with a residence at the south-western corner. The lot is developed as pasture and generally slopes diagonally across the land from south-west to north-east.

The site is at the south eastern edge of the Deloraine residential area. Development fronting East Barrack Street south from Liverpool Street consists of 4 frontage residences on the east side to Smith Street some 300 metres distant.

2. The Proposal

The proposal is to subdivide the land into five lots at 5,000 m² with three lots fronting East Barrack Street and two lots with frontage to Liverpool Street including the lot containing the existing residence accessed by a 9 metre driveway strip.

3. Street Network

- East Barrack Street

This street is considered as a residential collector street within the town which continues south as Quamby Brook Road to serve rural land to the south and east of the town.

Indications are that the through traffic volume is some 600 vehicles per day.

At the site frontage, the road is constructed with a sealed pavement some 6.0 metres wide and grass verges with a 7.0 metre verge width at the frontage shaped to provide a shallow swale drain.

The road is straight for the north to a curve at Smith Street some 300 metres south of Liverpool Street. The profile is a downgrade from the north to Liverpool Street and relatively flat from there to Smith Street.

At the frontage the road is in an 80 km/h speed zone with the reduction to a 60 km/h limit some 250 metres to the north.

- **Liverpool Street**

This street is considered as a residential access street with six residences accessing the street with the land use seen as consistent with low density development.

The indicative traffic volume at East Barrack Street is assessed as in the order of some 40 vehicles per day.

The street is constructed with a 4.0 metre sealed pavement with grass verges incorporating shallow swale drains, at the site frontage the verge is some 7.0 metres wide.

The street is straight and in profile a downgrade of some 7% at the frontage from a crest some 250 metres west of East Barrack Street.

The default residential 50 km/h speed zone is considered applicable.

4. Assessment

Assessment in accord with Section E4.0 Road and Railway Assets Code of the Meander Valley Interim Planning Scheme indicates:

E4.6.1 A3 The site layout suggests 3 driveways to East Barrack Street with 2 to Liverpool Street.

- **East Barrack Street**
Based on a typical lot generation of 6 two way vehicle movements per day indicates total generation of 24 vehicles, i.e. some 4% of the estimated through volume
- complies

- Liverpool Street
The lot generation of some 12 vehicles is some 30% of the existing traffic volume using a low volume road

E4.6.1 P3(C) The low traffic volume suggest no traffic efficiency concerns. The driveway locations with minimum distances of 90 metres to the right and some 100 metres to the left meet table E4.7.4 requirements for a 50 km/h speed zone - complies

E4.7.1 Not applicable

E4.7.2 A1 As per usual subdivision requirements a single access for each lot is recommended - complies

E4.7.3 Not applicable

E4.7.4 (1)Frontage to East Barrack Street (80 km/h speed zone)

- Sight distance to north – in excess of 175 metres - complies
- Sight distance to south – worst case, lot 5 available sight distance with driveway at northern edge of lot at 194 metres - complies

(2)Frontage to Liverpool Street (50 km/h speed zone)

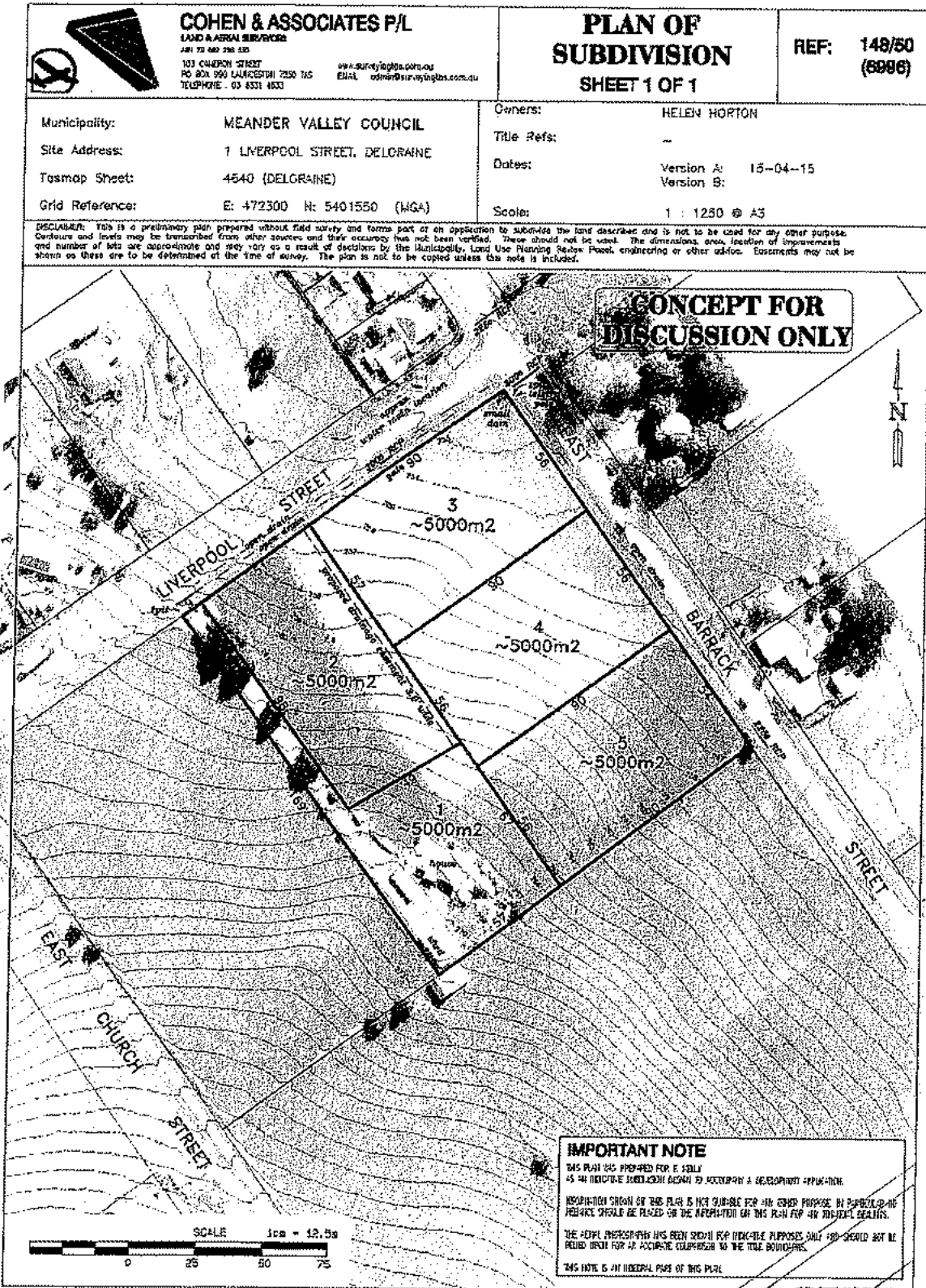
- Sight distance to east at 90 metres is in excess of the required 80 metres - complies
- Minimum sight distance to west at 100 metres is in excess of 80 metres - complies

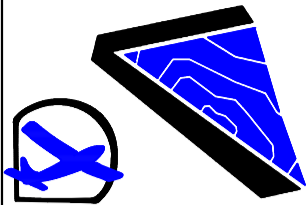
5. Conclusion

A traffic assessment for a proposed 5 lot subdivision at the south western corner of East Barrack Street and Liverpool Street, Deloraine, indicates compliance with section E4.0 of the Meander Valley Interim Planning Scheme provided the driveway access to lot 5 is located at the northern edge of the lot.

Terry Eaton

ATTACHMENT





COHEN & ASSOCIATES P/L
 LAND & AERIAL SURVEYORS
 ABN 70 689 298 535
 103 CAMERON STREET
 PO BOX 990 LAUNCESTON 7250 TAS
 TELEPHONE : 03 6331 4633
 www.surveyingtas.com.au
 EMAIL : admin@surveyingtas.com.au

PLAN OF SUBDIVISION

SHEET 1 OF 1

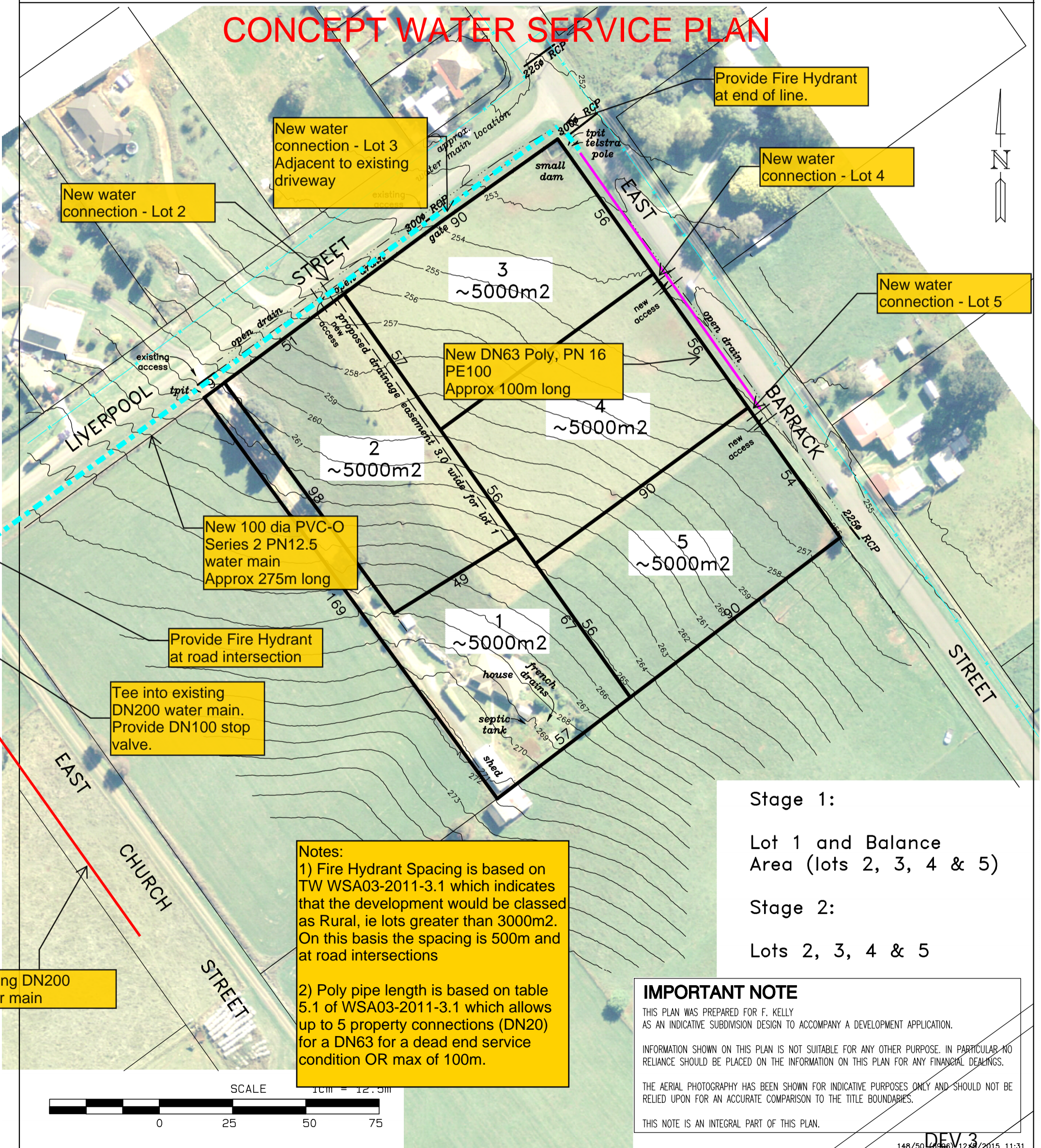
REF: 148/50
(6996)

Municipality: MEANDER VALLEY COUNCIL
 Site Address: 1 LIVERPOOL STREET, DELORAINE
 Tasmap Sheet: 4640 (DELORAINE)
 Grid Reference: E: 472300 N: 5401550 (MGA)

Owners: HELEN HORTON
 Title Refs: —
 Dates: Version A: 12-05-15
 Version B:
 Scale: 1 : 1250 @ A3

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

CONCEPT WATER SERVICE PLAN



30 June 2015

Mr Adrian Fairfield
Cohen & Associates
103 Cameron Street
LAUNCESTON TAS 7250

Dear Adrian,

**RE: Proposed Subdivision, Corner of East Barrack Street and Liverpool Street,
Deloraine – Traffic Assessment – REV 1**

In response to your instructions, this amended traffic assessment is provided for a proposed 5 lot subdivision at the corner of East Barrack Street and Liverpool Street, Deloraine. The amendment adjusts the initial report by taking into consideration issues raised in submissions received following the advertising of the proposal.

1. The Site

The site is an area of some 2.5 hectares in use as a low density semi-rural lot with a residence at the south-western corner. The lot is developed as pasture and generally slopes diagonally across the land from south-west to north-east.

The site is at the south eastern edge of the Deloraine residential area. Development fronting East Barrack Street south from Liverpool Street consists of 4 frontage residences on the east side to Smith Street some 300 metres distant.

2. The Proposal

The proposal is to subdivide the land into five lots at 5,000 m² with three lots fronting East Barrack Street and two lots with frontage to Liverpool Street including the lot containing the existing residence accessed by a 9 metre driveway strip.

3. Street Network

- East Barrack Street

This street is considered as a residential collector street within the town which continues south as Quamby Brook Road to serve rural land to the south and east of the town.

Indications are that the through traffic volume is some 600 vehicles per day.

At the site frontage, the road is constructed with a sealed pavement some 6.0 metres wide and grass verges with a 7.0 metre verge width at the frontage shaped to provide a shallow swale drain.

The road is straight for the north to a curve at Smith Street some 300 metres south of Liverpool Street. The profile is a downgrade from the north to Liverpool Street and relatively flat from there to Smith Street.

At the frontage the road is in an 80 km/h speed zone with the reduction to a 60 km/h limit some 250 metres to the north.

- **Liverpool Street**

This street some 900 metres in length is considered as a residential / rural access street serving 11 residences, access to town reservoirs and 2 farm properties (non resident) , the land uses are seen as consistent with low density development.

The indicative traffic volume at East Barrack Street is assessed as in the order of some 80 vehicles per day.

The street is constructed past the site with a 4.0 metre sealed pavement with grass verges incorporating shallow swale drains, at the site frontage the verge is some 7.0 metres wide.

The street is straight and in profile a downgrade of some 7% at the frontage from a crest some 250 metres west of East Barrack Street.

The default residential 50 km/h speed zone is considered applicable.

4. Assessment

Assessment in accord with Section E4.0 Road and Railway Assets Code of the Meander Valley Interim Planning Scheme indicates:

E4.6.1 A3 The site layout suggests 3 driveways to East Barrack Street with 2 to Liverpool Street.

- **East Barrack Street**

Based on a typical lot generation of 6 two way vehicle movements per day indicates total generation of 24 vehicles, i.e. some 4% of the estimated through volume - complies

- Liverpool Street

The additional lot 2 generation of some 6 vehicles per day is some 7.5% of the assessed existing traffic volume. - complies

Minimum inconvenience is anticipated for existing traffic by the addition of 1 extra driveway to the street. However, consideration could be given to adding 1.0m wide gravel shoulders

To both sides of the sealed pavement from East Barrack St. to past the driveway to lot 2 to provide for the anticipated minor passing demand

E4.7.1 Not applicable

E4.7.2 A1 As per usual subdivision requirements a single access for each lot is recommended - complies

E4.7.3 Not applicable

E4.7.4 (1)Frontage to East Barrack Street (80 km/h speed zone)

- Sight distance to north – in excess of 175 metres - complies
- Sight distance to south – worst case, lot 5 available sight distance with driveway at northern edge of lot at 194 metres - complies

(2)Frontage to Liverpool Street (50 km/h speed zone)

- Sight distance to east at 90 metres is in excess of the required 80 metres - complies
- Minimum sight distance to west at 100 metres is in excess of 80 metres - complies

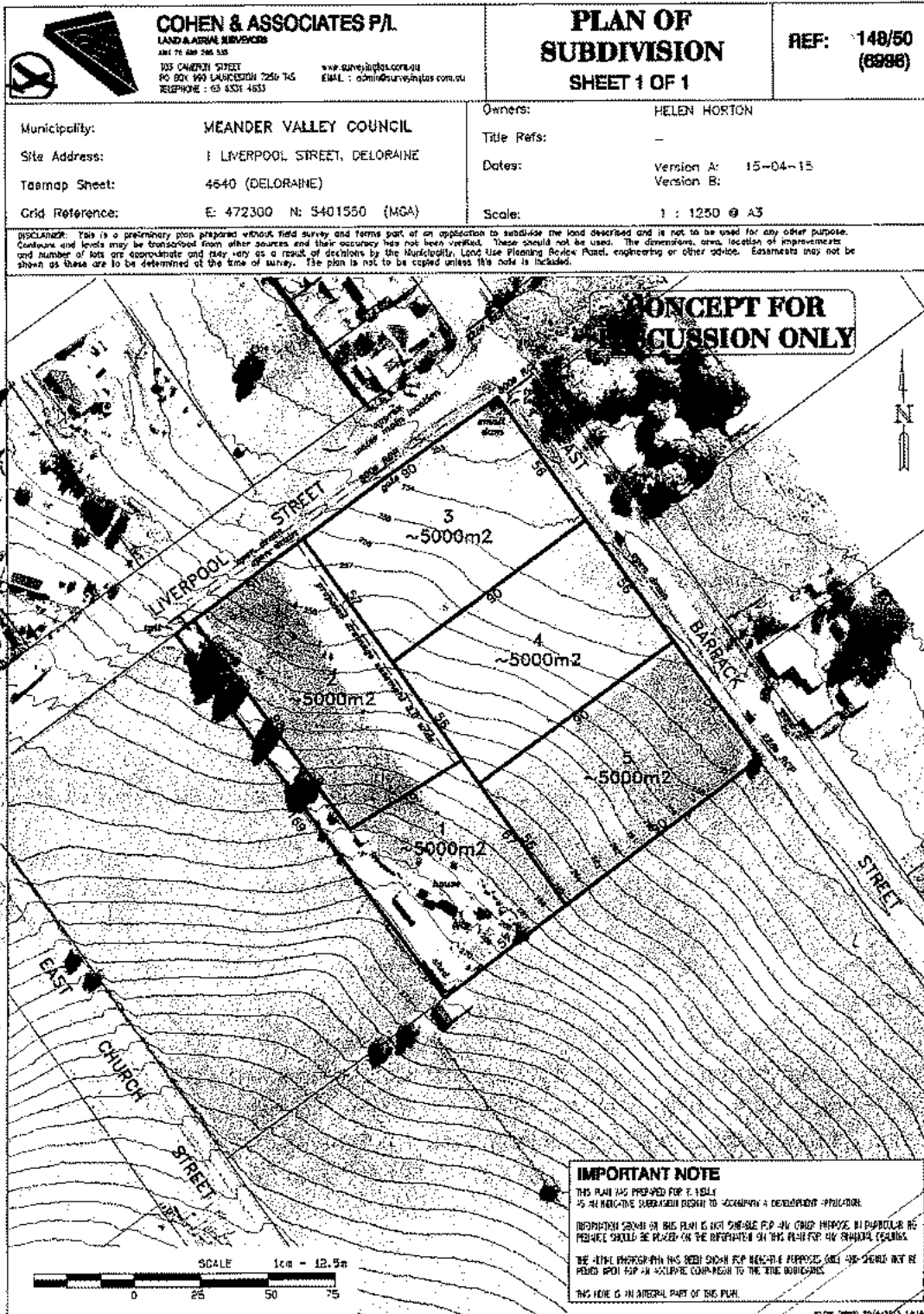
5. Conclusion

A traffic assessment for a proposed 5 lot subdivision at the south western corner of East Barrack Street and Liverpool Street, Deloraine, indicates compliance with section E4.0 of the Meander Valley Interim Planning Scheme provided:

1. The driveway access to lot 5 is located at the northern edge of the lot.
2. Consideration is given to the addition of gravel shoulders to the sealed pavement as outlined in this report

Terry Eaton

ATTACHMENT





44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

Cohen & Associates Pty Ltd
103 Cameron Street
Launceston TAS 7250

26/06/2015

Attention: Adrian Fairfield

RE: PROPOSED SUBDIVISION OF NO. 1 LIVERPOOL ST DELORAINÉ – RESPONSE TO REPRESENTATIONS ON THE MATTER OF STORMWATER

Hydrodynamica provided the *Stormwater and Wastewater Assessment Report* (May 2015) for the subdivision of no. 1 Liverpool Street into 5 Lots. The report assesses the likely development scenario of the Lots and the suitability of stormwater (and septic) flow disposal using absorption trenches.

The residents of nos. 102 and 104 and East Barrack Street raised concerns about the issue of stormwater drainage, highlighting two main areas of concern:

1. Inadequacies of the existing public drainage system creating existing problems; and
2. The potential for additional stormwater runoff to be created from the proposed subdivision.

Inadequacies of the existing public drainage system creating existing problems

No. 1 Liverpool Street is 2.5 hectares of a much larger 12.43 hectare subcatchment extending southwards (refer to Figure 1). The natural landform and flow direction for the catchment is north-

Page 1 of 5

DEV 3

MVC should confirm the veracity of claims of existing problems caused by inadequate Council infrastructure at and downstream of the road Liverpool St /East Barrack Street. It is noted that according to MVC staff there are no historical records of flooding and no customer service requests have been made by residents raising concerns of flooding at these addresses and location.

Potential for additional stormwater runoff to be created from the proposed subdivision

The assessment in the report is based on a hypothetical future development scenario. Actual design layout and capacity must therefore be formally be determined and be specific to any development proposed. Unmitigated flows from development in the proposed Lots have the potential to increase storm flows from the catchment. The magnitude of these increases should be minimal however given:

- At 2.5 hectares the subdivision contributes only 20% of the total catchment;
- The 5000 m² lot sizes are large, and any additional impervious surfaces will constitute only a small fraction of each lot; and
- Absorption trenches catering for the 10 year storm event will mitigate runoff to areas which cannot be diverted. Any such impervious areas may only 1% of the total catchment (assuming 250 m² impervious per lot is not detained for absorption $(5 \times 250 \text{m}^2) / 124300 \text{m}^2 = 1\%$)

The sensitivity of the catchment and risk of additional runoff can be assessed using the *Australian Rainfall and Runoff Rational Method*. The Kinematic Wave Equation gives a time of concentration of flows (from the top of the catchment to the bottom of the catchment) of 51 minutes during the 10 year storm event for the existing undeveloped catchment, and a design rainfall intensity of 25.4 mm/hr.



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

Cameron Oakley
CONSULTING ENGINEER
HYDRODYNAMICA

Submission to Planning Authority Notice

Council Planning Permit No.	PA15\0190	Council notice date	28/05/2015
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TasWater details

TasWater Reference No.	TWDA 2015/00834-MVC	Date of response	26/06/2015
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au

Development details

Address	1 LIVERPOOL ST, DELORAINE	Property ID (PID)	6256250
Description of development	Subdivision 5 Lots		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cohen & Associates P/L	Plan of Subdivision Sheet 1 of 1	B	12/05/2015

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS & METERING

1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with TasWater's metering policies any other conditions in this permit.
2. Any supply and installation of water meters and installation of new property service connections must be carried out by TasWater at the developer's cost.

ASSET CREATION & INFRASTRUCTURE WORKS

3. The existing TasWater water main in East Church Street must be extended to service the development.
4. Plans submitted with the application for Engineering Design Approval must show all existing, redundant and/or proposed property services and mains, to the satisfaction of TasWater.
5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a registered professional engineer showing the hydraulic servicing requirements for water to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. All works must be constructed under the supervision of a qualified engineer in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are

to be at the expense of the developer and performed by Taswater and/or a contractor approved by TasWater, to the satisfaction of TasWater.

9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month maintenance period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from the supervising qualified engineer certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b) A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d) As constructed drawings must be prepared by a qualified surveyor to TasWater's satisfaction and forwarded to TasWater.
11. Upon completion, to TasWater's satisfaction, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect TasWater infrastructure. Any damage caused to TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.

HEADWORKS CHARGES

CONDITION

15. Prior to TasWater issuing a Consent to Register Legal Document, the applicant or landowner as the case may be, must pay a headworks charge of \$10,007.44 to TasWater for water infrastructure for 4.0 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

In the event that Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay headworks charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

ADVICE

If the final plan of survey is lodged with Council and practical completion for water and sewerage

infrastructure has been met for the relevant stage(s) in the period 1 April 2014 to 31 March 2016 the headworks amount(s) will be waived in line with the prevailing State Government Policy.

Please visit www.development.tas.gov.au for further information.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater for this proposal of:

1. \$543.10 for development assessment; and
2. \$257.00 for Consent to Register a Legal Document

as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator until the date they are paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater which will be when the Consent to Register a Legal Document is issued.

19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage will apply.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

Changes to the water connection size and/or increased sewer discharges may result in changes to the fixed service charges for the property. Please visit <http://www.taswater.com.au/Your-Account/Water-and-Sewerage-Charges> for more information.

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

For application forms please visit <http://www.taswater.com.au/Development/Forms>

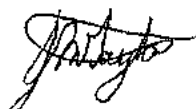
The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Jason Taylor

Development Assessment Manager

Leanne Rabjohns

From: Denis & Rose lyne <denis.rosemary@bigpond.com>
Sent: Monday, 8 June 2015 10:48 AM
To: Planning @ Meander Valley Council
Subject: PA\15\0190

Follow Up Flag: Follow up
Flag Status: Flagged

I refer to advertised planning application PA\15\1090 re 5 lot sub-division at 1 Liverpool Street, Deloraine.

My comment is in regard to the Traffic Assessment -pages 41 and 42 of the application.

Mr Terry Eaton has based his estimate of traffic flow in Liverpool Street on the premis of Liverpool Street containing or providing access to 6 residences.

The estimate is incorrect as Liverpool Street provides access to 11 residences (including 2 on the 1 title). In addition Liverpool Street also provides access to 1 of Deloraine's water reservoirs and 2 separate farming titles without residences.

Therefore the estimated traffic flow in Liverpool Street is at least double Mr Eaton's estimate.

I consider Liverpool Street to be already too narrow for the amount of current traffic flow , particularly from the junction of East Barrack Street to East Church Street and the additional traffic from at least 2 new entrances to these new lots will further exacerbate the problem. Already vehicles need to drive on the grass verge to pass oncoming traffic and these verges can be boggy and slippery especially close to East Church Street.

We have previously advised Council of the real safety issue regarding the width of Liverpool Street. A high proportion of traffic is logging trucks and farming vehicles and for all of the length of Liverpool Street it is dangerous to pass oncoming traffic at any speed.

I request that consideration be made to either increase the bitumenised width of Liverpool Street or provide a gravelled verge of reasonable width on either side of the bitumen.

Regards

Denis & Rosemary Lyne
5 Liverpool Street
Deloraine 7304
0363622920

104 East Barrack Street,
Deloraine, TAS, 7304
Ph. 0459032169
E: teniellem@me.com

General Manager
PO Box 102
Westbury, TAS, 7303

Attention: Mr Greg Preece

Dear Sir,

We wish to make representation in regards to the proposed development application of '1 Liverpool Street, Deloraine (PID 6256250)'.

As adjoining land owners at 104 East Barrack Street, we strongly oppose the application of property subdivision of 5 lots for the following stated reasons;

Inadequate stormwater drainage.

At present we face great difficulties during the winter seasons due to runoff from the slopping gradients from the said property. The natural flow of water and natural course is downhill to us. Living adjacent to the property we are greatly impacted by water receding down our drive way and into our front outdoor living space, impacting on our garage and parking areas. As a result we have gone to great lengths in an attempt to combat flooding. Including installing underground drainage systems to prevent water build up and small retaining walls to stop flooding. During heavy rainfall this is a constant battle to maintain with leaf litter blockages regularly causing build-up of storm waters.

The swale drain highlighted in the application to develop is not specifically as described. As to call it a drain is improper. It is a median strip or pass of land parallel to the East Barrack street roadway and is approximately 6.4 meters wide. The road has slight elevation above the median strip. There is a purpose built drain at the corner of Liverpool Street intersection crossing under East Barrack Street, adjacent to the small spring in the very northern corner of the said property. The purpose of the large drain is to help feed the water away from the spring during heavy rain periods. From consultation with our neighbours we have been advised that there is a second spring located under the road way which is further reason for the large swale drain located in the 'undeclared road' of Liverpool Street currently used for grazing. Our north western end of our property is significantly impacted by the overflow of water from this drain regularly, including a complete submersion of our water meter installed by TASWater. Please see photo attachments.

The over development of lots 3, 4 and 5 have the capacity to further inundate our property with excess stormwater runoff. The amount of hard surfaces specifically but not limited to the addition of 3 new driveways of East Barrack Street frontages will impact on the amount of stormwater runoff.

There is lack of appropriate drainage system on the northern side of the road way of East Barrack Street which is detrimental to our property filling and flooding. Due to the significance of the roadways height and slope into our yard, we do not feel that it is possible for council to rectify our current stormwater problem or any further problems resulting in this application being successful.

The potential that this application exposes us to in relation to additional stormwater drainage and/or natural stormwater hazards is unfair and also risks the devaluation of our property if left untreated and unmanaged. Our current position is manageable to an extent but the potential for increased runoff will require additional systems to cater for extra runoff. This expense will not be covered by us as we strongly oppose the application. Compensation will be sought to rectify this problem should the application be successful.

The application identifies that the most cost effective solution to managing the stormwater runoff for the applicant is to pipe excess in to existing drains. This solution should not be considered as an alternative as it will leave us inundated as the current drain still floods our property during heavy rainfalls.

General Suitability only:

It is anticipated that the purpose of the application is to create residential building lots. It is presumptuous to determine how future applications will be submitted with regards to their building design and location including stormwater runoff and waste disposals systems. To include diagnostics in this application in relation to these is seemingly flawed. The creation of new accesses alone will impact stormwater runoff and there is no discussion as to how that will be rectified, when by our accounts it appears that is all this application is determining.

The general suitability of new lot sizes does allow for the development of future waste water and stormwater runoff systems per lot, however what has not been considered is how much of the grade will need to be altered and how much development to the land needs to be done in relation to installing such systems. The application does not indicate the level of earth works required and the potential consequences to low lying properties adjacent the development site.

Out of Character:

The current visual character of the immediate area is rural living. With all properties from Liverpool Street back to Scott Street being greater than 2 acre lots and much larger as the road leads to Quamby Brook. To propose a smaller lot size of 1.2 acres is not in keeping with the visual character of the area. The application proposes the availability of an additional 4 homes be built on the existing lot, this will add a visual bulk, highly visible to the public commuting on East Barrack Street and is disrespectful to the existing neighbourhood character.

It will also cause significant loss of visual amenity to our property with the potential of 4 new homes overlooking our property. This is against MVC planning Scheme 12.4.3.2 P1e.

Connection to the road network- Traffic Congestion and Pedestrian Safety.

The application determines that the traffic flow will not be affected by the development of additional property access point because it is compliant with the low traffic volume indicators. What the application lacks is the consideration that the increase to traffic is not just affecting one road. The application identifies that the traffic impact is based solely on the individual streets the proposed driveways are to be developed. It fails to recognise that to access Liverpool Street, usage of East Barrack Street is required. It also fails to recognise that to access proposed lot 3,4 & 5 traffic

must move past the intersection of Liverpool street. Therefore, whilst it may comply with individual streets- combined it is highly questionable as to the overall effects on traffic congestion.

Further the application depicts that the impact to East Barrack street in calculated at 6 x 2 way movements per lot = 24 traffic movements per day and 4% of total. This calculation is flawed as based on 6 x 2 way movements for 3 lots would indicate 36 traffic movements per day and 6%.

As we live on the opposite intersection of Liverpool and East Barrack Street we will be exposed to an increase of approximately 50 traffic movements per day. Ie, 8.3% increase to traffic past our home based on the applications figures. This poses a safety risk to our children using the school bus, playing in our outdoor space and further to our right to enjoy our property and neighbourhood.

What it also fails to recognise it that the East Barrack Street roadway is approximately 6 meters wide. With a 6.4 meter verge to the property boundary of said property. This 6.4 metre median is currently used by horse riders, and children accessing the school bus stop at the intersection of Liverpool and East Barrack Streets. East Barrack Street is also a popular fitness route for joggers, walker and cyclers, hosting many cycling road events. There is no footpath or pedestrian walkway and during warmer months parents maintain the length of grass on the median so that children are able to walk safely to the school bus.

Any traffic increase to the intersection of Liverpool and East Barrack Street school bus stop exposes primary school children to increased danger when catching the bus to and from school. This issue has already been addressed with council and no outcome has been reached.

Development of accesses on East Barrack Street further risks traffic congestion as the road is simply not wide enough to accommodate large machinery in operation. There is physically no space to park trucks or equipment on the right hand side due to the drop. Traffic congestion and disruption is without doubt significant when the application states 600 vehicle movements on East Barrack Street per day.

Ability to Access Services and Development affecting Amenity.

The proposed development of subdivision for 5 lots should include the ability to access utilities available in the area. Currently the residential water pipe lines are on the opposite side of both East Barrack and Liverpool Streets to the property. To this point no considerations have been established as to the disruption levels of road and service users as to how the water is to be accessed by the proposed lots in particular lots 3,4 & 5. It is a requirement to have connection to reticulated water supply namely TASWater but development plans as to how this can be achieved are lacking.

The proposed subdivision also fails to identify how standard public utilities such as power can be achieved without adversely impacting on the current amenity of the area. Currently the closest power pole available to lot 3, 4 and 5 is located in the far Northern corner of the property. Having just experienced a substantial increase in upgraded power poles at the front of our property, we opposed any more changes.

It is further highlighted that the lack of stormwater drainage for all proposed new lots depicts that access to standard public utilities available to other homes are not available to the proposed subdivision application. Therefore would be conflicting to the requirement of 12.4.3.2 A1e. The proposal to feed excess stormwater into a drainage system that is not designed to accommodate extra, make the solution unviable as it creates additional problems for other properties. Namely ours!

The application for subdivision allows for the potential development of 4 new homes. The development creates additional traffic, noise and pollution all affecting amenity in the area. It would be improper to speculate as to the designs and locations of new building, but what can be determined is, because of the gradient of the lots, heavy machinery would be required to allow for building commencement. It is simply not possible to build on the sites without redevelopment of the lots first. Any changes to the land levels and increases in hard surfaces will have a negative impact on our low lying property.

Summary:

It is considered that this proposal will have a negative impact on us as a neighbouring property and further the visual character of the immediate area. The lack of direct consultation with us by the applicant has also created a negative response to this proposal. The lack of detail in regards to where access points are to be created along East Barrack Street is of further concern to us. The amount of information that is subject to final surveys is alarming. The lack of immediate access to public utilities and underestimated interferences to traffic flow and increased safety to pedestrians all need serious consideration. As all potential lot sizes are at the absolute minimum size requirements under the current Planning Scheme but remain subject to final survey, it is hoped from our prospective that the Council rejects this proposal in its entirety.

Finally we wish to draw your attention to the fact that the said property was settled by private treaty on 1/6/15. The property has since been relisted with Quamby View Real-estate as the proposed subdivided 5 lots including 4 residential building blocks. We find this distressing considering that this was done prior to receiving the letter from MVC affording us the opportunity to make written representation. This is completely disappointing. Please see photo attachments.

Kind Regards,

RA & TL McDermott

104 East Barrack Street,

Deloraine, TAS 7304

Photo attachments.



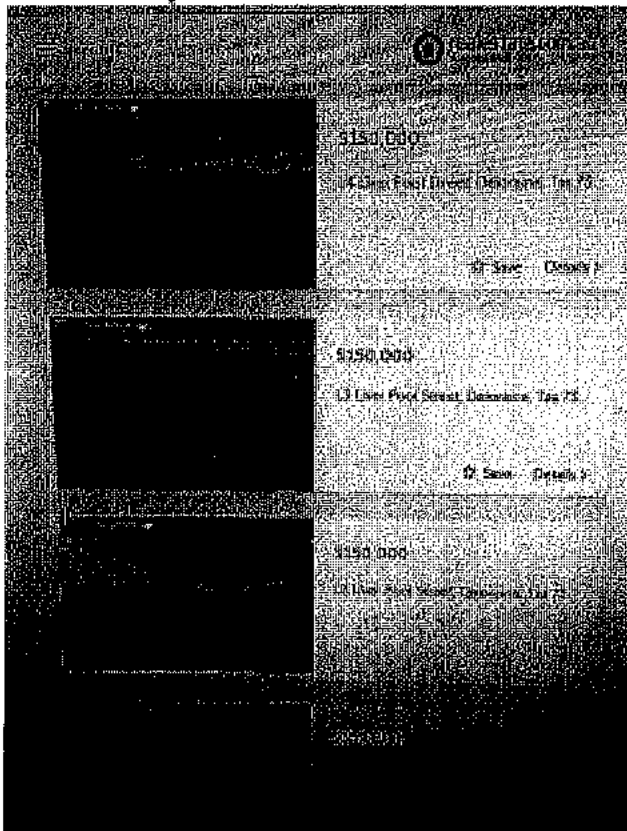
Photo outside our property looking south down East Barrack Street towards Quamby Brook. Notice the drop on the left hand side where water runs in to our property.



Photo outside our property looking North up East Barrack street towards Deloraine CBD. Notice the drop on the right hand side where water runs into our property. At the second telegraph pole is the location of the said storm water drain which is suggested to have additional storm water piped to it.



This photo represents the slope of which current stormwater recedes from. This is also the said swale drain locate on the median strip beside the road.



This photo represents the current listing with Quamby View Real-estate- suggesting that approval for subdivision is complete.

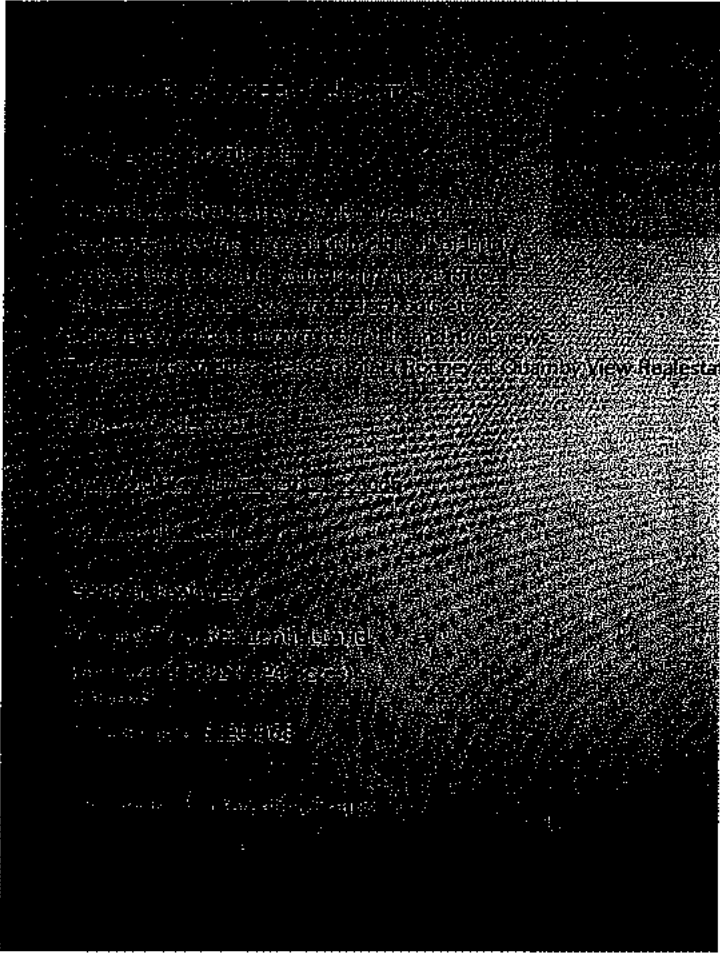


Photo 2 of Quamby View Real-estate advertisement.

Sue Keegan

From: peter102@bigpond.net.au
Sent: Friday, 12 June 2015 10:20 AM
To: Planning @ Meander Valley Council
Subject: PDI:6256250

14850

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Pm/15/0190

Peter and Julie Larcombe
102 East Barrack Street
Deloraine
Tasmania 7304
Phone 63622093

General Manager
PO Box 102
Westbury

Dear Sir/Madam

We are writing with regards to Application Number: **PID 6256250 1 Liverpool Street**

We have concerns with regards to the current inefficiency of the drainage system that exists at Liverpool street, where with heavy rain the drain is overburdened and overflows into our property, which has previously caused damage to private road surfaces and is a potential access issue

Obviously this new development will affect the quantity of water that flows into the current drainage system.

We would expect that the current drainage service could be extended into the creek at the northern end of the underdeveloped section of Liverpool street, where any flooding issues do not directly impact any property or private access.

We thank you for your consideration with regards to this matter and our concerns raised, and would appreciate feedback in regards to the councils plans.

Yours Sincerely

Peter and Julie Larcombe

DEV 4 MULTIPLE DWELLINGS (3 UNITS) – 5 REIBEY STREET, HADSPEN

1) Introduction

This report considers application PA\15\0191 for Multiple Dwellings (3 units) on land located at 5 Reibey Street, Hadspen (CT 79371/11).

2) Background

Applicant

Darwin Investment Trust

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to this report as the 'Scheme').

Use & Development

The proposal is for multiple dwellings. The existing house at the front of the property is to be modified and two additional units are to be constructed behind. To accommodate the development, the three existing outbuildings are to be demolished.

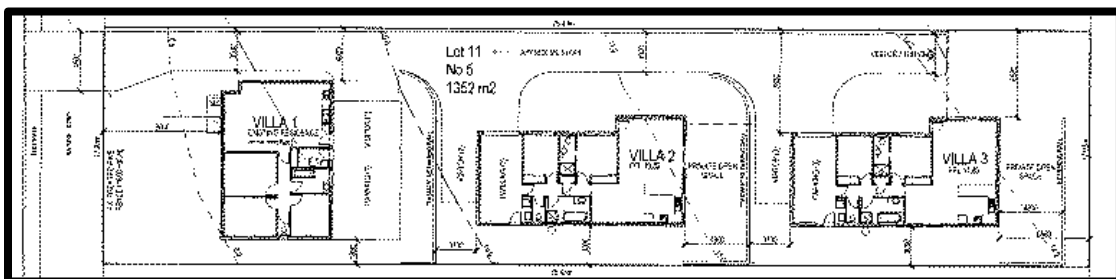


Figure 1: proposed site plan

Site & Surrounds

The subject lot is a 1351m² rectangular shaped property. A house is located to the front of the property; and three outbuildings are located to the rear.

The immediately surrounding land is characterised by single dwellings. The adjoining properties are long rectangular shaped, each with a house located to the front of the property and outbuildings behind.

The subject land is highlighted in the aerial photo below.



Photo 1: Aerial photo showing the subject property.



Photo 2: showing the subject property viewed from Reibey Street.

Statutory Timeframes

Application validated:	2 June 2015
Request for further information:	Not Applicable
Information received:	Not Applicable
Advertised:	6 June 2015
Closing date for representations:	23 June 2015
Extension of time granted:	24 June 2015
Extension of time expires:	15 July 2015
Decision due:	14 July 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and Other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2015/00866-MVC) was received on the 10 June 2015 (attached document).

8) Community Consultation

The application was advertised for the statutory 14-day period. Two (2) representations were received (attached documents). The representations are discussed in the assessment below.

9) Financial Impact

Not Applicable

10) Alternative Options

Council can either approve, with or without conditions, or refuse the application.

11) Officers Comments

Zone

The subject property and immediately surrounding land are located in the General Residential Zone.



Figure 2: Zoning of subject title and surrounding land.

Use Class

In accordance with Table 8.2 the proposed Use Class is:

- Residential – multiple dwelling

Residential (multiple dwellings) is specified in Section 10.2 – General Residential Zone Use Table as being a *Permitted* use class. However, the development does not comply with all the Acceptable Solutions and relies on Performance Criteria. As such, it is subject to a Discretionary permit process.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where an application relies on Performance Criteria, discretion is used for that particular standard. To determine whether discretion should be exercised to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the General Residential Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following tables comprise an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

10.0 General Residential zone			
Scheme Standard		Comment	Assessment
10.3.1 Amenity			
A1	If for permitted or no permit required uses.	Multiple dwellings are a permitted use class in the General Residential zone.	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable.	Not applicable.
10.3.2 Residential Character – Discretionary Uses			
A1	Commercial vehicles for discretionary uses must be parked within the boundary of the property.	Not applicable.	Not applicable.
A2	Goods or material storage for discretionary uses must not be stored outside in locations	Not applicable.	Not applicable.

	visible from adjacent properties, the road or public land.		
10.4.1 Residential Density for multiple dwellings			
A1	Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	With a land area of 1351m ² , each site area per dwelling is 450m ² .	Complies
10.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site;	Unit 1 has a deck located 8m from the front boundary.	Complies
A2	A garage or carport	All garages/carport are	Complies

	<p>must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	located greater than 5.5m from the front boundary.	
A3	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot,</p>	All proposed new development fit within the Building Envelope requirements.	Complies

	<p>a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>		
10.4.3 Site coverage and private open space for all dwellings			
A1	<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area</p>	<p>Site coverage is 25%.</p> <p>The private open space per each unit is:</p>	<p>Complies</p> <p>Complies</p>

	<p>of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>Unit 1: 96m² Unit 2: in excess of 99m² Unit 3: in excess of 100m²</p> <p>Dwellings and driveways calculate to 45% coverage. Impervious surface area is greater than 25%.</p>	Complies
A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level(excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely</p>	<p>All units comply with the private open space standards.</p>	Complies

	<p>more than 1.8m above the finished ground level(excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>		
10.4.4 Sunlight and overshadowing for all dwellings			
A1	A dwelling must have at least one habitable	Unit 1 does not comply with the window orientation	Relies on Performance

	room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	standard. Units 2 & 3 both comply with the window orientation standard.	Criteria
A2	<p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of</p>	Not applicable.	Not applicable.

	<p>sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>		
A3	<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle</p>	Not applicable.	Not applicable.

	<p>of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>		
10.4.5 Width of openings for garages and carports for all dwellings			
A1	A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	Not applicable.	Not applicable.
10.4.6 Privacy for all dwellings			
A1	A balcony, deck, roof terrace, parking space,	Not applicable.	Not applicable.

<p>or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the</p>		
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	<p>same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>		
A2	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3 m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4m from a rear boundary; and</p> <p>(ii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.</p> <p>(b) The window or</p>	Not applicable.	Not applicable.

	<p>glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>		
A3	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p>	<p>The wall of Unit 1 is separated from the internal driveway by 1m. There are no windows or doors facing the internal driveway.</p> <p>Units 2 & 3 both have in excess of 2.5m separation from the wall to the internal driveway.</p>	Complies

	<p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>		
10.4.7 Frontage fences for all dwellings			
A1	<p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>The existing front fence is 1.7-1.8m high. This fence is to be reduced in length to accommodate the wider driveway.</p> <p>The existing 1.7m-1.8m high internal fence is to be removed to accommodate a wider driveway. A new 1.8m high fence is to be erected.</p>	<p>Not applicable.</p> <p>Relies on Performance Criteria</p>
10.4.8 Waste storage for multiple dwellings			
A1	<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at</p>	<p>Each unit has a dedicated area for bin storage.</p>	<p>Complies</p>

	<p>least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>		
10.4.9 Storage for multiple dwellings			
A1	Each dwelling must have access to at least 6 cubic metres of secure storage space.	Each unit has a 7 cubic metre storage shed.	Complies
10.4.10 Common Property for multiple dwellings			
A1	<p>Development for multiple dwellings must clearly delineate public, communal and private areas such as:</p> <p>a) driveways; and</p>	<p>The driveway is formed.</p> <p>Retaining walls and fencing delineate private areas.</p>	Complies

	c) site services, bin areas and any waste collection points.		
10.4.11 Outbuildings for multiple dwellings			
A1	Outbuildings for each multiple dwelling must have a: a) combined gross floor area not exceeding 45m ² .	Each storage sheds have a floor area of 3.5m ² . Combined the area is 10.5m ² .	Complies
10.4.12 Site Services for multiple dwellings			
A1	Provision for mailboxes must be made at the frontage.	Three letterboxes are located at the front boundary, adjacent to the driveway.	Complies

E6 Car Parking and Sustainable Transport Code

Scheme Standard	Comment	Assessment	
E6.6.1 Car Parking Numbers			
A1	A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or...	The site plan shows 6 car parking spaces (2 per each unit) and a visitor parking area.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	Not applicable.	Not applicable.
E6.6.4 Motorbike Parking Provisions			

A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Not applicable.	Not applicable.
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	The driveway is formed (sealed) and drained. All car parking spaces are delineated.	Complies
E6.7.2 Design and Layout of Car Parking			
A1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and Within the general residential zone,	All manoeuvring areas and parking spaces are located behind the building line.	Complies

	provision for turning must not be located within the front setback for residential buildings or multiple dwellings.		
A2	<p>Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and</p> <p>d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:</p> <p>i) there are three or more car parking spaces; and</p> <p>ii) where parking is more than 30m driving distance from</p>	<p>The gradient of the driveway is 6%.</p> <p>Sheet A13 shows all vehicles being able to enter and exit the site in a forward direction. However, this drawing does not consider the retaining wall associated with Unit 1.</p> <p>For 6 car parking spaces the standard is for vehicle access to be 4.5m for the initial 7m and then 3m thereafter. The plans are in compliance with this standard.</p> <p>The site plan shows Unit 1 with 2 car parking in the carport. However, the Landscape Plan shows this area also containing a storage shed and wheelie bin storage, therefore reducing space for car parking. Units 2 and 3 car parking spaces comply.</p>	<p>Complies</p> <p>Relies on Performance Criteria</p> <p>Complies</p> <p>Relies on Performance Criteria</p>

	<p>the road; or</p> <p>iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and</p> <p>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</p>	Turning circles consistent with the Australian Standard.	Complies
E6.7.3 Car Parking Access, Safety and Security			
A1	<p>Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	Not applicable.	Not applicable.
E6.7.4 Parking for Persons with a Disability			
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	Not applicable.	Not applicable.
A2	One of every 20 parking spaces or part thereof must be constructed and	Not applicable.	Not applicable.

	designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.		
E6.8.1 Pedestrian Walkways			
A1	Pedestrian access must be provided for in accordance with Table E6.5.	No separate access required.	Complies

Performance Criteria

10.4.4 Sunlight and overshadowing for all dwellings

Objective

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and*
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

Performance Criteria P1

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

COMMENT:

The Demolition Plan shows the Unit 1 north facing window being removed. As such, Unit 1 will not have a habitable room window facing between 30 degrees west of north and 30 degrees east of north. There is a large living room window facing north-west and sunlight will enter the living room in the afternoon. The development is consistent with the objective.

10.4.7 Frontage fences for all dwellings

Objective

To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and*

- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and*
- (c) provide reasonably consistent height and transparency.*

Performance Criteria P1

A fence (including a free-standing wall) within 4.5m of a frontage must:

- (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and*
- (b) be compatible with the height and transparency of fences in the street, taking into account the:*
- (i) topography of the site; and*
- (ii) traffic volumes on the adjoining road.*

COMMENT:

To accommodate the proposed wider driveway crossover, the existing 1.7-1.8m high front fence is to be slightly reduced in length and the 1.7-1.8m high internal fence is to be demolished and a new 1.8m high treated pine internal fence erected. The height of the new replacement fence would be the same height as the existing fence.

The Unit 1 private open space is located between the unit and the front boundary. The mail box for all three units is located abutting the internal fence. A solid fence would provide privacy to the residents of Unit 1. The height and transparency of the front fence allows for passive surveillance from the habitable room of Unit 1.

The development is consistent with the objective.



Photo 3: showing the front and internal fence.

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Performance Criteria P1

The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and*
- b) the availability of public car parking spaces within reasonable walking distance; and*
- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and*
- d) the availability and frequency of public transport within reasonable walking distance of the site; and*
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and*
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and*
- g) an empirical assessment of the car parking demand; and*
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*

- i) the recommendations of a traffic impact assessment prepared for the proposal; and*
- j) any heritage values of the site; and*
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
 - i) the size of the dwelling and the number of bedrooms; and*
 - ii) the pattern of parking in the locality; and*
 - iii) any existing structure on the land.**

COMMENT:

The plans show each unit having 2 car parking spaces and a visitor/turning bay in front of Unit 3.

The plans show Unit 1 with two car parking spaces within the car port, in addition to the storage shed and bin storage. The storage shed and bin storage reduces the space available for car parking. The site plan shows potential space behind the unit to relocate these features.

The visitor parking space in front of Unit 3 is 5m in length. It is noted that there is ample available space for this car parking space to be lengthened to meet the required length of 5.4m and not impact on the minimum requirement for private open space for Unit 3.

Recommended Conditions:

Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The Plans must be drawn to scale with dimensions and must show:

- a) The Unit 1 storage shed and wheelie bin storage area relocated from under the carport.**
- b) The Visitor Parking being 5.4m in length.**

Combined with the recommendations above, the car parking design complies with the Acceptable Solutions and as such, consistent with the objective.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

COMMENT:

The site plan shows a retaining wall between Units 1 and 2 tapering to the internal driveway. While, the Swept Path Plan (1) shows the turning circle for Unit 1 crossing the retaining wall. The retaining wall would need to be modified to accommodate this manoeuvring.

Recommended Conditions:

Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The Plans must be drawn to scale with dimensions and must show:

- a) The retaining wall behind Unit 1 must be modified to provide for vehicle manoeuvring from Unit 1.**

Combined with the recommendations above, the car parking design is consistent with the objective.

9.4 Demolition

The application includes the demolition of 3 outbuildings. These buildings are to be demolished to accommodate the proposed unit development. The property is not heritage listed. A recommendation for approval of the application inherently includes the demolition of these buildings.



Photos 4 & 5: buildings to be demolished.

Representation

Two representations were received (see attached documents). A summary of the representations are as follows:

Representation 1:

- Development does not comply with Zone Purpose and Amenity definition – impacts include increased traffic, increased noise and negative impact on adjacent property prices.
- Potential for parking on the street.
- Development will generate additional noise. Increased traffic noise and impact on neighbouring house.
- *Solutions:*
 - *The obvious solution is that the permit application be denied.*
 - *Should it however the council see fit to allow it to proceed, they should insist on an approved 1.8 acoustic fence/wall adjacent to the proposed driveway at #5 be installed as part of the application. This fence/wall should be increased in height in the area immediately adjacent to the existing dwelling at #3.*
 - *It may be that such a fence will need to be acoustically engineered in order to support its proposed effectiveness.*

COMMENT:



Photo 6: showing the side boundary fence with 3 Reibey Street.

Zone purpose and amenity

The Zone Purpose encourages residential development. In accordance with Clause 8.2 of the scheme, Residential use class includes multiple dwellings. Residential Amenity and Residential Character are inherently linked to the Acceptable Solutions related to residential use and development. The application was assessed against the applicable provisions of the scheme. Other than window orientation and the front fence provisions, the proposed development met all Acceptable Solutions for the General Residential zone.

Car parking on street

The proposal (with appropriate conditions) provides for all required car parking spaces on-site. As for all residential uses in an urban environment, there is the potential for cars (in excess of the scheme's requirements), to be parked on the street.

Additional noise & acoustic fence

The proposal will generate noise equal to that of 3 dwellings. Being located in an urban environment, residential noise is not considered unreasonable. As Multiple Dwellings are a Permitted use class, there is no requirement for a specific noise assessment. As such, requiring additional acoustic measures cannot be considered. In accordance with the *Boundary Fences Act 1908*, the standard of a

boundary fence is a private matter between landowners and not a matter that can be considered through the planning process.

It is noted that if the two parties wish to erect a higher fence, side boundary fences up to 2.1m high do not require a planning permit.

Representation 2:

- Devaluation of property.
- Loss of privacy. Noise pollution.
- Not in keeping with the surrounding area.
- *That villa 2 be deleted and if not then a further 3 meters – in total 6 meters distance from our boundary with a minimum of a 2.4 meter high screen wall the entire length of our boundary 975 meters) combined with shrubs etc. To camouflage and to sound proof.*
- *Sewage and stormwater pipes to be relocated down drive way.*
- *Wheelie bins and storage sheds to be relocated from our boundary.*

COMMENT:



Photo 7: showing the side boundary fence with 7 Reibey Street.

Devaluation of property

Devaluation of property is not a matter that is addressed in the planning scheme or the *Land Use Planning & Approvals Act 1993*. As such, it cannot be considered through the planning process.

Privacy

The scheme's trigger for privacy consideration is when the finished surface or floor level is more than 1m above natural ground level. The *3D View and Elevation* sheet shows the floor level of each unit being less than 1m. It is noted that the shared side boundary fence is approximately 1.5m high. There are no requirements in the scheme to consider the boundary fence.

Noise

As stated above, residential noise is not considered unreasonable. And as such, requiring additional acoustic measures cannot be considered. In accordance with the *Boundary Fences Act 1908*, the standard of a boundary fence is a private matter between landowners and not a matter that can be considered through the planning process. It is noted that if the two parties wish to erect a 2.4m high screening fence, a separate planning permit would be required.

Noise during the demolition and construction phase (i.e. hours of operation) can be managed via the provisions of the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2014*.

Not in keeping with the surrounding area

There are other multiple dwellings in the surrounding area (highlighted in blue outline in Figure 3 below). 55 Main Street (with access onto Reibey Street) has a valid planning permit for 6 units. 37 Kipling Crescent and 3 Browne Street/20 Claire Street both contain multiple dwelling developments.

The proposal is to retain the older house on the property (Unit 1) with only minor modifications. From Reibey Street, the appearance of Unit 1 will aid in maintaining the established streetscape. It is noted that Units 2 and 3 are located behind Unit 1, and as such will be obscured when viewed from Reibey Street. Furthermore, it is considered that the proposal is consistent with the Local Area Objectives for Hadspen.

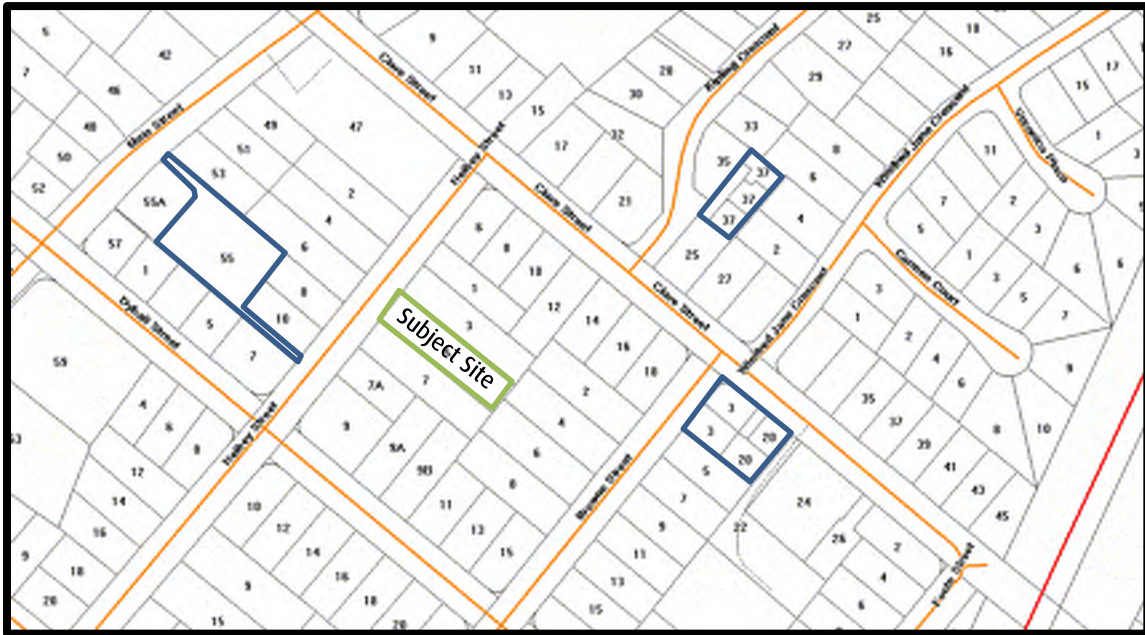


Figure 3: showing relationship with surrounding multiple dwelling developments.

Removing Unit 2

Units 2 & 3 complies with the Acceptable Solutions for Building Envelope, side setback and private open space requirements. There are no requirements in the scheme for a unit to be relocated 6m from a side boundary.

Sewer & stormwater

The Drainage Plan shows sewer and stormwater infrastructure along the southern side boundary. These services will be underground.

A Submission to Planning Authority Notice from TasWater has been received.

Council is planning upgrades to stormwater infrastructure in this area. Council's Infrastructure Department will negotiate with the developer regarding the timing of works.

Location of waste storage

The Acceptable Solution for waste storage is for bins to be located in an area for the exclusive use of each dwelling. The plans show the location of the bins being compliant with this requirement. Wheelie bins are considered vermin proof.

In addition, there are no environmental health regulations that stipulate where a wheelie bin has to be located on a property.

Location of storage sheds

The scheme states that outbuildings with a height no greater than 2.4m can be located outside of the Building Envelope. The proposed outbuildings are 2m in height. As such, the scheme allows the storage sheds to be located abutting the side boundary.

Conclusion

In conclusion, it is considered that the application for a Multiple Dwellings (3 units) generally complies with the standards of the Planning Scheme, can be effectively managed by conditions and is recommended for approval.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for a Multiple Dwelling (3 units) for land located at 5 Reibey Street, Hadspen by Darwin Investment Trust, requiring the following discretions:

- **10.4.4 Sunlight and overshadowing for all dwellings**
- **10.4.7 Frontage fences for all dwellings**
- **E6.6.1 Car Parking Numbers**
- **E6.7.2 Design and Layout of Car Parking**

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:**
 - a) Scolyer Designs – Sheets A01 - A09, A11 - A15.**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.
- 2. Prior to the commencement of any works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The Plans must be drawn to scale with dimensions and must show:**

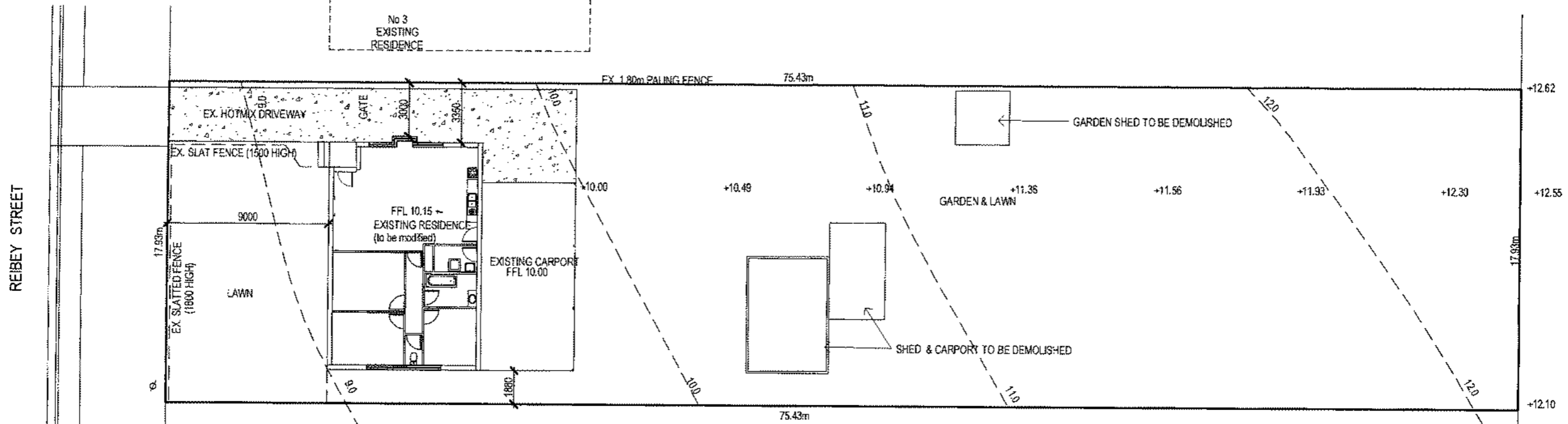
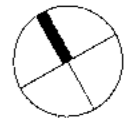
- a) **The retaining wall behind Unit 1 must be modified to provide for vehicle manoeuvring from Unit 1.**
 - b) **The Unit 1 storage shed and wheelie bin storage area relocated from under the carport.**
 - c) **The Visitor Parking space must be 5.4m in length.**
 - d) **The vehicular crossover must be widened and sealed in accordance with LGAT standard drawing TSD-RO9-V1 (attached) and to the satisfaction of Council's Director of Infrastructure Services.**
- 3. The development must be in accordance with TasWater's Submission to Planning Authority Notice (TWDA 2015/00866-MVC) (attached document).**

Note:

1. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a. Building permit
 - b. Plumbing permit
2. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
3. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If any Aboriginal relics are uncovered during works;

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal government agencies.

DECISION:



Existing Site Plan
SCALE 1 : 250

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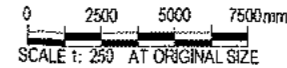
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1	AMENDMENTS	12.03.15
0	DEVELOPMENT APPLICATION	08.12.14
Rev No.	Description:	Date:

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
EXISTING SITE PLAN

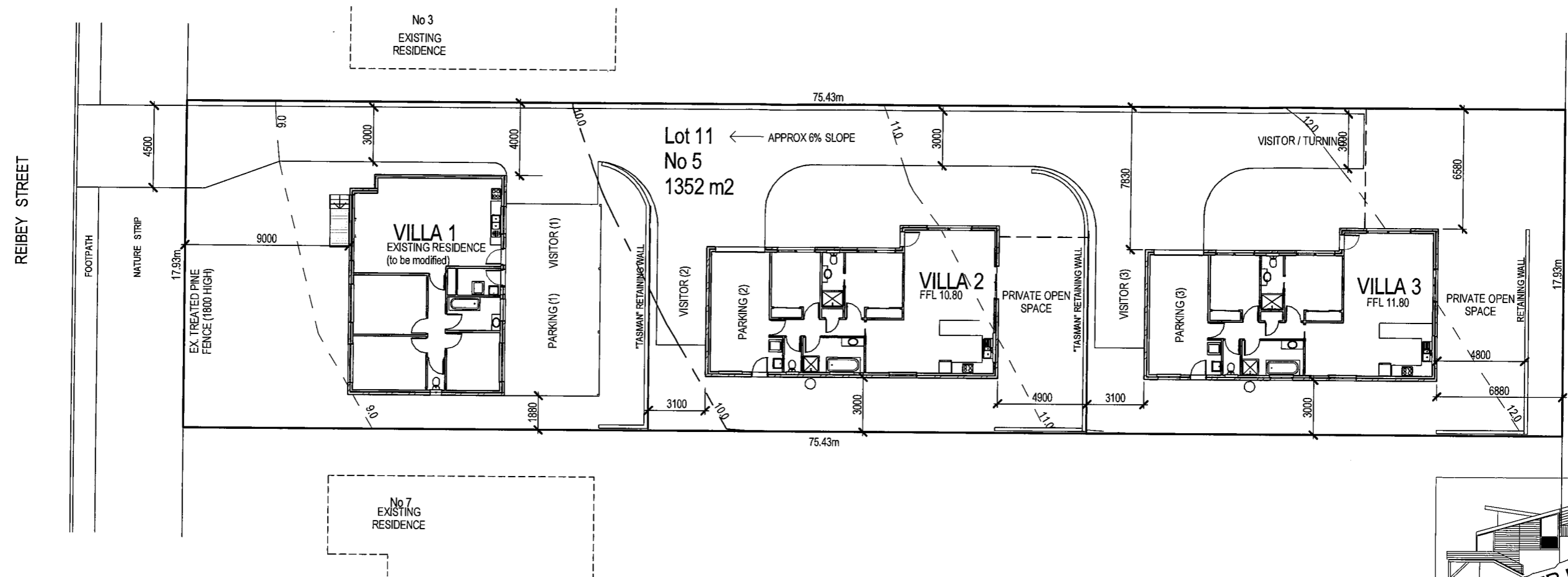
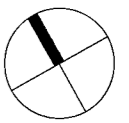
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NOV. 2014		2
Scale:	Sheet:	
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DEVELOPMENT APPLICATION

**A01
DEV 4**



Site Plan
SCALE 1:250

GENERAL NOTES:

1. CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
2. WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED, DO NOT SCALE
3. ALL WORK TO BE STRICTLY IN ACCORDANCE WITH THE B.C.A., ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS.
4. ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS.
5. ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR.
6. BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES.
7. ALL WINDOWS AND GLAZING TO COMPLY WITH AS 1288
8. CHECK ON SITE FOR ALL EXISTING UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. TAKE ALL NECESSARY PRECAUTIONS & RE-CONNECT WHERE REQUIRED.
9. ALL JOINERY, FITMENTS, APPLIANCES, PLUMBING FITTINGS & HARDWARE SHALL BE AS SCHEDULED BY OWNER.
10. FINISHED FLOOR LEVEL IS TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.

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DEVELOPMENT APPLICATION

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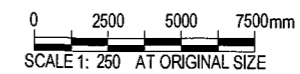
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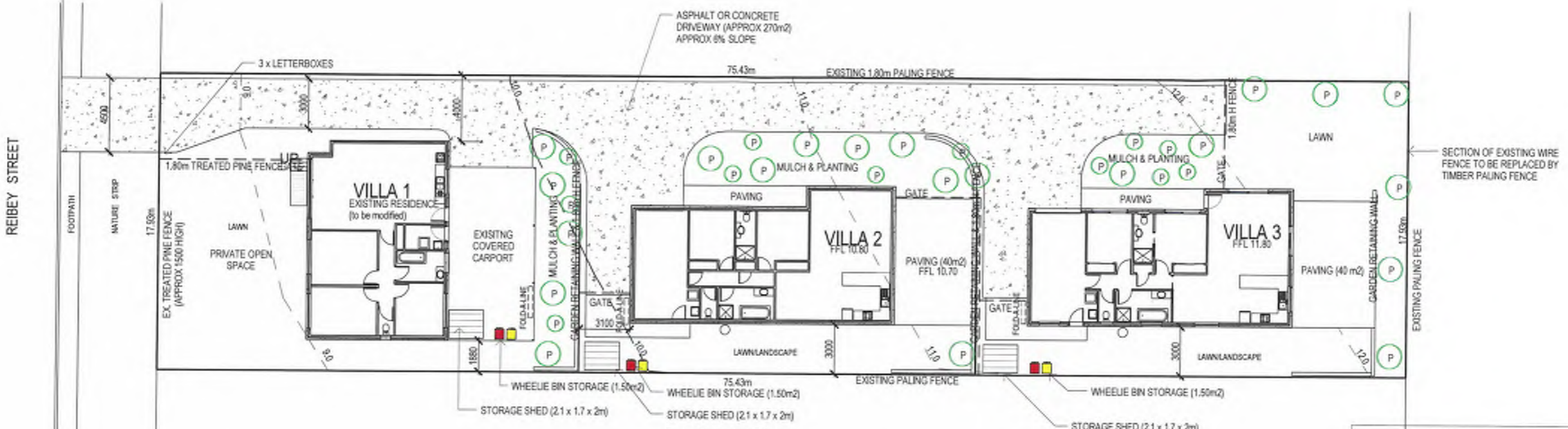
Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
SITE PLAN

Date: NOV. 2014	Project No:	Rev No: 2
Scale: As indicated	Sheet:	A02 DEV 4





Landscape Plan
SCALE 1 : 250

PLANTING NOTES:
P - DENOTES SELECTED SPECIES

150mm MIN TOPSOIL, PINE BARK MULCH TO GARDEN AREAS
150mm MIN TOPSOIL, GRASS & FERTILISE TO LAWN AREAS
SELECTED PEBBLES / GRAVEL WHERE SHOWN

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Client:
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Project:
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HADSPEN
TAS. 7290**

Title:
LANDSCAPE PLAN

Date: NOV. 2014	Project No:	Rev No: 2
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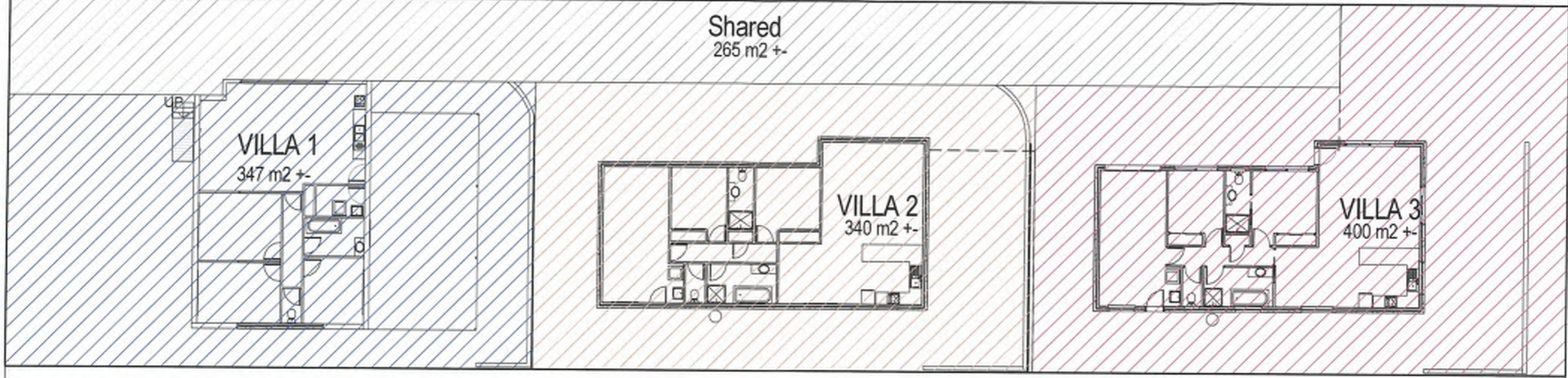


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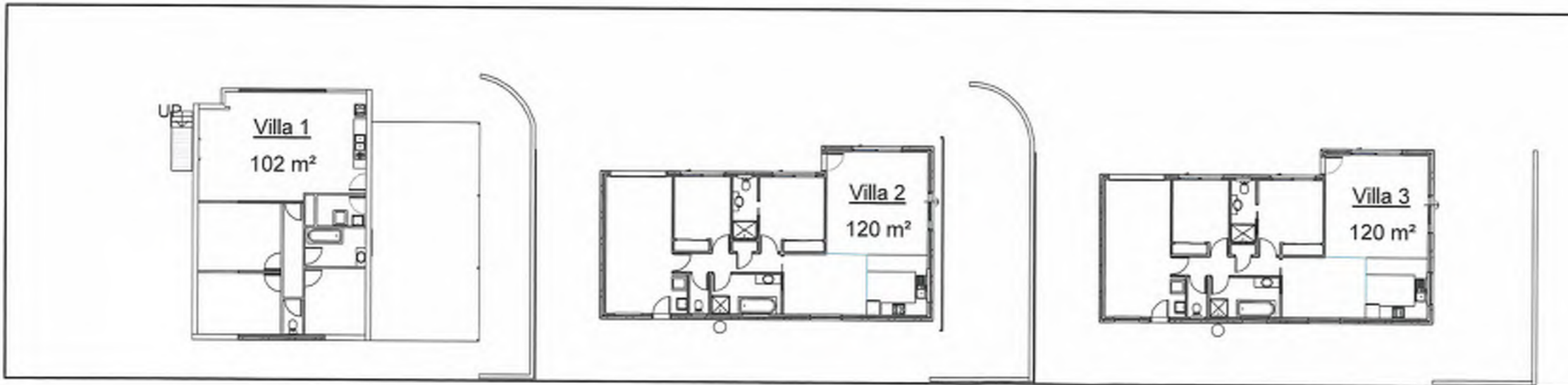
DEVELOPMENT APPLICATION

A03
DEV 4

REIBEY STREET

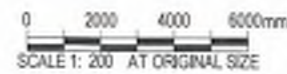


Area Plan
SCALE 1:200



Floor Area Plans
SCALE 1:250

Area Schedule (Gross Building)		
Name	Area	Area (sq)
Villa 1	102.03 m ²	10.98
Villa 2	120.35 m ²	12.95
Villa 3	120.35 m ²	12.95
	342.73 m ²	36.89



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2	AMENDMENTS	17.03.15
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Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
AREA PLAN

Date: NOV. 2014	Project No:	Rev No: 2
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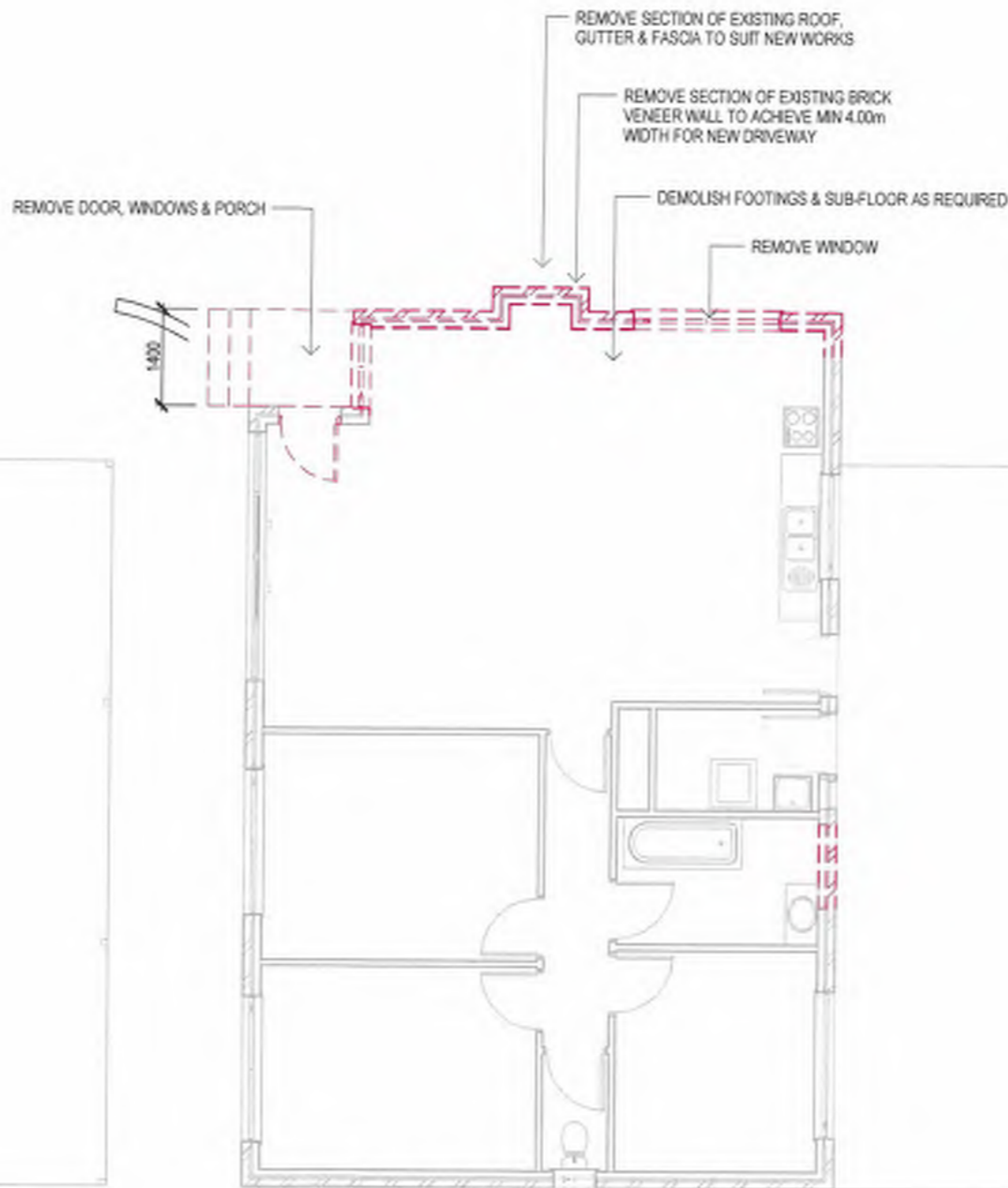
DEVELOPMENT APPLICATION

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**A04
DEV 4**



Floor Plan - Proposed
SCALE 1:100



Floor Plan - Demolition
SCALE 1:100

DEMOLITION NOTES:

- ALL DEMOLITION WORKS TO COMPLY WITH AS2601
- DEMOLISH ALL WALLS, DOORS, PARTITIONS, ROOF & GUTTER, BALCONIES, BALLUSTRADES, JOINERY & SURFACES AS SHOWN.
- MAKE GOOD ALL ADJACENT SURFACES, FINISHES & FITMENTS.
- PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY ON SUPPORT FROM WORK TO BE DEMOLISHED
- PROVIDE DUST PROOF SCREENS, BULKHEADS & COVERS TO PROTECT EXISTING FINISHES & IMMEDIATE ENVIRONMENT FROM DUST & DEBRIS
- GIVE NOTICE IMMEDIATELY HAZARDOUS MATERIALS OR CONDITIONS ARE FOUND, INCLUDING: ASBESTOS OR MATERIAL CONTAINING ASBESTOS, FLAMMABLE OR EXPLOSIVE LIQUIDS OR GASES, TOXIC, INFECTIVE OR CONTAMINATED MATERIALS, NOXIOUS OR EXPLOSIVE CHEMICALS.
- CLEAR AWAY/REMOVE ALL TEMPORARY SUPPORT UPON COMPLETION OF WORKS.
- REMOVE ALL WALL MOUNTED FIXTURES & FITTINGS TO DEMOLISHED WALLS & RETAIN FOR RE-USE.
- OWNER TO ASSESS FOR RE-USE & AUTHORISE DISPOSAL OF DEMOLISHED ITEMS.
- TERMINATE ALL REDUNDANT ELECTRICAL & HYDRAULIC SERVICES & CONCEAL.
- PREPARE ALL DEMOLISHED SURFACES FOR NEW WORK.



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0	DEVELOPMENT APPLICATION	08.12.14

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
VILLA 1 PLANS

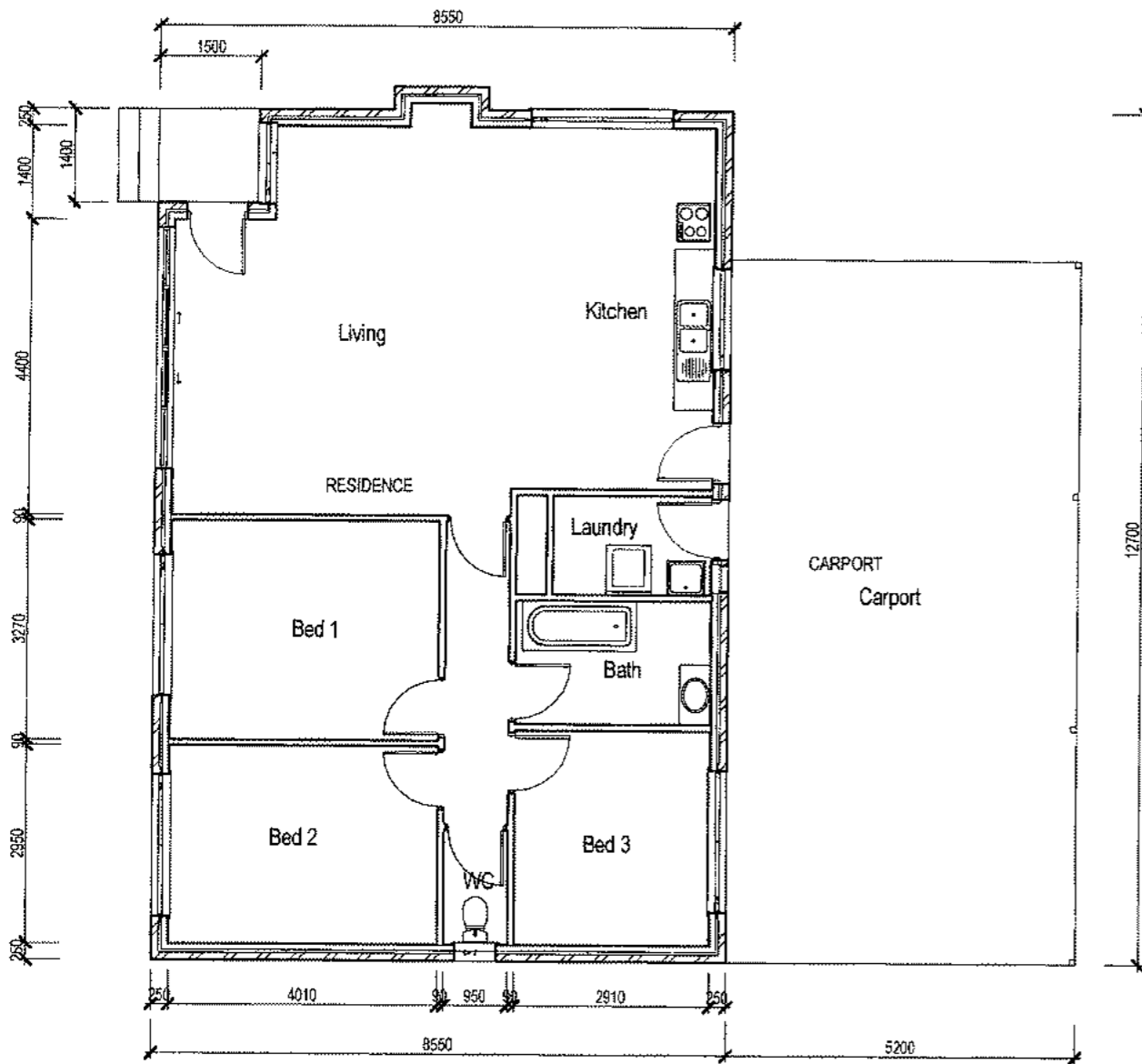
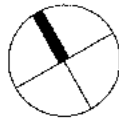
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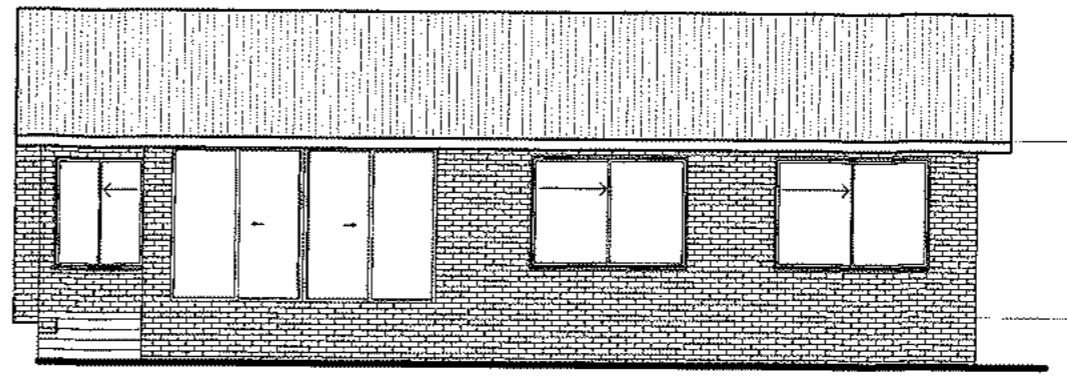
DEVELOPMENT APPLICATION

VILLA 1

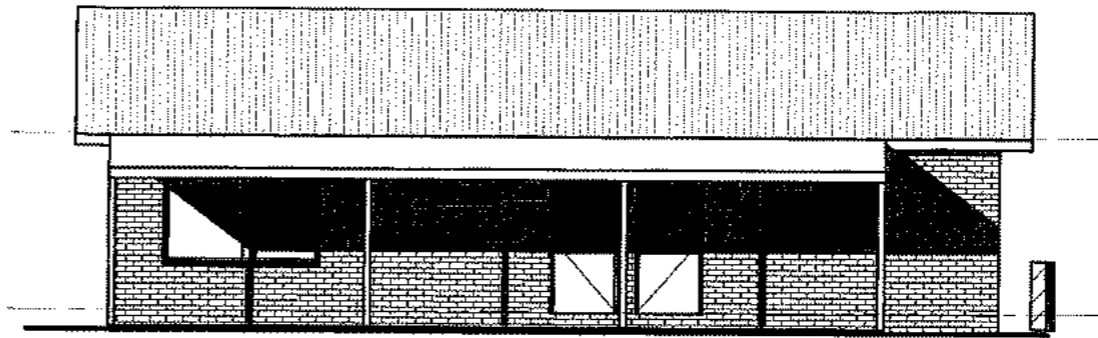
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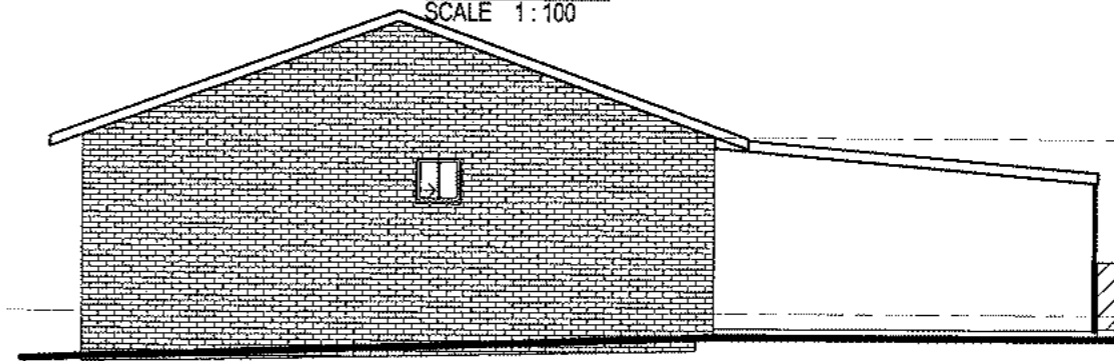
Floor Plan - Existing
SCALE 1:100



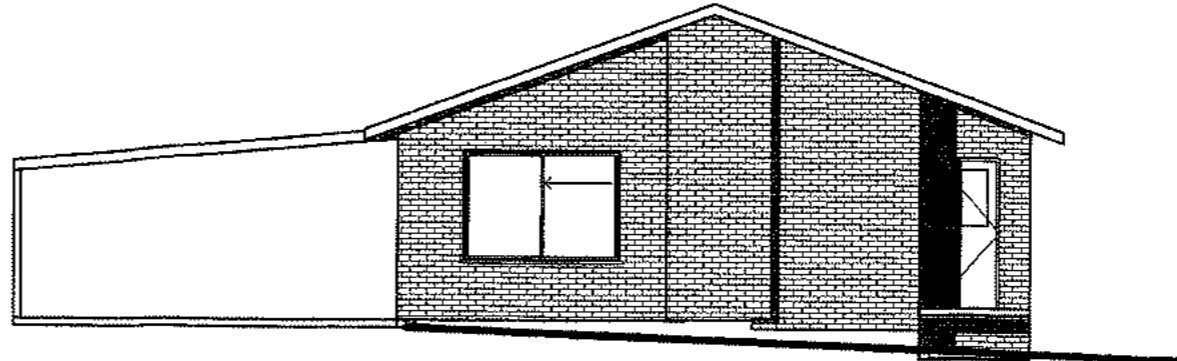
West Elevation
SCALE 1:100



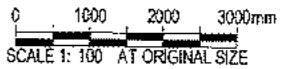
East Elevation
SCALE 1:100



South Elevation
SCALE 1:100



North Elevation
SCALE 1:100



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Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
VILLA 1 - EXISTING

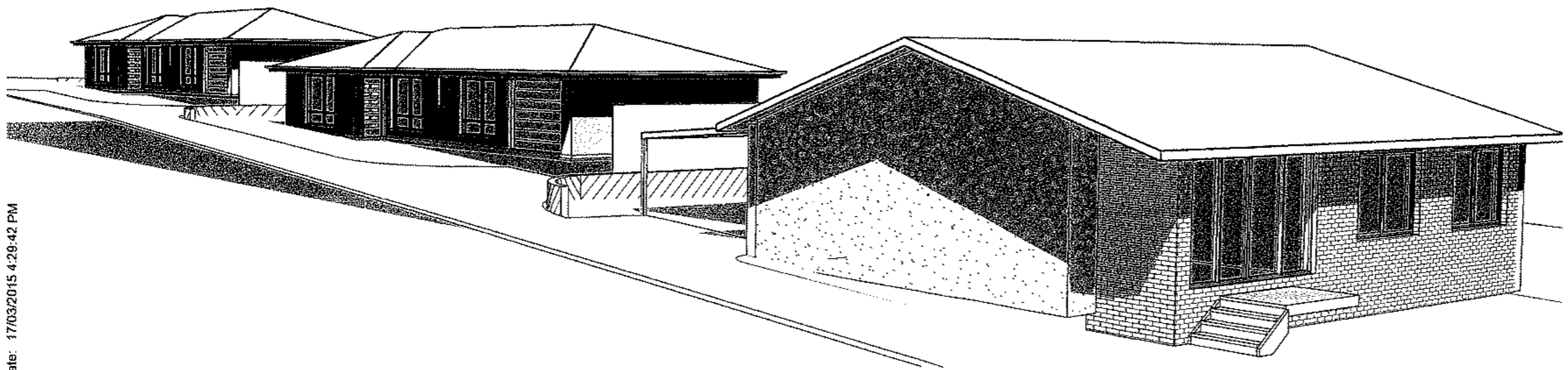
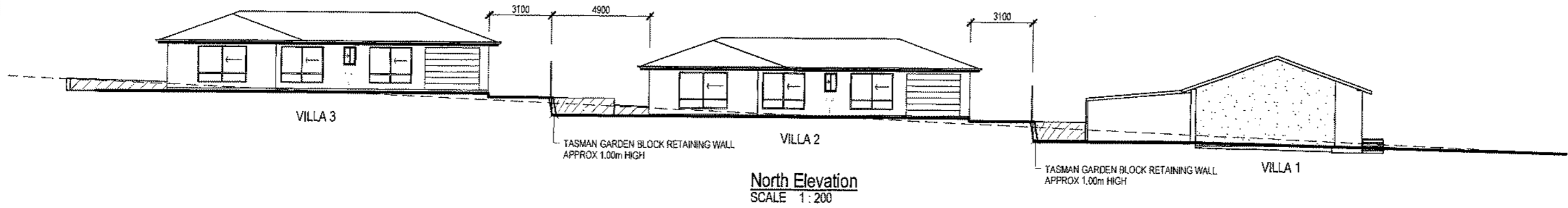
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DEVELOPMENT APPLICATION

VILLA 1

**A06
DEV 4**



NOTE: COMPUTER IMPRESSION ONLY

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DEVELOPMENT APPLICATION

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Rev No.	Description:	Date

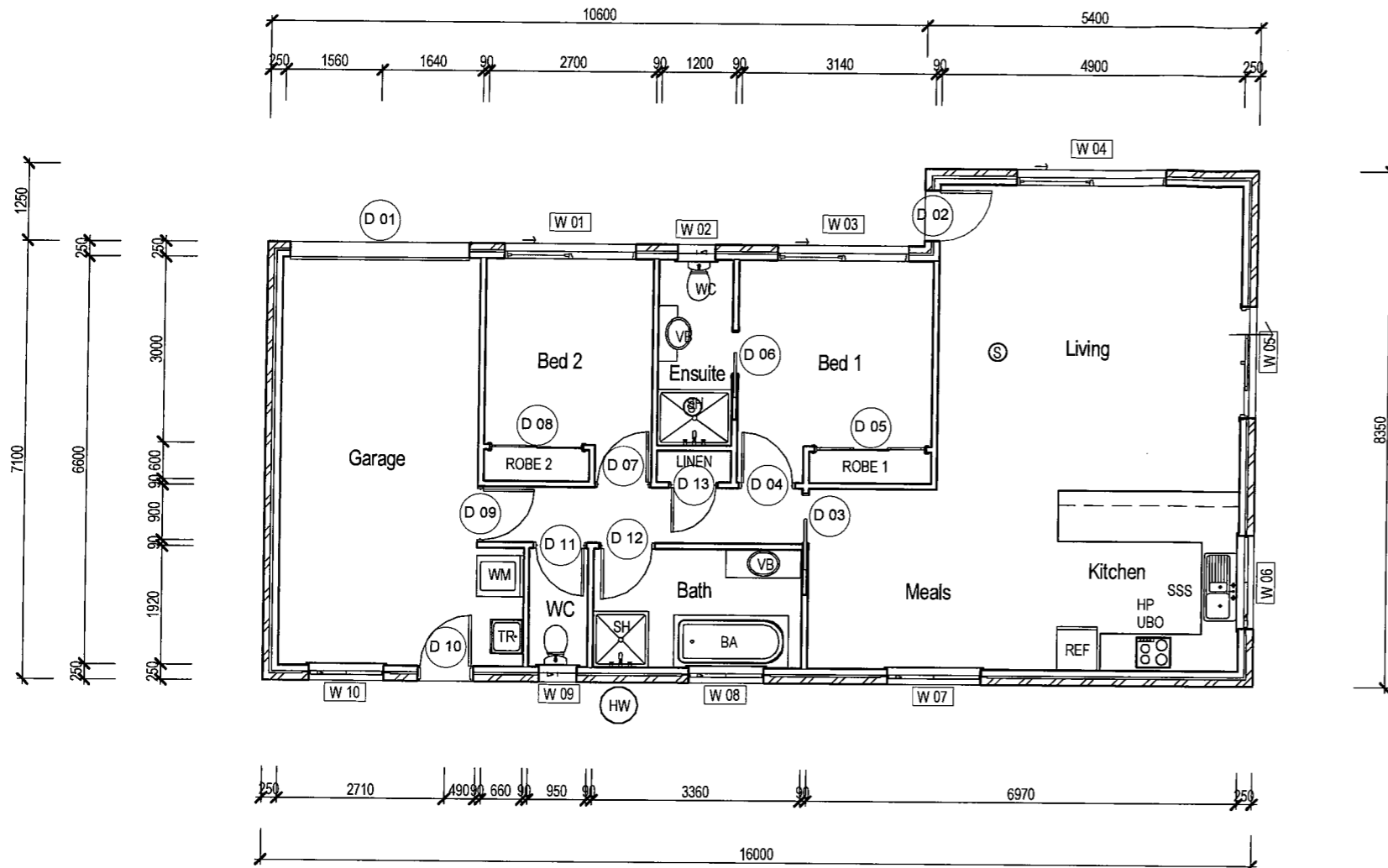
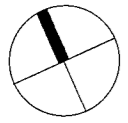
Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
3D VIEW & ELEVATION

Date: NOV. 2014	Project No.	Rev No: 2
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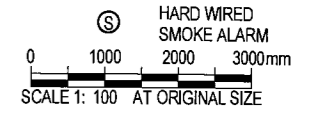
Scale: 1:200	Sheet: A07 DEV 4
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Ground Floor Plan
SCALE 1:100

Door No.	Location	Height	Width	Thickness	Comments
01	GARAGE	2100	2900	40	ROLLER DOOR
02	ENTRY	2040	820	40	SELECTED ENTRY DOOR
03	HALL	2040	820	35	
04	BED 1	2040	820	35	
05	ROBE 1	2040	1800	35	SLIDING DOORS
06	ENSUITE	2040	720	35	CAVITY SLIDER
07	BED 2	2040	820	35	
08	ROBE 2	2040	1500	35	SLIDING DOORS
09	GARAGE	2040	820	35	
10	GARAGE	2040	820	40	EXTERNAL DOOR
11	WC	2040	770	35	
12	BATH	2040	820	35	
13	LINEN	2040	720	35	

Name	Area	Area (sq)
Area	120.35 m ²	12.95
	120.35 m ²	12.95



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ABN: 45 578 639 506
CC Ref 563

Window No.	Location	Window Style	Height	Width	Material	Glazing Area (m2)	Orientation
01	BED 2	SLIDING	1800	2110	ALUMINIUM	4 m ²	NORTH
02	ENSUITE	SLIDING	900	610	ALUMINIUM	1 m ²	NORTH
03	BED 1	SLIDING	1800	2110	ALUMINIUM	4 m ²	NORTH
04	LIVING	SLIDING	1800	2410	ALUMINIUM	4 m ²	NORTH
05	LIVING	SLIDING DOOR	2100	1810	ALUMINIUM	4 m ²	EAST
06	KITCHEN	SLIDING	1000	1510	ALUMINIUM	2 m ²	EAST
07	MEALS	SLIDING	1500	1510	ALUMINIUM	2 m ²	SOUTH
08	BATH	SLIDING	1000	1210	ALUMINIUM	1 m ²	SOUTH
09	WC	SLIDING	900	610	ALUMINIUM	1 m ²	SOUTH
10	GARAGE	SLIDING	1000	1210	ALUMINIUM	1 m ²	SOUTH
						23 m ²	

Rev No.	Description:	Date:
2	AMENDMENTS	17.03.15
1	AMENDMENTS	05.03.15
0	DEVELOPMENT APPLICATION	05.02.15

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN**

Title:
FLOOR PLAN

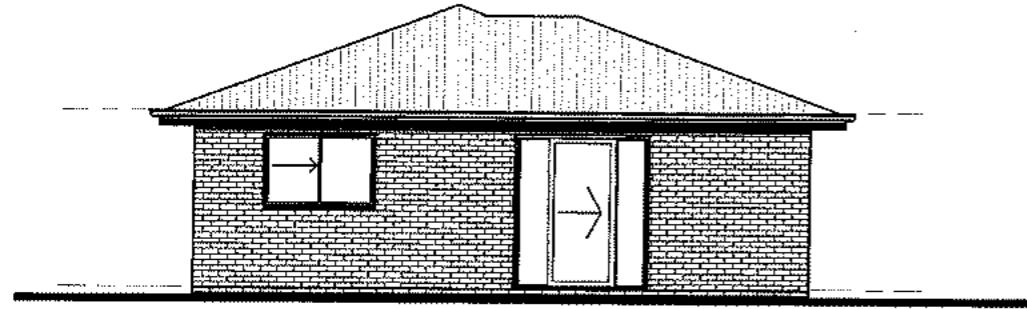
Date:	Project No:	Rev No:
FEB. '15		2
Scale:	Sheet:	
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Plot Date: 17/03/2015 4:31:53 PM

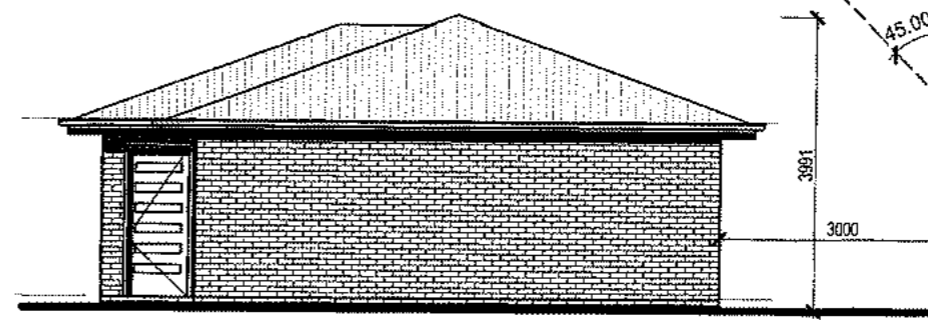
DEVELOPMENT APPLICATION

VILLA 2 & 3

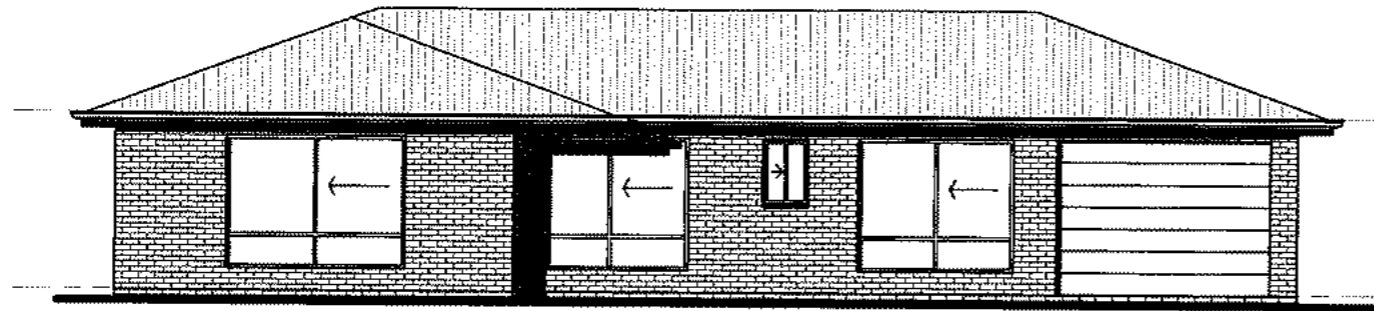
**A08
DEV 4**



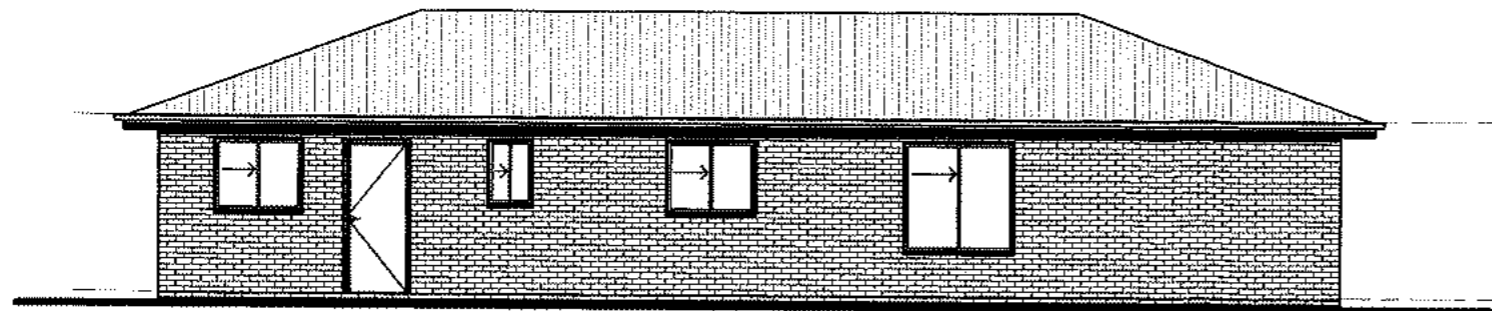
East Elevation
SCALE 1:100



West Elevation
SCALE 1:100



North Elevation
SCALE 1:100



South Elevation
SCALE 1:100

WINDOWS
POWDERCOATED ALUMINIUM WINDOW FRAMES.
SLIDING SASHES, LOCKS & SCREENS.
MDF REVEALS AND TRIMS.
BRICK ON EDGE EXTERNAL SILLS.
ALL FIXINGS AND FLASHING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.
GLAZING AS PER AS 1288 & BCA 3.6 FOR DETAILS.
VENTILATION TO BCA 3.8.5

BRICKWORK:
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND.
ALL MORTAR COLOUR TO BE NATURAL GREY CEMENT, SAND & LIME.
REFER ENGINEER DRAWINGS FOR LOCATION OF ARTICULATION JOINTS.
ALL MASONRY TO COMPLY WITH PART 3.3 OF THE B.C.A.

ROOF FRAMING:
CUSTOM ORB (0.42 BMT) OR SIMILAR APPROVED SHEET
ROOFING COLORBOND COLOUR TO SELECTION, OVER 75 x 38 F
HWD NAILING BATTENS AT 900 CRS AND APPROVED
PREFABRICATED ROOF TRUSSES, INSTALLED STRICTLY IN
ACCORDANCE WITH
THE MANUFACTURER'S RECOMMENDATIONS.

FASCIA:
COLORBOND PREFORMED METAL FASCIA & GUTTER.
COLORBOND FLASHINGS.
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S
INSTRUCTIONS. COLOUR TO BE SELECTED

EAVES & SOFFITS:
OVERHANG ROOFS 450mm OR AS NOTED ON PLANS.
FRAME FOR LEVEL EAVES AND LINE WITH HARDOIFLEX
EAVES SHEETING.
LINE ALL SOFFITS WITH HARDOIFLEX SHEETING.



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CC Ref 563

2	AMENDMENTS	17.03.15
1	AMENDMENTS	05.03.15
0	DEVELOPMENT APPLICATION	05.02.15
Rev No.	Description:	Date:

Client:
D. HARRIS

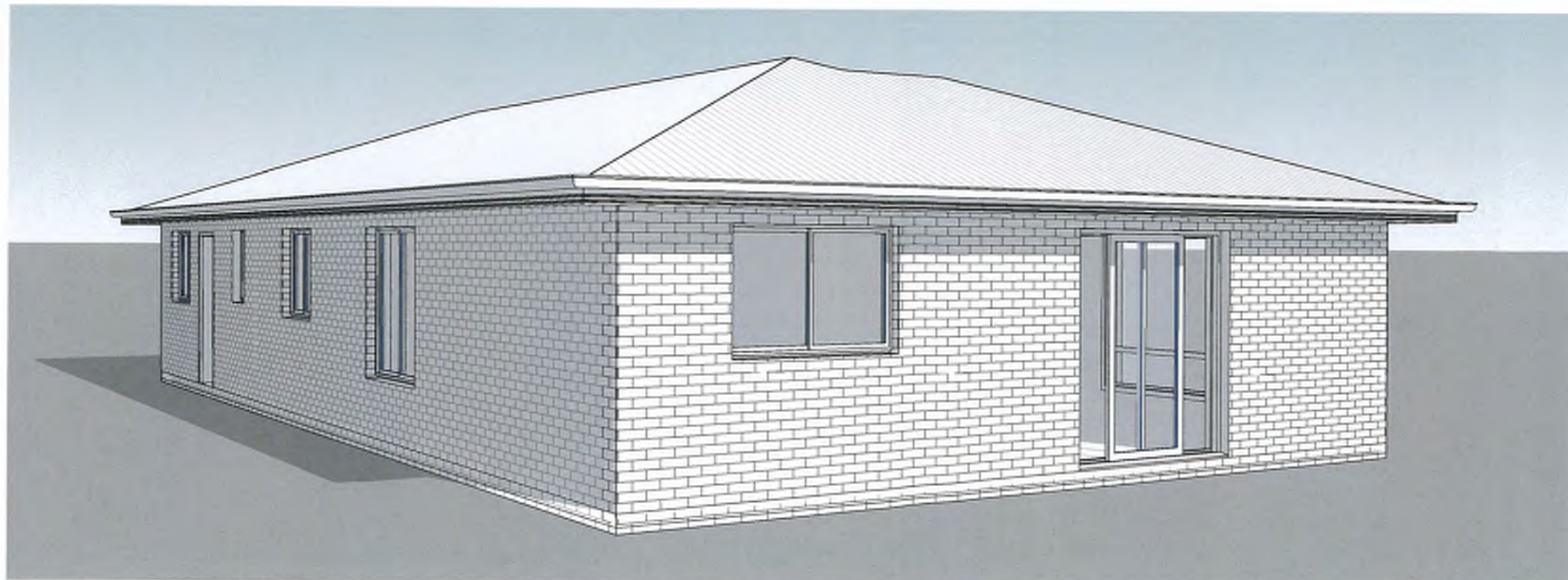
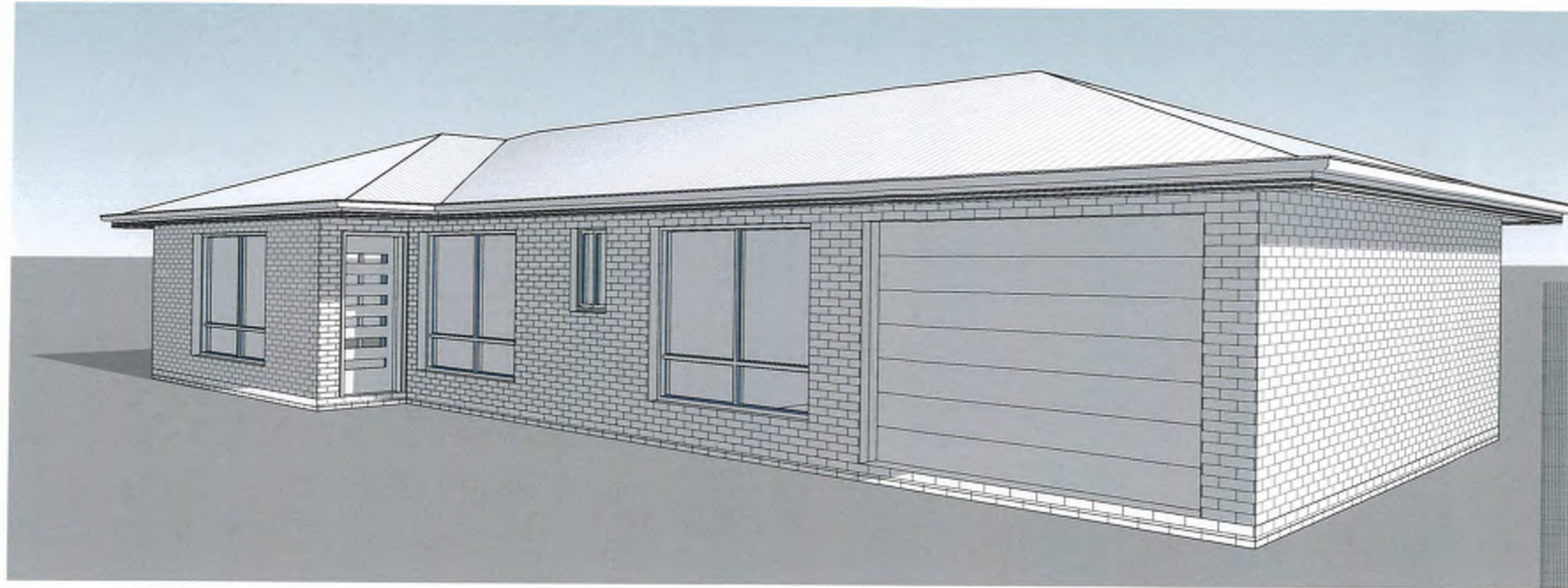
Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN**

Title:
ELEVATIONS

Date:	Project No:	Rev No:
FEB. '15		2
Scale:	Sheet:	
1:100		

**A09
DEV 4**

DEVELOPMENT APPLICATION



NOTE: COMPUTER IMPRESSION ONLY

Photo Date: 17/03/2015 4:31:56 PM

DEVELOPMENT APPLICATION

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Rev No.	Description:	Date:
2	AMENDMENTS	17.03.15
1	AMENDMENTS	05.03.15
0	DEVELOPMENT APPLICATION	05.02.15

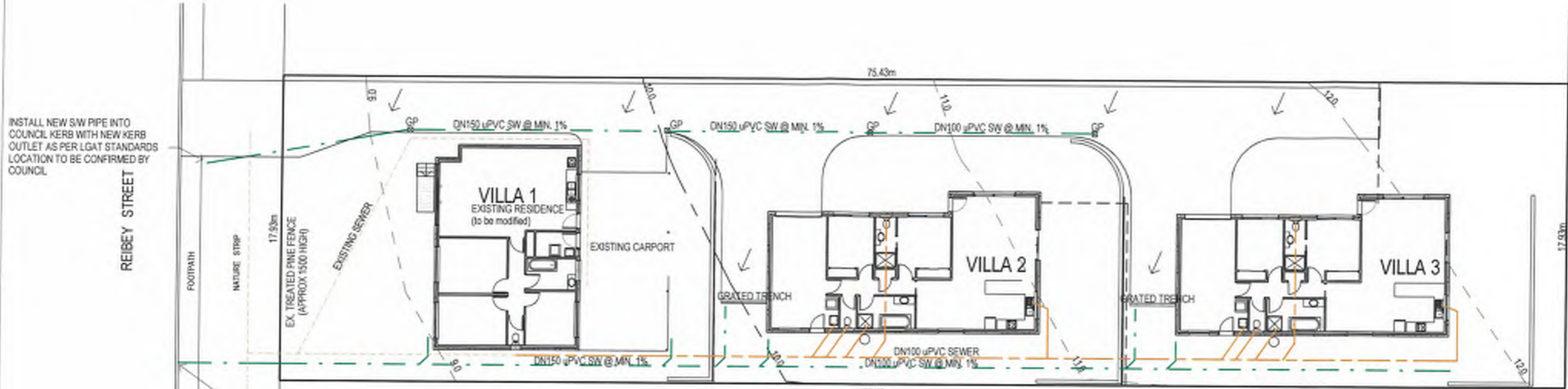
Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
 5 REIBEY STREET
 HADSPEN**

Title:
3D VIEWS

Date: FEB. '15	Project No:	Rev No: 2
Scale:	Sheet:	

**A11
 DEV 4**



INSTALL NEW SW PIPE INTO COUNCIL KERB WITH NEW KERB OUTLET AS PER LGAT STANDARDS LOCATION TO BE CONFIRMED BY COUNCIL

CONNECT TO EXISTING SW OUTLET EXACT LOCATION TO BE CONFIRMED BY COUNCIL

Drainage Plan
SCALE 1:250

PLUMBING NOTES:
 - ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT OF THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 - ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500 & THE TASMANIAN PLUMBING CODE AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN.
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES.

- LEGEND**
- GRATED PIT- 300x300 (GP)
 - STORMWATER =150mm DIA uPVC @ 1%
 - SURFACE SLOPE = 1:40 UNO
 - GRATED TRENCH

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 CC Ref 563

Rev No.	Description	Date
2	AMENDMENTS	17.03.15
1	AMENDMENTS	12.03.15
0	DEVELOPMENT APPLICATION	08.12.14

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
DRAINAGE PLAN

Date	Project No.	Rev No.
NOV. 2014		2
Scale: As indicated	Sheet:	

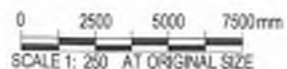


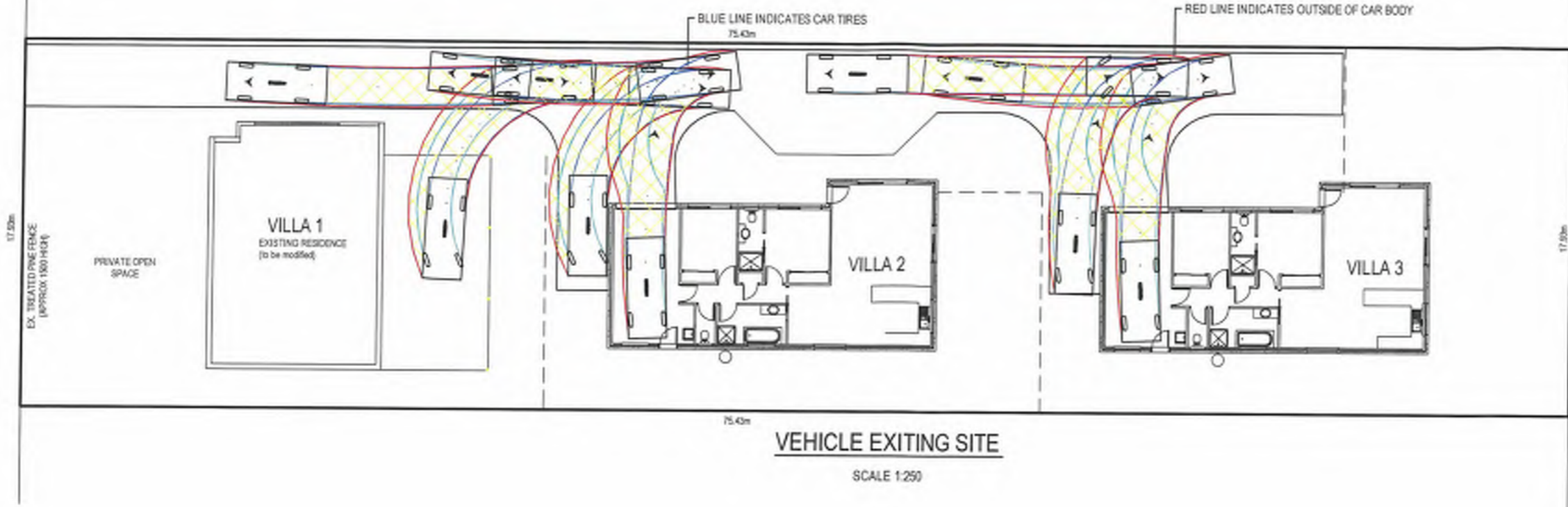
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DEVELOPMENT APPLICATION

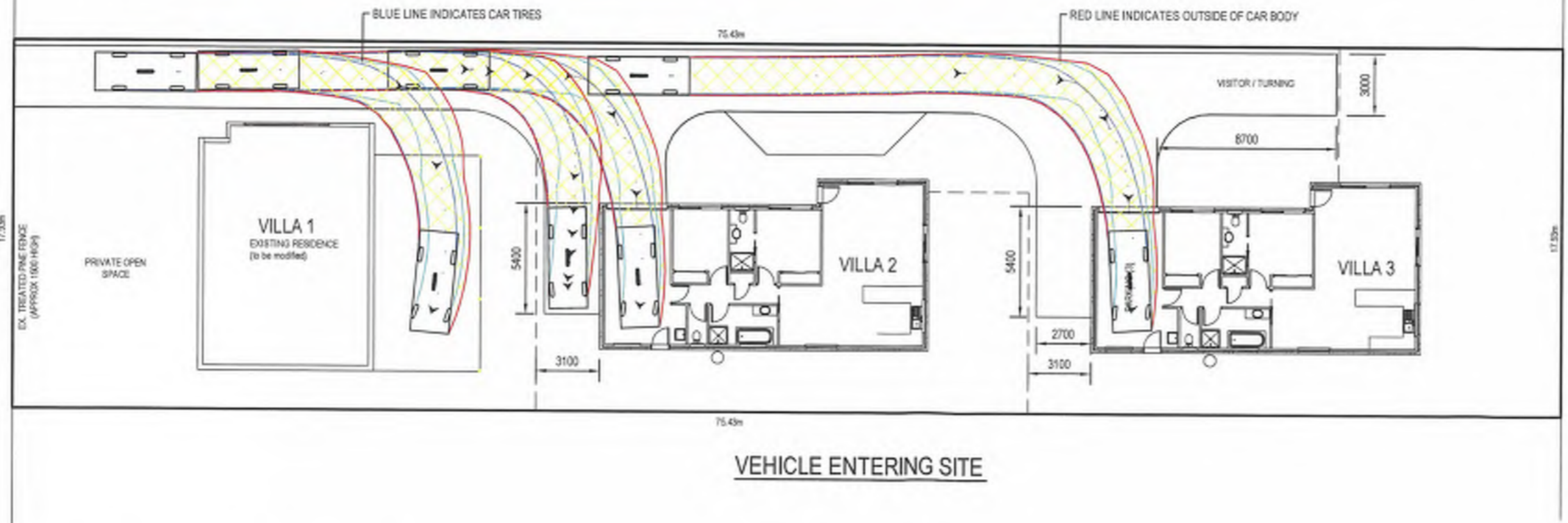
**A12
DEV 4**



REIBEY STREET



REIBEY STREET



Plot Date:

DEVELOPMENT APPLICATION

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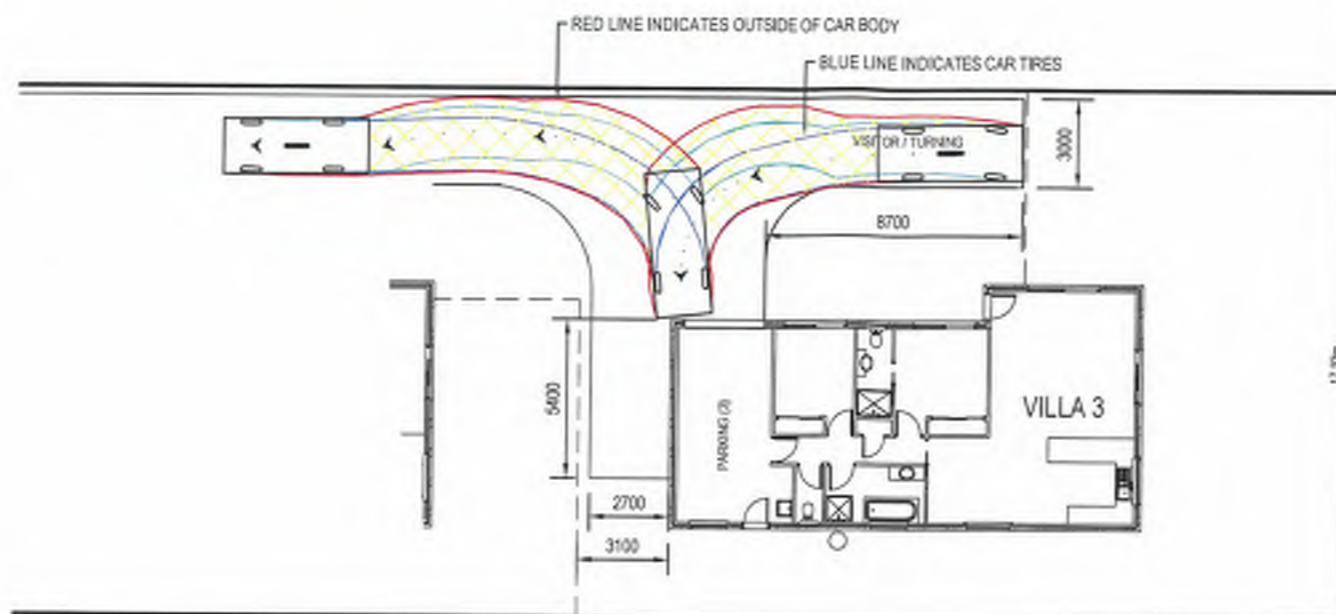
Rev No.	Description:	Date:
1	AMENDMENTS	17.03.15
0	DEVELOPMENT APPLICATION	05.03.15

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY ST
HADSPEN**

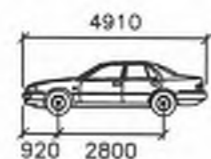
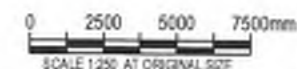
Title:
SWEPT PATH PLAN (1)

Date: MAR '15	Project No.:	Rev No.: 0
Scale: 1 : 250	Sheet:	A13 DEV 4

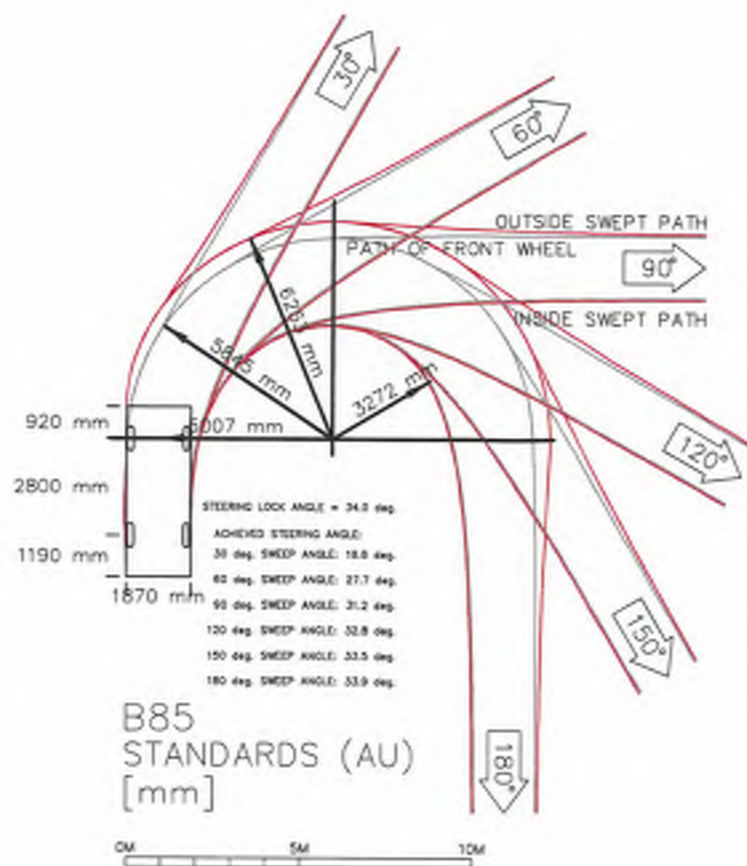


VISITOR VEHICLE EXITING SITE

SCALE 1:250



B85 mm
 Width : 1870
 Track : 1770
 Lock to Lock Time : 6.0
 Steering Angle : 34.0



B85
 STANDARDS (AU)
 [mm]

VEHICLE TEMPLATE

SCALE 1:250

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 ABN: 45 576 639 506
 CC Ref 563

Rev No.	Description	Date
1	AMENDMENTS	17.03.15
0	DEVELOPMENT APPLICATION	05.03.15

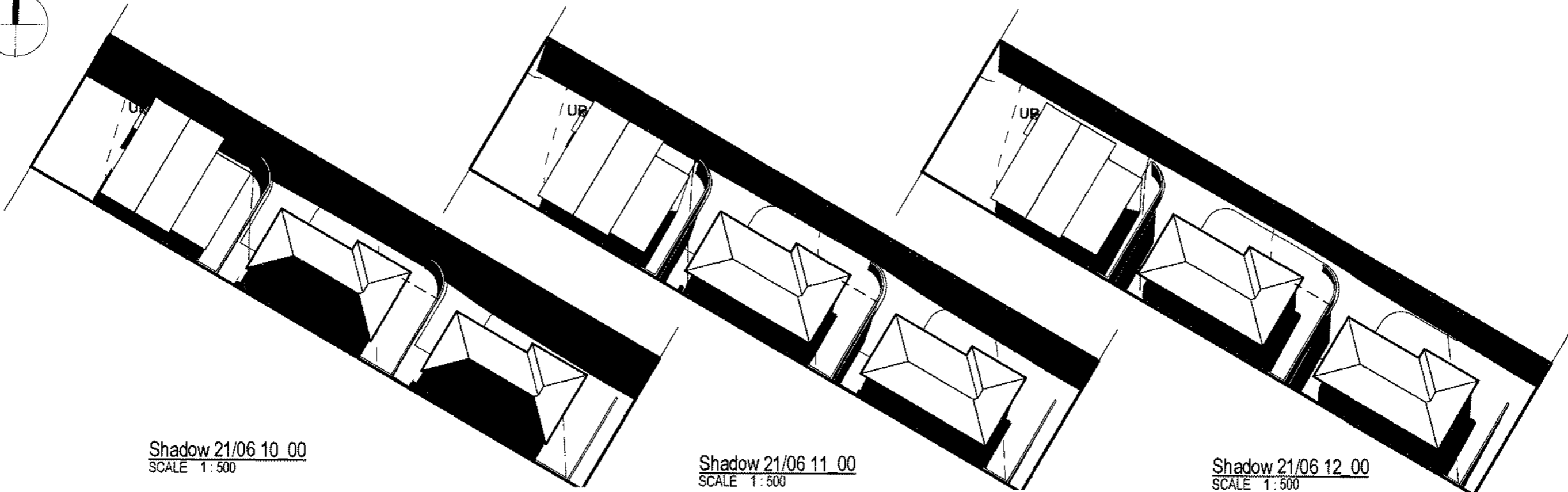
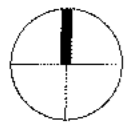
Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
 5 REIBEY ST
 HADSPEN**

Title:
SWEPT PATH PLAN (2)

Date: MAR '15 Project No: Rev No: 1

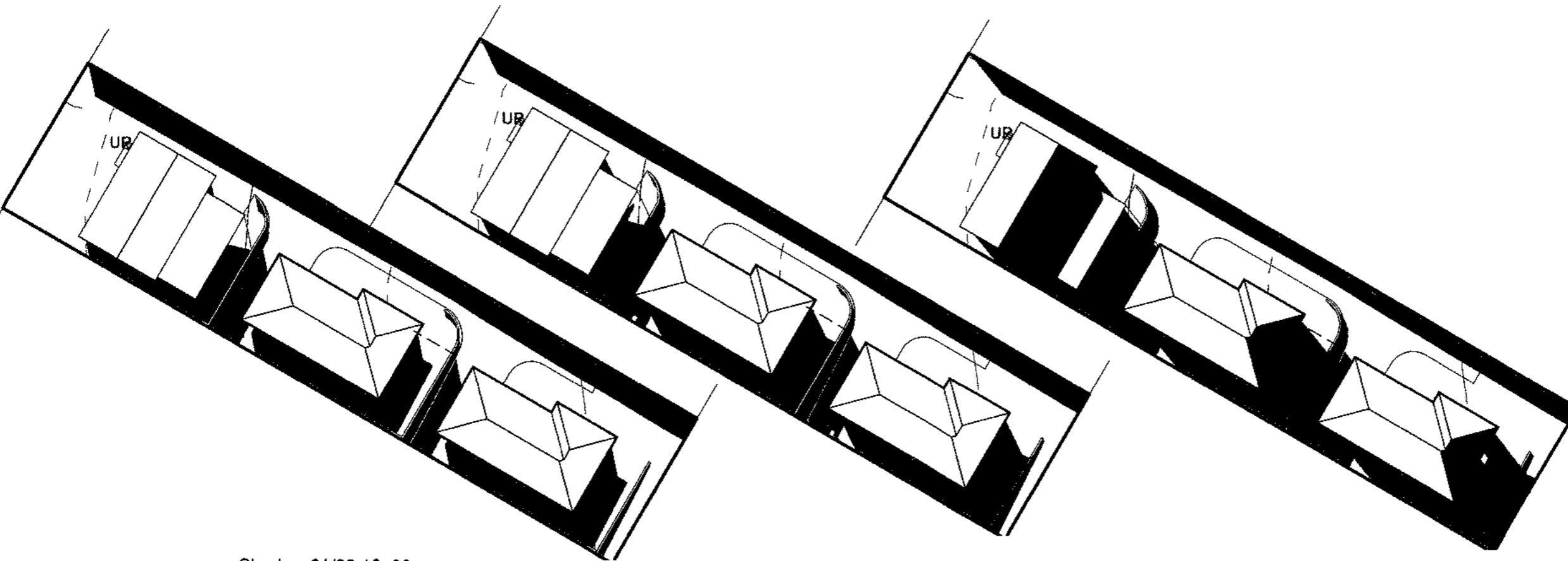
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Shadow 21/06 10 00
SCALE 1:500

Shadow 21/06 11 00
SCALE 1:500

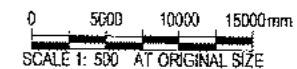
Shadow 21/06 12 00
SCALE 1:500



Shadow 21/06 13 00
SCALE 1:500

Shadow 21/06 14 00
SCALE 1:500

Shadow 21/06 15 00
SCALE 1:500



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ABN: 45 578 639 506
CC Ref 563

2	AMENDMENTS	17.03.15
1	AMENDMENTS	12.03.15
0	DEVELOPMENT APPLICATION	08.12.14
Rev No.	Description:	Date:

Client:
D. HARRIS

Project:
**MULTIPLE DWELLINGS
5 REIBEY STREET
HADSPEN
TAS. 7290**

Title:
SHADOW DIAGRAMS

Date: NOV. 2014	Project No.:	Rev No: 2
Scale: 1:500	Sheet:	A15 DEV 4

Plot Date: 17/03/2015 4:29:46 PM

DEVELOPMENT APPLICATION

Index No.	12990	
Doc No.	2016000660	
Batch No.	946495	
12	15	MVC
12	15	DS

Submission to Planning Authority Notice

Council Planning Permit No.	PA\15\0191	Council notice date	2/06/2015
-----------------------------	------------	---------------------	-----------

TasWater details

TasWater Reference No.	TWDA 2015/00866-MVC	Date of response	10/06/2015
TasWater Contact	Amanda Craig	Phone No.	(03) 6345 6318

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au

Development details

Address	5 REIBEY ST, HADSPEN	Property ID (PID)	7021728
Description of development	Multiple Dwellings - 3 units		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Scolyer Designs	Site Plan A02	2	17/03/2015
Scolyer Designs	Drainage Plan A12	2	17/03/2015

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS & METERING

1. A new ID25mm Ø water property connection with 1 x 25mm meter adjacent to the driveway and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction a water meter must be installed to the satisfaction of TasWater in accordance with condition 2 where relevant.

HEADWORKS CHARGES

ADVICE

If the Certificate for Certifiable Works is applied for in the period 1 April 2014 to 31 March 2016, the headworks amount(s) will be waived in line with the prevailing State Government Policy.

Please visit www.development.tas.gov.au for further information.

CONDITION

4. Prior to TasWater issuing a Certificate for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge of \$1,194.84 to TasWater for water infrastructure for 1.000 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is

paid to TasWater.

5. Prior to TasWater issuing a Certificate for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge of \$3,099.27 to TasWater for sewerage infrastructure for 1.500 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

In the event that Council approves a staging plan, prior to TasWater issuing a Certificate for Certifiable works (Building) and/or (Plumbing) for each stage, the applicant or landowner as the case may be, must pay headworks charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of:
 1. \$389.10 for development assessment; andas approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator until the date they are paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater which will be when the an application for Certificate(s) for Certifiable Work (Building) and/or (Plumbing) is made.
7. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage will apply.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

- Changes to the water connection size and/or increased sewer discharges may result in changes to the fixed service charges for the property. Please visit <http://www.taswater.com.au/Your-Account/Water-and-Sewerage-Charges> for more information.

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

For application forms please visit <http://www.taswater.com.au/Development/Forms>

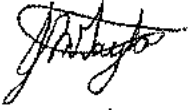
The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

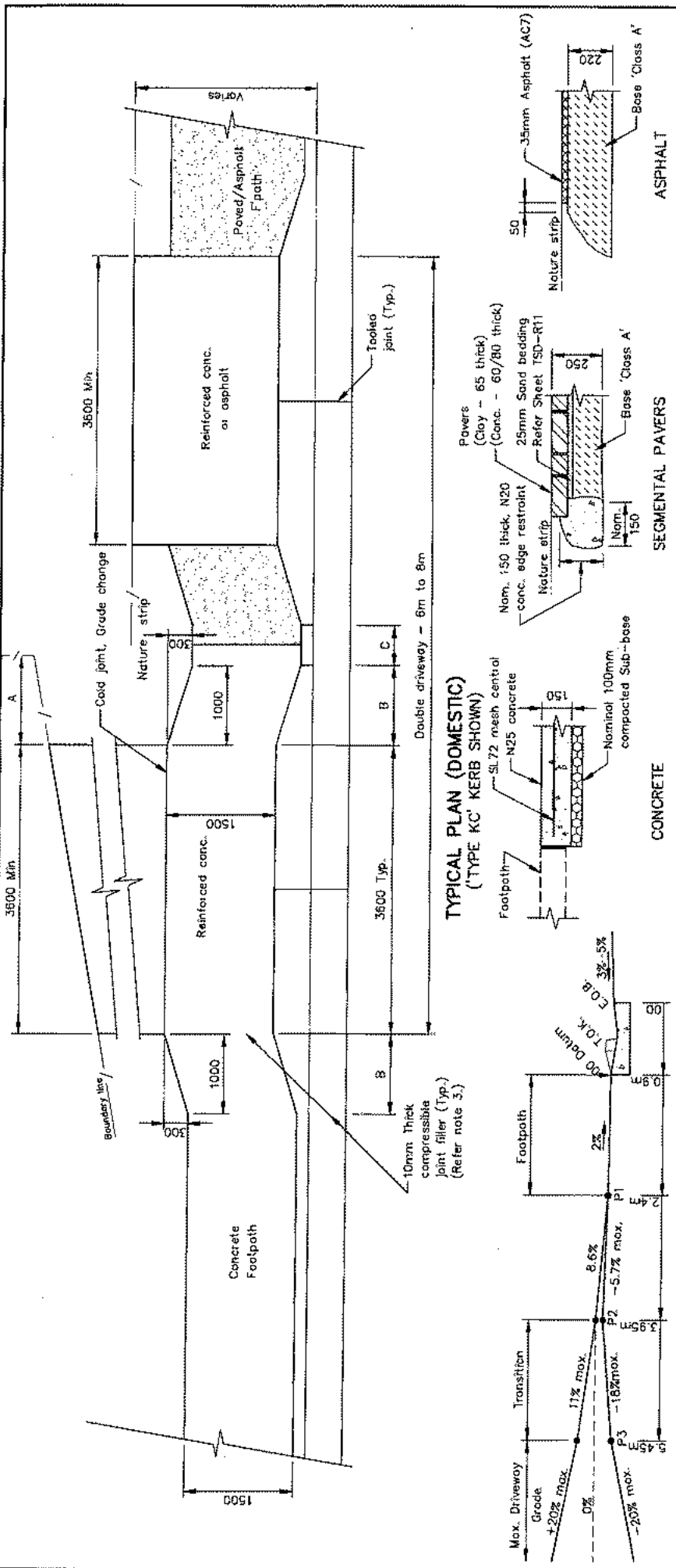
If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



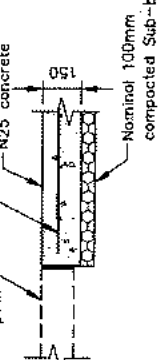
Jason Taylor

Development Assessment Manager

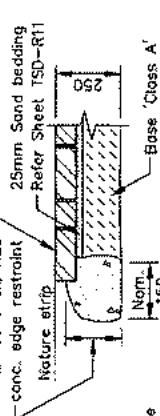


TYPICAL DRIVEWAY PROFILE
SUILTS '885' / '899' VEHICLES
(TYPE 'KC' KERB / FOOTPATH AT KERB SHOWN)

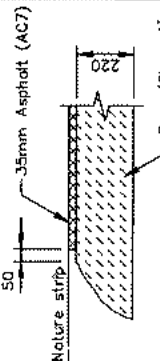
TYPICAL PLAN (DOMESTIC)
(TYPE 'KC' KERB SHOWN)



CONCRETE



SEGMENTAL PAVERS



ASPHALT

DIMENSION TABLE - PLAN VIEW	
Dim.	Description
A	Boundary Offset
B	Transition (Wing)
C	Min. kerb Length

Notes	
New Subdivisions -	1000mm min. Established areas - Match existing
Types 'KC' and 'KM':	B = 1000mm
Delete transitions and construct continuous crossing if:	'C' IS < 500mm

PAVEMENT DETAILS
(For Sub-grade C.B.R. $\geq 4.0\%$)

CONSTRUCTION NOTES

- Concrete surfaces - Edge tined, broom finish.
- The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%).
- Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD-R11, Footpaths).

DESIGN NOTES

- Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
 - B85 Vehicle - Domestic driveways (including 1 - 2 units)
 - B99 Vehicle - Light commercial, large unit development.
- An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.

SCALES: AS SHOWN
(All scales are correct at A3)

REFERENCES

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STANDARD DRAWING
URBAN ROADS
DRIVEWAYS

30-11-2013 TSD-R09-v1

Tuesday, 23 June 2015

Greg Preece
General Manager
Meander Valley Council
PO Box 102
Westbury Tas 7303
e: planning@mvc.tas.gov.au

To whom it may concern,

RE: PA\15\0191, Property Address – 5 Reibey Street Hadspen (CT: 79371/11)

Say bye bye to the tranquillity that was once Reibey Street Hadspen. I know for a fact that when the owners of 3 Reibey Street purchased back in the late 50s it was to have some space, quiet and all be it suburbia – privacy. The lot was chosen because of its size relative to the others on the block for that reason. When the Brazendale family purchased #5 Reibey Street in the early 60s it was for the same reason... Milner #7, Pentland #1 (late 50s) the same applies.

But now the council are about to change the landscape forever in one foul swoop if they approve a proposed multi dwelling development at number 5 Reibey.

AMENITY

The Meander Valley Interim Planning Scheme 2013 - 10.1.1.4 states "To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity."

Ref: Amenity - means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Quite simply the above proposal does not comply.

It is easy to see from this aerial shot that a 3x multi dwelling installation at number 5 will not be in keeping with the surrounding properties.



It is not a mystery why developers do not build units next door to their own house.

12990			
Index No. 20 1600 0060			
Doc No.			
Batch No. 949418			
RCVD	23 JUN 2015	MVC	
Action Officer	LR	Dept.	DS
	DD		BOX

The direct impact to the immediate area is not positive.

- Increased traffic - Yes
- Increased Noise - Yes
- Negative impact on adjacent property prices - Yes

PARKING:

Given that the proposed dwellings could be occupied by 3x car owners, there is a very real possibility three additional cars will need to be parked on the street.

Noise:

The proposed dwellings will generate additional noise. Three times the people and three times the vehicular traffic. The traffic will pass via a narrow 3mtr gap adjacent to the bedrooms of #3 (currently occupied on a long term lease by a young family). The vehicles will be more noisy than average. Once the units are constructed, there will be no control. The acoustic qualities of the brick wall of Villa 1 will do nothing to mitigate noise – in fact it could be the opposite and reflect noise toward the existing adjacent property.

SOLUTIONS:

The obvious solution is that the permit application be denied.

Should it however the council see fit to allow it to proceed, they should insist on an approved 1.8 acoustic fence/wall adjacent to the proposed driveway at #5 be installed as part of the application. This fence/wall should be increased in height in the area immediately adjacent to the existing dwelling at #3.

It may be that such a fence will need to be acoustically engineered in order to support its proposed effectiveness.



Regards

Greg Johnston

OBJECTION TO PROPOSED DEVELOPMENT

5 REIBY STREET HADSPEN 7290

12990

Instans Nrh 201600 0060			
Doc No.			
Batch No. 949478			
RCVD	23 JUN 2015	MVC	
Action Officer	Lr2	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

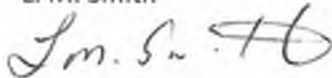
PA1510191

- 1 Depreciation in value of our property, 7 Reiby street Hadspen.
- 2 Loss of privacy and outlook when outside of our home, will destroy and disturb Our life style and existence. Noise pollution and loss of privacy during demolition and construction.
- 3 The proposal just does not fit in with the surrounding properties - it is an older part of Hadspen and does not need newer type development plus many of the residents are older and do not need the noise and pollution that goes with it.
- 4 Unknown type of resident that usually occupy these units.
- 5 Villa two in our view is far too close to our boundary - should be at least another 3 meters away as we will look straight into its rear wall. A screening wall or similar is required of at least 2.4 meters tall and is requested and demanded.
- 6 Villa three - as above. Both are along our boundary.
- 7 Page V03 - wheelie bin location presents a health and enviromental problem being hard up against our boundary fence and need to be relocated. Storage sheds also too close to our boundary.
- 8 Page A12 Sewage and storm water outlets an eyesore and drainage not accepted along our boundary and we demand and request its relocation.
- 9 Overall in our view villa two needs to be taken out of the proposal and villa three needs to put across the block to become a separate residence and that will make it a far more pleasant development to consider giving space to both residents on the block and surrounding property owners their privacy.

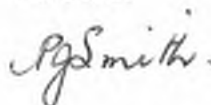
In summary if this proposal is approved we request and demand the following for consideration.

That villa 2 be deleted and if not then a further 3 meters – in total 6 meters distance from our boundary with a minium of a 2.4 meter high screen wall the entire length of our boundary (75 meters) combined with shrubs etc. To camouflage and to sound proof. Sewage and storm water pipes to be rerouted down drive way. Wheelie bins and storage sheds to be relocated from our boundary.

L. M. Smith



P.J. Smith



7 Reiby Street
HADSPEN 7290.

DEV 5 INTERIM PLANNING SCHEME – AGREED AMENDMENT – 27 TOWER HILL STREET, DELORAINE

1) Introduction

The purpose of this report is to consider a proposal for an amendment to the Meander Valley Interim Planning Scheme 2013, to insert site-specific use qualifications for the property located at 27 Tower Hill Street, Deloraine.

2) Background

Following the submission of representations to the Meander Valley Interim Planning Scheme 2013 and Council's report on those representations, the Tasmanian Planning Commission has conducted a process involving representors and Council to discuss the issues raised and determine if there is any potential for agreement on modifications to the Scheme.

Further discussion relating to the Delquip business located at 27 Tower Hill Street, Deloraine, has resulted in a recommendation to make a modification to the Interim Planning Scheme to provide for some additional uses at that site, which would currently be prohibited.

3) Strategic/Annual Plan Conformance

The recommendation is supported by the following Future Directions and Strategic Outcomes in the Meander Valley Community Strategic Plan 2014 - 2024:

Future direction (1) - A sustainable natural and built environment

Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.

Strategic Outcome

- 1.1 Contemporary planning supports and guides growth and development across Meander Valley.

Future direction (2) - A thriving local economy

Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote the liveability of Meander Valley.

Strategic Outcome

- 2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.
- 2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.

4) Policy Implications

Not Applicable

5) Statutory Requirements

In the consideration of Interim Planning Schemes, the Land Use Planning & Approvals Act 1993 (LUPAA) provides a process to modify the Schemes if discussions through the hearings indicate that an amendment is agreed. Section 30K outlines the applicable matters for the Commission's consideration of the scheme and representations.

Section 30K(4) provides for the Commission to either seek an urgent amendment by notice to the Minister, or seek the approval of the Minister for a written direction to a planning authority under section 34(2) to amend the Scheme.

Where a draft amendment is submitted, under section 37(1) the Commission may dispense with certain requirements where:

“(a) the draft amendment is for the purpose of –

(vie) implementing an agreed amendment; and...

(b) the public interest will not be prejudiced –

the Commission may, by notice in writing given to the planning authority, dispense with the requirements of sections 38, 39, 40 and 41 in relation to the draft

amendment and give its approval to the draft amendment in accordance with section 42."

Section 37(1A) defines an 'agreed amendment' as an amendment to a provision of an interim planning scheme, that:

"(a) is proposed in a representation that is included in a report under section 30J in relation to the interim planning scheme; and

(b) is not in conflict with any other representations in relation to the provision; and

(c) is agreed to by the planning authority."

The public interest test prescribed in section 37(1)(b) requires that a draft 'agreed amendment' is publicly notified for a minimum of 14 days with any representations then considered by the Commission before a final decision is made on the amendment.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

The Meander Valley Interim Planning Scheme 2013 was publicly notified between 19 October 2013 and 9 January 2014.

A report under section 30J of LUPAA was prepared in response to the representations received and the prescribed content of the report.

The proposed amendment is a result of further discussion between the landowner representor and Council through the Commission's process to consider and hear representations.

9) Financial Impact

Not Applicable

10) Alternative Options

Council as the Planning Authority may reject the proposed amendment.

11) Officers Comments

The original representation relating to the property at 27 Tower Hill Street Deloraine, requested a change of zoning from General Residential Zone to the Local Business Zone, due to the perceived limitations on the premises and business known as Delquip.

Council, in its 30J report was not persuaded to agree with this request due to inconsistency with the Regional Land Use Strategy, the potential to inappropriately locate a large range of commercial uses remote from the Deloraine activity centre, the potential impacts on surrounding residential uses and some allowances in the Scheme relating to minor expansion of existing non-conforming uses.

Through the hearing discussions, Council acknowledged that the existing site functioned as an historical aggregation of several uses which provided an important service to the Deloraine township. These include:

- Bulky Goods Sales
- Equipment and machinery sales and hire
- General Retail and Hire
- Manufacturing and processing
- Service Industry

It was generally agreed that the site could accommodate some additional uses for which the site would be suitable, without necessarily increasing the impacts of use when compared to the existing use of the site. This included the potential to expand some of the existing uses within the full extent of the site, which would amount to more than a minor expansion and would not therefore qualify for the discretionary consideration of non-conforming use.

The site is considered potentially appropriate to accommodate additional uses for Storage and Food Services and the expansion of Bulky Goods Sales, Equipment and Machinery Sales and Hire and Service Industry.

Therefore, an agreed amendment is proposed to insert site specific qualifications (local provision) into the General Residential Zone use table for the 27 Tower Hill Street title to provide for a limited number of discretionary uses. Retaining a general discretion for these uses provides some flexibility for the existing business

whilst ensuring that the surrounding residential amenity will be appropriately protected in the future.

Conclusion

In order for the amendment to progress under sections 30K and 37(1) of LUPAA, Council must indicate that it agrees to the amendment proposed, arising from the Commission process to consider the representations to the Interim Planning Scheme.

12) Recommendation

It is recommended:-

- 1. That pursuant to section 37(1A)(c) of the Land Use Planning & Approvals Act 1993, Council agrees to an amendment to insert a site specific qualification for 27 Tower Hill Street (CT 15085/1) into the Use Table for the General Residential Zone to provide for the following discretionary uses as follows:***

<i>Bulky Goods Sales</i>	<i>If for CT 15085/1</i>
<i>Equipment and machinery sales and hire</i>	<i>If for CT 15085/1</i>
<i>Food Services</i>	<i>If for CT 15085/1</i>
<i>Service Industry</i>	<i>If for CT 15085/1</i>
<i>Storage</i>	<i>If for CT 15085/1</i>

- 2. That Council requests the Minister to provide a written direction to the planning authority to initiate the agreed amendment.***

DECISION:

Delquip INDUSTRIAL SALES

ABN 18 073 276 232

Cnr Tower Hill & Best Streets

P. O. Box 362

Deloraine Tasmania 7304

Telephone (03) 6362 2986

Facsimile (03) 6362 3453

30 June 2015

Ms Jo Oliver,
Senior Town Planner
Meander Valley Council
26 Lyall Street
WESTBURY 7303

c.c. Tasmanian Planning Commission Hearing Panel :
Mr. John Vandenberg, Mr. Greg Alomes, and Stewart Johnson

Dear Ms Oliver

MEANDER VALLEY COUNCIL 2013 INTERIM PLANNING SCHEME

REGARDING 27 TOWER HILL STREET, DELORAINE

We write on behalf of both C.R Clark and F.K. Clark, 296 Marriott Street, Westbury 7303 and Delquip Industrial Sales, PO Box 362, Deloraine 7304. I, Chris hereby state I have a power of attorney for my father, Frank K. Clark. We are the owners, both of the property, 27 Tower Hill Street Deloraine, (Property Number 15806) PID 6264525, and Chris and Vicki Clark the business, Delquip Industrial Sales.

The purpose of this letter is to respond to the TPC's Mr Alome's verbal direction for the TPC meeting/hearing into the Meander Valley Council 2013 Interim Planning Scheme, on the 25th June 2015, through our representative Mr. Ricketts, which was seeking for us to write a letter of agreement and send it to Council.

As requested by Mr Alomes, we confirm that Mr. Andrew Ricketts has been representing and assisting us through this planning scheme process, including attendance at the Tasmanian Planning Commission (TPC) meetings with Meander Valley Council's (MVC) Senior Planner, Jo Oliver.

We confirm Mr. Ricketts conveyed to us the substance and potential outcome of the 25th June 2015 TPC direction and advise he has assisted us in the drafting of this agreement letter.

We write further to discussions between our representative and Council's Senior Planner.

We now have what is in effect an informally consensed decision between Delquip and Council, following the matter being considered in a MVC Council workshop , as well as the preceding 22nd June 2015 email by Mr Ricketts to the TPC and MVC, and the meeting, earlier the same day with Senior Planner, Jo Oliver , at Council chambers.

We understand it is proposed Council will initiate, a site specific amendment to the Meander Valley Council 2013 Interim Planning Scheme (MVCIPS) regarding 27 Tower Hill Street Deloraine as directed by the TPC.

We are advised that the process requires a Council resolution at an upcoming Council meeting where the matter is considered . We are also advised that the TPC stated on the 25th June 2015 that the process will mean an amendment under Section 30IA (1) (a), Section 30K(4)(a) and Section 37 1(a) (vie) as shown below.

30IA Urgent amendment of interim planning schemes

- (1) The Commission may issue to the Minister a notice-
 - (a) Specify that the Commission is of the opinion that an authorization under subsequent (2) is urgently required or is recommended und section 30K(4)(a):
and

30K Commission to consider scheme and representations

(4) After considering the applicable matters in relation to an interim planning scheme, the Commission must consider whether to, and may do either or both of the following:

- (a) If an authorization may be issued under section 30IA in relation to a provision of the scheme (including the zoning of an area of land), issue a notice under section 301A(1) recommending to the Minister that an authorization be issued in relation to the provision:

37. Power of Commission to dispense with certain requirements

- (1) Where, on the submission to the Commission of a draft amendment of a planning scheme, the Commission is satisfied that-
 - (a) The draft amendment is for the purpose of –
(vie) implementing an agreed amendment; or
 - (b) The public interest will not be prejudiced-

We have neither sought to verify the veracity of the legislation nor indeed considered the minutia of the process. We do confirm we consider this would be an agreed amendment, provided the Uses described below are all included and are agreeing on the basis it has a high likelihood of success.

We confirm that under the process of finalizing the MVC Interim Scheme we proposed, by way of a compromise position, where our local Business Zoning proposal over the subject land was not gaining acceptance, a site- specific amendment to better provide for uses on the

subject land, which would otherwise be Prohibited in the Scheme in the General Residential Zone. It is viewed that the Existing Use provision in the MVCIPS certainly did not give sufficient flexibility, which is envisaged will likely be needed in a rapidly changing world.

It should be noted Delquip currently operates a diverse business which falls into the following multiple Uses, as described in Table 8.2 of the MVC Interim Scheme: Bulky goods sales, Equipment and machinery sales and hire, General retail and hire, Manufacturing and processing and Service industry.

In that context and the context of the Tasmanian Planning Commission's (TPC) meeting/hearing process, of the 25th June 2015 there was a consensus over the proposed solution, which would amend the scheme in a way not envisaged by the Council's Section J 30J report but rather mooted by our representation.

We understand too it was viewed by Council's Senior Planner on the 22nd June 2015 there would be no room to expand the specific current uses which may fall into either: 1/ General retail and hire, or 2/Manufacturing and processing beyond the 10% nominal 'substantial intensification' opportunity, which was described by the MVC's Senior Planner to Mr. Ricketts in discussing the merits and limitations of The Scheme's Section 9.1. We confirm this is a limitation we are prepared to live with in relation to the above uses, provided the site-specific amendment succeeds,

Subsequent to the 22nd June 2015 meeting at Council Chambers, at the above propositions were discussed by Mr. Ricketts with Mr. Chris Clark and we confirm there was agreement to the position expressed in this letter and which was put in the TPC and to the Council as planning authority through the email from Mr. Ricketts of the same date at the meeting/hearing of the 25th June 2015.

We have recently been made aware this site-specific amendment will require notification and exhibitions for 14 days. Whilst we consider we have excellent neighbor relations and would be surprised if there were indeed any concerns raised. In any case the reasons for site-specific amendment are sound and also in the public interest. We are nonetheless somewhat concerned that such a long standing established business needs to go through this advertised process.

Our understanding is that the agreed and Council supported site specific amendment proposed for the Meander Valley Council 2013 Interim Planning Scheme, regarding 27 Tower Hill Street, would however address many of our concerns, which we raised in the MCCIPS process and are likely to be of long term value to our rural oriented community, as we are now the last machine and fabrication shop in Deloraine serving the area.

We have been advised that in the TPC's 25 June 2015 meeting/hearing it was agreed there would be the future ability for us to expand the current existing uses on a Discretionary Application basis, facilitated by way of the agreed Site Specific amendment to the MVCIP Scheme's General Residential Zone Use Table 10.2, for the specific title at Tower Hill Street and being Discretionary for the following Uses:

- 1/ Bulky goods sale
- 2/ Equipment and machinery sales and hire
- 3/ Service industry
- 4/ Storage
- 5/ Food Services

For the benefit of Council, Delquip Industrial Sales is sited in the town of Deloraine and is zoned General Residential, even though the site has long been used in a general business or light industrial manner. It operates without conflict with the neighbouring properties. Delquip Industrial Sales is a family business, which is a continuation of a smile business on this site since about 1945. We made two representations to the Meander Valley Interim Planning Scheme 2013 and attended two TPC meeting/hearing days.

We wish to state the owners of Delquip would very much appreciate and benefit from an early Council resolution, an amendment process and an incorporation of the site-specific clauses into the MVC IPS without delay. The process of a new scheme has been a long one.

We are all mindful of the extreme lack of certainty, which has been created by the Liberal State-wide Planning Scheme process, which is proposed to continue until at least December 2016, but likely will continue beyond that time. The manifest unfairness of such a hiatus would surely be obvious to anyone considering the matter or indeed trying to plan for the future. In that context we view the current scheme and this amendment as important. Hence we both respectfully and strongly wish to encourage a resolution of the issue in the upcoming Council Meeting, as we hope we will move through to a final site-specific amendment being finalized without delay.

We consider that the outcome of the 25th June 2015 direction from the TPC and intention from the Council perspective is a good one.

It is also our understanding that as a result of the TPC decision of the 25th June 2015, we would no longer be pursuing the rezoning to Local Business out of the General Residential Zone, which we advocated from December 2013 onwards regarding 27 Tower Hill Street.

We look forward to hearing from Council and to a resolution through TPC meeting/hearing process.

Yours Faithfully

Chris and Vicki Clark

GOV 1 ANNUAL PLAN – QUARTERLY REVIEW – JUNE 2015

1) Introduction

The purpose of this report is for Council to consider the June quarterly review of the Annual Plan.

2) Background

Section 71 of the Local Government Act 1993 requires Council to prepare an Annual Plan. This plan provides details of the works and programs to be undertaken by Council and is the organisation's commitment to both Councillors and the community that these works and programs will be delivered.

3) Strategic/Annual Plan Conformance

This performance report relates directly to the achievement of the Annual Plan.

4) Policy Implications

Not Applicable

5) Statutory Requirements

It is a requirement of the Local Government Act 1993 that Council prepares and approves an Annual Plan.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

There is no requirement to consult with the Tasmanian Government when preparing this quarterly review.

8) Community Consultation

Not Applicable

9) Financial Impact

Not Applicable

10) Alternative Options

Not Applicable

11) Officers Comments

A great result has been achieved for the June quarter with 133 of 134 targets being met.

One activity for the June quarter was not met:

Activity 4.2.3 **Permit Authority – Manage outstanding Building Completions and Illegal Works**

Target: **Reduce outstanding completions by 20%.**

Comment: Due to resourcing constraints only 15% was achieved.

The overall yearly performance for 2014-15 is 99.81%, which is an excellent result from the organisation.

AUTHOR: Greg Preece
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive and note the Annual Plan quarterly review for the June 2015 quarter.

DECISION:



2014/2015
June
Quarterly Review



Meander Valley Council



Meander Valley Council Annual Plan 2014/2015

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Meander Valley Council Annual Plan 2014/2015

Overview

The Annual Plan outlines the programs and services Council intends to deliver throughout the year. These programs and services consist of a mixture of new and upgraded services, replacing existing or simply maintaining what already exists.

The coming year will see Council complete a review of key future strategic planning and operations documents and deliver the following projects –

- complete the review of Council's Strategic Plan and finalise Council's first Delivery Plan;
- continue with community engagement and finalise Council's waste management strategy;
- complete the activities required to have Council's Planning Scheme declared;
- complete the Prospect Vale/Blackstone Heights Structural Plan and commence projects in the Westbury Outline Development Plan;
- continue to implement projects outlined in the Hadspen Outline Development Plan and commence the process for the rezoning of land;
- undertake the construction of the Westbury Road/Vale Street Roundabout;
- develop stormwater system management plans in line with the risk assessment action plan.

Council will undertake a regular inspection program for Place of Assembly and Food Premises Licences, and co-ordinate immunisation clinics.

There is an ongoing commitment to continue Council's involvement in the Northern Tasmania Development and Council officers will continue to work with other Councils to deliver uniformity of standards, processes and resource sharing.

Once again an extensive Capital Works Program, valued at \$6.44 million will be delivered. Of this work, \$3.70 million is allocated for reconstruction or replacement of assets with the balance for new or upgraded assets. The value of these works is in line with the projections in the Long Term Financial Plan.

Meander Valley Council Annual Plan 2014/2015

Fast Facts about the Meander Valley

Rateable assessments	9,770
Capital value of properties	\$3,093,452,100
Adjusted Assessed annual value of properties	\$141,145,922
Residential population	19,543
Geographical area	3,821 sq kms
Number of Councillors	9
Sealed Roads	550kms
Unsealed Roads	254kms
Bridges	217



Meander Valley is a large and diverse area of Tasmania's northern region, which offers an assortment of enticing lifestyle opportunities. The varying landscape ranges from alpine mountain peaks to extensively forested areas, productive agricultural lands, historic towns and villages, and even an urban community of Launceston. There are abundant small businesses and major enterprises, such as Country Club Tasmania and Tasmanian Alkaloids which offer great employment prospects to locals.

The Meander Valley skyline is dominated by the mountains of the Great Western Tiers and World Heritage Area, which form a dramatic backdrop to a rural landscape that in many areas is divided by traditional English hedges. Small townships and villages are found throughout the area. The seamless combination of mountains and rural landscapes, villages and townships gives Meander Valley its' unique look and feel; something that visitors recognise as distinctly Tasmanian.

Meander Valley Council Annual Plan 2014/2015

Budget Estimates

	2013-2014	2014-2015
Revenue:		
Rate Revenue	9,739,100	10,262,600
Fees and User Charges	1,051,800	1,106,900
Contributions and Donations	320,000	326,800
Interest	1,131,300	1,086,300
Grants and Subsidies	2,933,500	5,623,900
Other Revenue	880,500	945,000
Total Operating Revenue:	16,056,200	19,351,500
Operating Expenditure:		
Employee Costs	5,439,500	5,868,300
Maintenance and Working Expenses	5,729,400	5,777,700
Interest on Loans	261,300	311,300
Depreciation	5,041,900	5,168,400
Payments to Government Authorities	954,600	990,800
Other Payments	171,000	225,200
Total Operating Expenditure:	17,597,700	18,341,700
Operating Surplus/Deficit:	(1,541,500)	1,009,800
Underlying Surplus/(Deficit)	(40,000)	39,400
Capital Expenditure	6,056,600	7,871,000
Repayment of Loans:	-	
Asset Sales:	285,000	285,000
Closing Cash Balance:	17,834,900	18,325,200
Net assets:	274,856,000	278,825,300

Meander Valley Council Annual Plan 2014/2015

Rating Policy

The following rating policies will apply for 2014-2015:

Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 29 August 2014, 31 October 2014, 30 January 2015 and 31 March 2015.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 9.35% per annum.
General rate:	All rateable properties are applied a General Rate of 5.9398 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$15. For each separate service where kerbside garbage and/or green-waste & recycling collection is provided the charge is \$143 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$175 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$335 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	All properties within the municipal area are rated based on the income requirements of the State Fire Commission. Properties within the Launceston Permanent Brigade District are applied a rate of 1.3330 cents in the \$ of AAV with a minimum of \$37. Properties within the Volunteer Brigade Districts are applied a rate of 0.3785 cents in the \$ of AAV with a minimum of \$37. All other properties are applied a rate of 0.3477 cents in the \$ of AAV with a minimum of \$37.

S U M M A R Y

June 2015 Quarterly Review

Area	Number of Targets (excl Canc)	No of Targets Met (excl Canc)	Conformance
1. Governance	36	36	100%
2. Corporate Services	22	22	100%
3. Infrastructure Services	36	36	100%
4. Development Services	16	15	93.75%
5. Works	18	18	100%
6. Economic Development	6	6	100%
OVERALL TOTALS	134	133	99.25%

Action Definitions for Reporting Purposes:
Ongoing; In Progress; Achieved; Cancelled; Deferred; Not Achieved



POLICY REVIEW

POLICY REVIEWS	By 30 September	By 31 December	By 31 March	By 30 June
Governance: <ul style="list-style-type: none"> • Appointment and responsibilities of Council representatives • Personal Information Protection 	23	67		
Corporate Services: <ul style="list-style-type: none"> • Nil 				
Infrastructure Services: <ul style="list-style-type: none"> • Tree Management 			37	
Development Services: <ul style="list-style-type: none"> • Real Estate Advertising Signs • Roadside Vendors • Bonds & Bank Guarantees - Subdivisions 	34		57	66
Works: <ul style="list-style-type: none"> • Nil 				
Economic Development & Sustainability <ul style="list-style-type: none"> • Nil 				



DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
Governance: Style Manual Delegations Special Committees of Council Community Grants Policy & Guidelines Customer Service Charter Meander Valley Community Safety Plan 2011-2014		Style Manual Delegations Special Committees of Council	Community Grants Policy & Guidelines	Customer Service Charter Meander Valley Community Safety Plan 2011-2014
Corporate Services: Nil				
Infrastructure Services: Asset Management Strategy Capital Works Priority Process			Asset Management Strategy	Capital Works Priority Process
Development Services: Nil				
Works: Skills Register		Skills Register		
Economic Development & Sustainability Nil				



Meander Valley Council Annual Plan 2014/2015

Due for review (other than annually):

Business Continuity Plan (biennial, next review 2016/17)

Code of Tendering and Contracts (every four years, next review 2017/18)

Human Resource Policy Manual (every 3 years – next review 2016/17)

Public Interest Disclosures Act 2002 - Model Procedures (every three years, next review 2017/18)

Code of Conduct (within 12-months of an ordinary election, next review 2015/16)

Customer Service Charter (biennial, next review 2014/15)

Meander Valley Community Safety Plan 2011 -2014 (every 3 years – next review 2014/15)

Sport & Recreation Action Plan 2012-2015 (every 3 years – next review 2015/16)

Emergency Management Plan (every 2 years – next review 2015/16)

Rating Policy (every 4 years – next review August 2016)

Economic Development Strategy 2012-2017 (every 5 years – next review 2017/18)

Capital Works Priority Process (every 2 years – next review 2014/15)

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Governance and Community Services

Directorate	1. Governance & Community Services	Program number and tile	1.1 Secretarial & Administrative support
Program Objective	To undertake functions to ensure compliance with legislative requirements		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Deliver Annual Plan	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review. Prepare 2015/16 Annual Plan Achieved	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
2	Prepare Annual Report	Complete draft for printing In Progress	Complete report and present at AGM Achieved			5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
3	Conduct Annual General Meeting (AGM)		Advertise, organise & conduct AGM Achieved			5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
4	Prepare Council Meeting Agendas and Minutes, Briefing Reports and Workshop Agendas	Prepare for each meeting Achieved	Prepare for each meeting Achieved	Prepare for each meeting Achieved	Prepare for each meeting Achieved	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
5	Policy Review	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
6	Conduct Australia Day (AD) event	Review AD criteria. Call for nominations In Progress	Assess nominations. Plan civic function Achieved	Conduct a civic function on AD Achieved		3.2.2 - Support local events and activities that respond to a community need

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7	Operations Document Review	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
8	Conduct Council Elections	Update General Managers roll Achieved	Conduct election Achieved			5.6.9 - Assist with the orderly conduct of the Council election

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Personal Assistant
2	\$3,000	MVC	Personal Assistant
3	N/A	MVC	Personal Assistant
4	N/A	MVC	Personal Assistant
5	N/A	MVC	General Manager
6	\$5,000	MVC	Personal Assistant
7	N/A	MVC	General Manager
8	\$84,000	MVC	Director Gov & Community Services

Action performance targets

No.	Performance target
4	Agenda is prepared and distributed 4 days before each Council meeting. Draft meeting minutes are completed and distributed within 4 days of each Council meeting
5	Policies reviewed by Council
7	Documents reviewed by Council

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Directorate	1. Governance & Community Services	Program number and tile	1.2 Risk Management
Program Objective	Minimise risk to our people and the public		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Implement Risk Management Framework	Action the framework Achieved	Action the framework Achieved	Action the framework Achieved	Action the framework Achieved	5.6.2 – Implement and review the Risk Management Framework
2	Implement the Internal Audit Program	Review of Audit outcomes In Progress	Conduct Audit In Progress	Review of Audit outcomes Achieved	Conduct Audit In Progress	5.6.2 – Implement and review the Risk Management Framework
3	Conduct Risk Management Committee meeting	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	5.6.2 – Implement and review the Risk Management Framework
4	Review Business Continuity Plan (BCP)		Review BCP Deferred	BCP approved by Council In Progress		5.1.1 - Review and management of Councils Business Continuity Plan
5	Co-ordinate functions of the Audit Panel	Audit panel preparation In Progress	Conduct meeting In Progress	Conduct meeting In Progress	Conduct meeting Achieved	5.6.8 - Develop and implement operation of the internal Audit Panel – establish and implement internal audit process

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$25,000	MVC and Consultant	Director Gov & CS
2	N/A	MVC and Consultant	Director Gov & CS
3	N/A	MVC	Director Gov & CS
4	N/A	MVC	Director Gov & CS
5	\$15,000	MVC and independent resource	Director Gov & CS

Action performance targets

N/A

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Directorate	1. Governance & Community Services	Program number and tile	1.3 Employee Health & Safety Management
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Health & Safety Committee operation	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	5.4.5 - Develop and implement a Workplace Health & Safety Program
2	Conduct Driver training course	Organise course In Progress	Course held Achieved	Review effectiveness of course Achieved		5.4.5 - Develop and implement a Workplace Health & Safety Program
3	Deliver a Health & Wellbeing Program	Conduct quarterly meeting & implement programs Achieved	Conduct quarterly meeting & implement programs Achieved	Conduct quarterly meeting & implement programs Achieved	Conduct quarterly meeting & implement programs Achieved	5.4.5 - Develop and implement a Workplace Health & Safety Program
4	Conduct emergency evacuation drills		Conduct drill – Council Office & GWTVC Achieved		Conduct drill – Council Office & GWTVC Achieved	5.4.5 - Develop and implement a Workplace Health & Safety Program
5	Conduct Staff Survey	Implement Action Plan Achieved	Issue survey Achieved	Report to staff on results of survey. Prepare action plan Achieved	Implement action plan Achieved	5.4.3 - Effectively manage and support Councils human resources
6	Employee Consultative Committee operation	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	5.4.3 - Effectively manage and support Councils human resources

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov & CS & H & S Committee
2	\$3,500	Contract	Director Gov & CS & H & S Committee
3	\$15,000	MVC & Contract	Director Gov & CS & H & Wellbeing Committee
4	N/A	MVC	Director Gov & CS & Fire Wardens
5	\$4,000	MVC & Contract	General Manager
6	N/A	MVC	General Manager

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Directorate	1. Governance & Community Services	Program number and title	1.4 Other Governance functions
Program Objective	To provide good governance		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Review Community Strategic Plan	Draft plan to Council for endorsement In Progress	Community feedback on Plan In Progress	Finalise plan and Council approval Achieved		5.1.2 Review Community Strategic Plan
2	Participation in NTD	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting Achieved	5.5.6 Participate and support the operation of Northern Tasmania Development
3	Prepare a Council Delivery Plan	Present initial plan to Council for approval Achieved		Update Delivery Plan Achieved	Present Plan to Council for approval In Progress	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
4	Participate in Northern Tasmania Sub Regional Alliance	Attend quarterly meeting Achieved	Attend quarterly meeting Achieved	Attend quarterly meeting Achieved	Attend quarterly meeting Achieved	5.5.8 Participate and support the operation of Northern Tasmanian Sub-Regional Alliance
5	Convene meetings of the Customer Service Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
6	Convene meetings of the Merit User Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
7	Provide support to the TRAP Special Committee	Conduct meeting & report on outcomes Achieved	Conduct meeting & report on outcomes Achieved	Conduct meeting & report on outcomes Achieved	Conduct meeting & report on outcomes Achieved	4.2.3 Provide support to Council's Townscape, Reserves and Parks (TRAP) Special Committee

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8	Conduct Community Satisfaction Survey				Conduct survey Achieved	5.1.4 Regularly review community satisfaction with Council service levels
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$5,000	MVC & Contract	General Manager
2	\$60,000	MVC	General Manager
3	N/A	MVC	General Manager
4	N/A	MVC	General Manager
5	N/A	MVC	Director Gov & CS
6	N/A	MVC	Director Gov & CS
7	N/A	MVC	Director Gov & CS
8	\$8,000	Consultant	Director Gov & CS

Action performance targets

N/A

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Directorate	1. Governance & Community Services	Program number and tile	1.5 Community Development
Program Objective	Working with the community for the benefit of all		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Facilitate the operation of the Meander Valley Community Safety Group	Conduct meeting & report on progress Achieved	Conduct meeting & report on progress Achieved	Conduct meeting & report on progress Achieved	Conduct meeting & report on progress Achieved	4.1.1 - Assist in the promotion of community safety and health issues across the local government area
2	Deliver the Community Grants Program (including community, special events and sport and recreation)	Acquit Round 1 and advertise Achieved	Acquit Round 2 and advertise Achieved	Acquit Round 3 and advertise Achieved	Acquit Final Round and advertise Conduct Grants Information Forum Achieved	3.2.1 - Provide the Community Grants Program
3	Conduct the Meandering Art Exhibition	Establish Schools artist in residence workshops Achieved	Evaluate school workshops Achieved	Conduct Meandering exhibition Achieved	Evaluate Meandering Exhibition Advertise Schools' artist in residence workshops to schools In Progress	3.1.1 - Conduct initiatives that support the visual and performing arts
4	Develop and manage the Community Directory	Finalise website In Progress	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	3.1.3 - Support and develop volunteering across the local government area
5	Deliver Positive Ageing Programs	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	3.1.2 - Assist opportunities for positive ageing

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6	Develop and manage the Public Arts Policy		Establish advisory group In Progress	Report on progress In Progress	Report on progress In Progress	3.1.1 - Conduct initiatives that support the visual and performing arts
7	Provide Strategic Business & Planning assistance to community groups	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	3.3.3 - Provide Strategic and Business Planning assistance to community groups and sporting groups

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,000	MVC/DIER	Community Development Officer
2	\$80,000	MVC	Community Development Officer/Admin support
3	\$5,000	MVC	Community Development Officer/Personal Assistant
4	\$6,000	MVC	Community Development Officer
5	\$2,000	MVC	Youth Development Officer/Youth & Comm Worker
6	N/A	MVC	Community Development Officer
7	N/A	MVC	Community Development Officer

Action performance targets

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of schools and artists participating
4	Number and currency of registrations
5	Range of programs delivered
6	Advisory group established
7	Number of planning assistances undertaken

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Directorate	1. Governance & Community Services	Program number and title	1.6 Services to young people
Program Objective	To address and support the needs of young people through responsive and participatory approaches		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Conduct School Holiday Program	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Evaluate overall outcomes Achieved	3.5.1 - Provide activity opportunities for young people
2	Conduct Stepping Stones Camps	Conduct program 18-25 age group Achieved	Conduct program Grades 6 – 8 Achieved	Conduct program Grades 9-12 Achieved	Evaluate overall outcomes Achieved	3.3.1 - Facilitate opportunities for self-development and leadership
3	Conduct Working Well with Young People Program (subject to numbers)	Conduct program Cancelled				3.3.2 - Provide training opportunities for community volunteers
4	Conduct 'National Youth Week' Event			Prepare and advertise event Achieved	Conduct event Achieved	3.5.1 - Provide activity opportunities for young people
5	Facilitate outdoor recreation programs	Conduct program Achieved		Conduct program Achieved	Conduct program Achieved	3.3.2 - Provide training opportunities for community volunteers

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$8,000	MVC/DHHS/Contract	Youth Development Officer
2	\$9,000	MVC & Contract	Youth Development Officer
3	N/A	MVC	Youth Dev Officer/Community Development Officer
4	\$2,000	MVC/DPAC	Youth Development Officer
5	N/A	MVC	Youth Development Officer

Action performance targets

No.	Performance target

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1	Program conducted and evaluated
2	Program conducted and evaluated
3	Program conducted
4	Event conducted and evaluated
5	Program conducted and evaluated

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Directorate	1. Governance & Community Services	Program number and title	1.7 Recreation and Sport Services
Program Objective	To provide current and future recreation and sport programs and facilities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Support the operation of the Recreation Co-Ordination Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group
2	Co-ordinate usage and promotion of Prospect Vale Park and Hadspen Recreation Ground	Liaise with User Groups Achieved	Liaise with User Groups Achieved	Liaise with User Groups Achieved	Liaise with User Groups Achieved	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Recreation Officer
2	N/A	MVC	Recreation Officer

Action performance targets

No.	Performance target
1	Goals achieved

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Directorate	1. Governance & Community Services	Program number and title	1.8 Indoor Recreation Facilities Management
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Operate the Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre on a 7-day per week basis	Operate facilities & report to performance targets Achieved	Operate facilities & report to performance targets Achieved	Operate facilities & report to performance targets Achieved	Operate facilities & report to performance targets Achieved	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group 3.5.4 - Provide recreation facilities that are managed to meet the needs of young people in the community
2	Produce Indoor Recreation Facilities Management annual report and annual budget including fees review	Produce annual report Achieved			Review fees and produce annual budget Achieved	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group
3	Promote and market indoor recreation facilities to current and prospective users	Liaise with users Achieved	Liaise with users Achieved	Liaise with users Achieved	Liaise with users Achieved	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$217,000	MVC & External Contractors	Indoor Recreation Facilities Manager
2	N/A	MVC	Indoor Recreation Facilities Manager
3	N/A	MVC	Indoor Recreation Facilities Manager

Action performance targets

No.	Performance target
1	Provide statistical reports on the usage and availability to Council through the Briefing Report
2	Complete annual report prior to October and budget prior to May for presentation to Council
3	Liaise with users

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Corporate Services

Directorate	2. Corporate Services	Program number and tile	2.1 Financial Services
Program Objective	Responsibly manage the Council's core financial activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Raise Rates and Sundry Debtor accounts	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	5.6.3 - Responsibly manage the Council's core financial activities
2	Complete State Authority returns	Initial State Fire & Treasury pensioner claims & Annual State Fire Levy data return Achieved			Final State Fire and Treasury pensioner claims Achieved	5.6.3 - Responsibly manage the Council's core financial activities
3	Issue Section 132 certificates (Property Rates)	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	5.6.3 - Responsibly manage the Council's core financial activities
4	Arrange annual insurance renewals		Fidelity Guarantee renewal Achieved	Directors & Officers and Employment Practices renewal Achieved	Annual renewals as per schedule incl. Public Liability & PI, ISR, Workers Comp. & MV Achieved	5.6.3 - Responsibly manage the Council's core financial activities
5	Reconciliation of Control Accounts	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	5.6.3 - Responsibly manage the Council's core financial activities

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC & External Contractor	Rates Officer
2	N.A	MVC	Rates Officer
3	N/A	MVC	Rates Officer
4	\$220,000	MVC	Administrative Officer & Director Corporate Services
5	N/A	MVC	Senior Accountant

Action performance targets

No.	Performance target
1	<ul style="list-style-type: none"> ▪ Issue Rates notices before 31st July 2014 ▪ Issue Sundry Debtor notices within 10 working days of receipt of request
3	<ul style="list-style-type: none"> ▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request
5	<ul style="list-style-type: none"> ▪ Reconcile rates, sundry debtor & creditors control accounts within 10 working days of the month end ▪ Reconcile Payroll within 5 working days of processing.

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Directorate	2. Corporate Services	Program number and title	2.2 Financial Management & Reporting
Program Objective	To comply with statutory requirements for Local Government Finance, State & Federal Taxation and to provide meaningful reports for internal financial management		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Review and adopt the Long Term Financial Plan (LTFP)		LTFP update workshop following State Govt. budget Cancelled		Present the LTFP in June for adoption Achieved	5.2.1 - Review and adopt the Long Term Financial Plan
2	Coordinate the development and adoption of Budget & Rating recommendations with statutory timeframes			Determine budget update program Achieved	Present budget, fees & charges to Council in June Achieved	5.6.7 - Coordinate the development and adoption of Budget & Rating recommendations with statutory timeframes
3	Annual external reporting	Produce annual Statutory Accounts, complete KPI consolidated data collection sheets Achieved			Prepare end of year timetable for Annual Accounts & Audit Achieved	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes	Submit monthly BAS & Payroll Tax returns on time Achieved	Submit monthly BAS & Payroll Tax returns on time Achieved	Submit monthly BAS & Payroll Tax returns on time Achieved	Submit monthly BAS & Payroll Tax & annual FBT returns on time Achieved	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation

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5	Provide internal financial management reports on a timely basis for decision making	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	5.6.4 - Provide internal financial management reports on a timely basis for decision making
6	Invest surplus Council funds in accordance with Council's Investment policy	Review cash flow weekly to determine surplus for investment Achieved	Review cash flow weekly to determine surplus for investment Achieved	Review cash flow weekly to determine surplus for investment Achieved	Review cash flow weekly to determine surplus for investment Achieved	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
7	Prepare Financial Management Strategy in accordance with section 70A of LGA 1993	Complete Financial Management strategy Achieved				5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Senior Accountant
2	N/A	MVC	Director Corporate Services & Senior Accountant
3	N/A	MVC	Senior Accountant
4	N/A	MVC	Senior Accountant
5	N/A	MVC	Senior Accountant
6	N/A	MVC	Senior Accountant
7	N/A	MVC	Director Corporate Services & Senior Accountant

Action performance targets

No.	Performance target
5	<ul style="list-style-type: none"> ▪ Produce & distribute ongoing project expenditure reports ▪ Produce & distribute monthly operating statements within 10 working days of end of month ▪ Submit September, December & March quarterly financial reports to Council in Nov 2014, Jan 2015 & May 2015 respectively

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Directorate	2. Corporate Services	Program number and title	2.3 Information Technology
Program Objective	Provide reliable and effective information technology services for the organisation		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Maintenance & upgrade of IT infrastructure	Commence rolling replacement of PC's Achieved	Complete rolling replacement of PC's. Program blade & switch replacement Achieved	Complete blade replacement upgrade and determine switch replacement Achieved	Replace switch ready for VOIP installation Achieved	5.6.5 - Provide reliable and effective IT services for the organisation
2	Replace telephone system with VOIP		Select VOIP Provider Achieved	Determine replacement program Achieved	Complete VOIP installation Achieved	5.6.5 - Provide reliable and effective IT services for the organisation
3	Replace Xerox C7500 officer copier/printer/MFD		Replace Xerox C7500 MFD Achieved			5.6.5 - Provide reliable and effective IT services for the organisation
4	Implement minor version software upgrades to TechOne Property	Plan upgrades Achieved	Test upgrades Achieved	"Go Live" with upgrades Achieved		5.6.5 - Provide reliable and effective IT services for the organisation
5	ICT Reference Group (ICTRG)	Hold bi-monthly ICTRG meetings, determine & implement actions Achieved	Hold bi-monthly ICTRG meetings, determine & implement actions Achieved	Hold bi-monthly ICTRG meetings, determine & implement actions Achieved	Hold bi-monthly ICTRG meetings, determine & implement actions Achieved	5.6.5 - Provide reliable and effective IT services for the organisation

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$92,000	MVC/IT Consultant	IT Officer/IT Consultant
2	\$50,000	MVC & Consultant	Senior Accountant
3	\$28,000	MVC	IT Officer
4	\$10,000	MVC & TechOne consultant	Rates Officer
5	N/A	MVC (ICTRG)	Director Corporate Services

Action performance targets

N/A

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Directorate	2. Corporate Services	Program number and title	2.4 Information Management
Program Objective	Effectively manage and maintain Council's information resource		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
2	Annual Archive Disposal	Obtain approval & arrange for removal of documents due for disposal Achieved			List documents due for disposal Achieved	5.6.6 - Effectively manage and maintain Council's information resource
3	Undertake ECM Upgrade		Complete Project & Resource Planning Achieved	Commence Upgrade Achieved	Complete Upgrade Achieved	5.6.6 - Effectively manage and maintain Council's information resource
4	Improvement Projects	Document & prioritise improvement Projects Achieved	Commence identified priority projects Achieved	Continue with priority projects Achieved	Report on status of projects Achieved	5.6.6 - Effectively manage and maintain Council's information resource

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Information Management Officer
2	N/A	MVC & GWTV	Information Management Officer
3	\$55,000	MVC & ECM Consultant	Information Management Officer
4	N/A	MVC	Information Management Officer

Action performance targets

N/A

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Directorate	2. Corporate Services	Program number and title	2.5 Human Resources
Program Objective	Effectively manage and support Council's human resources		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Continue to participate in working group on the project to modernise the Pay Descriptors and Bands as required by the EBA	Attend working group meetings Achieved	Attend working group meetings Achieved	Attend working group meetings Achieved	Attend working group meetings Achieved	5.4.3 - Effectively manage and support Council's human resources
	Continue with project tasks to modernise the Pay Descriptors and Bands as required by the EBA	Purchase and implement Jobscore software Achieved	Complete inside job rankings In Progress	Complete outside job rankings Achieved	Complete draft pay scale document for feedback In Progress	5.4.3 - Effectively manage and support Council's human resources
2	Training Plan		Update information received from Performance Reviews Achieved		Ensure training has been undertaken Achieved	5.4.3 - Effectively manage and support Council's human resources
3	Performance Review System	Ensure all employee performance reviews have been completed Achieved	Ensure all inside employee salary reviews have been completed Achieved	Ensure all mini performance reviews and all outside employee wage reviews have been completed Achieved	Review the current year's performance reviews and recommend any changes required Achieved	5.4.2 - Review and implement the Performance Review System and link to employee professional development

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC/Regional HRP Group	Payroll & HR Officer
2	\$1,900	MVC	Payroll & HR Officer
3	N/A	MVC	Payroll & HR Officer & Directors

Action performance targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and tile	3.1 Emergency Services
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Maintain and exercise the EMP			Arrange and conduct desktop exercise Achieved		3.4.1 - Maintain and exercise the Municipal Emergency Management & Recovery Plan
2	Co-ordinate the MEMRC	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	3.4.3 - Co-ordinate the operation of the Municipal Emergency Management & Recovery Committee
3	NREMC meetings	Attend meeting Achieved	Attend meeting Achieved	Attend meeting Achieved	Attend meeting Achieved	3.4.1 - Maintain and exercise the Municipal Emergency Management & Recovery Plan
4	Support the operation of the Deloraine SES unit		Finalise MOU and provide grant In Progress	Achieved		3.4.2 - Support the operation of the Deloraine SES Unit
5	Undertake flood survey mapping	Action Plan In Progress	Action Plan In Progress	Action Plan In Progress	Action Plan In Progress	3.4.6 - Undertake flood survey mapping

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	2% FTE	MVC, MEMRC	Technical Support Officer
2	3% FTE	MVC, MEMRC - Director Works, Community Development Officer, Youth Development Officer, Councillors, Community members	Director Infrastructure Services
3	N/AI	MVC	Director Infrastructure Services
4	\$10,000 grant	MVC	Tech Support Officer
5	\$60,000 (carry over funds)	MVC & Consultant	Technical Officer - Stormwater

Action performance targets

No.	Performance target
5	All flood survey mapping completed for Meander River and associated catchments within the financial year

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Directorate	3. Infrastructure Services	Program number and tile	3.2 Transport
Program Objective	To maintain the serviceability and integrity of Council's transport network.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Deliver the bridge inspection and maintenance program	Manage contract In Progress	Manage contract In Progress	Manage contract In Progress	Manage contract In Progress	6.4.1 - Deliver a bridge and inspection and maintenance program 6.5.6 - Deliver a footbridge renewal, inspection and maintenance program
2	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Hadspen – Pedestrian crossing on Meander Valley Road bridge	In Progress	In Progress	In Progress	In Progress	6.4.5 - Deliver a footpath reconstruction and upgrade program
	b. Westbury Primary School – improvements to parking and footpath				To be completed in 2015-16	6.4.5 - Deliver a footpath reconstruction and upgrade program
	c. Deloraine – improvements to footpath network to meet DDA requirements					6.4.5 - Deliver a footpath reconstruction and upgrade program
	d. Contract 133, Vale Street Roundabout	In Progress	In Progress	Achieved		6.4.11 - Delivery of the Westbury Road Transport Study
	e. Westbury Road Transport Study Projects	In Progress	In Progress	In Progress		6.4.11 - Delivery of the Westbury Road Transport Study
	f. Deloraine – Morrison Street road upgrade in association with development					6.4.4 - Deliver a road reconstruction and upgrade program

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	g. Deloraine - Light industrial subdivision road works contribution	In Progress	In Progress	In Progress	In Progress	2.2.3 - Facilitate the development of a Light Industrial site at East Deloraine
	h. Road Resurfacing Contract – Asphalt component	In Progress	In Progress	In Progress	Achieved	6.4.3 - Deliver a road resurfacing program – reseal, asphalt, gravel, crack sealing
	i. Contract 127, Bridgenorth Road, Pipers Lagoon Creek Bridge	In Progress	In Progress	Achieved		6.4.2 - Undertake bridge replacement
	j. Contract 130, Greens Road, Mole Creek Bridge	In Progress	Achieved			6.4.2 - Undertake bridge replacement
	k. Contract 132, Selbourne Road, Four Springs Creek Bridge	In Progress	In Progress	In Progress	Achieved	6.4.2 - Undertake bridge replacement
	l. Bridge Works – signage and safety barriers	In Progress	In Progress	In Progress	Achieved	6.4.2 - Undertake bridge replacement
	m. Contract 128, Western Creek Road, Western Creek Bridge	In Progress	In Progress	Achieved		6.4.2 - Undertake bridge replacement
3	Bridge renewal program		Update bridge replacement program Achieved	Tender proposed bridges for 2015/16 Achieved		6.4.2 - Undertake bridge replacement
4	Undertake Councils responsibility as a road authority <ul style="list-style-type: none"> - Traffic counts - Working in the road reserve permit - Cross overs - Applications from utility owners - NVHR and heavy vehicle management - Rural addressing - Private works 	Report against performance targets Achieved	Report against performance targets Achieved	Report against performance targets. Achieved	Report against performance targets Achieved	6.4.8 - Undertake Councils responsibility as a road authority 6.4.10 - Development and delivery of the street light management program
5	Review of safety issues and undertake road audits with DIER	Conduct meeting with DIER and capture actions in asset register Achieved	Conduct meeting with DIER and capture actions in asset register Achieved	Conduct meeting with DIER and capture actions in asset register Achieved	Conduct meeting with DIER and capture actions in asset register Achieved	6.4.9 - Development and delivery of the road safety program 6.2.1 - Partner with DIER in the delivery of regional and local road programs
6	Infrastructure design and documentation program in line with Capital Works Program and Proposed Project List	Report progress to program In Progress	Report progress to program In Progress	Report progress to program In Progress	Report progress to program In Progress	6.4.12 - The Meander Valley transport network meets the present and future needs of the community and business.

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7	Undertake footpath inspections and condition assessments	Footpaths assessed Achieved	Footpaths assessed Achieved	Footpaths assessed Achieved	Footpaths assessed Achieved	6.4.7 - Deliver a road and footpath inspection and maintenance program
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$115,000	MVC & Contract	Technical Officer Bridges
2	\$2,892,000	MVC & Contract	Director Infrastructure Services
3	\$5,000	MVC	Technical Officer (Bridges)
4	\$20,000	MVC	Technical Officer (Roads)
5	\$5,000	MVC	Technical Officer (Roads), Works
6	\$5,000	MVC	Technical Officer (Roads)
7	\$10,000	MVC	Technical Officer (Assets), Works

Action performance targets

No.	Performance target
1	Review of contractors compliance with the contract
2	Development of project plans, delivery of projects in line with budget, time line, and scope
4	16 traffic counts per year, private addressing applications completed within 10 business days, NHVR applications within 28 days, assess cross over applications within 10 business days, undertake TIAs within 10 business days
7	Meet timeframes set out by Conquest

Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Operate Deloraine Swimming Pool and provide support to community swimming pools	Tender for operator and award contract Achieved	Undertake pre-opening inspection and required maintenance Open pool 1 December Achieved	Operate pool to 1 March Achieved		4.2.5 - Provide support for the operation and maintenance of swimming facilities in the local government area
2	Undertake Essential Health and Safety Features Inspections (Section 46) as per program	Undertake inspection and required maintenance Achieved	Undertake inspection and required maintenance Achieved	Undertake inspection and required maintenance In Progress	Undertake inspection and required maintenance In Progress	6.5.8 - Undertake Council owned property management and maintenance program
3	Complete Annual Maintenance Statement (Section 56) & Asbestos Audit (NCOP) compliance	Review Asbestos Register In Progress	Achieved	Carry out inspections Achieved		6.5.8 - Undertake Council owned property management and maintenance program
4	Co-ordinate building maintenance – general, reactive and programmed	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved	6.5.7 - Deliver a public toilet operation and maintenance program 6.5.8 - Undertake Council owned property management and maintenance program

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5	Property services – leasing, hire agreements, disputes, building valuations, and administration	Report against performance targets Achieved	Report against performance targets Achieved	Report against performance targets Achieved	Report against performance targets Achieved	6.5.8 – Undertake Council owned property management and maintenance program
6	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 – Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Prospect Vale – Marketplace Digital Display	In Progress	In Progress	In Progress	In Progress	5.6.5 - Provide reliable and effective IT services for the organisation
	b. Council Chambers – Audio Equipment	In Progress	In Progress	In Progress	Achieved	5.6.5 - Provide reliable and effective IT services for the organisation
	c. Deloraine Community Complex - Connectivity Improvements	In Progress	In Progress	Achieved		5.6.5 - Provide reliable and effective IT services for the organisation
	d. Meander Hall – Partial roof replacement program	In Progress	In Progress	Achieved		6.5.8 - Undertake Council owned property management and maintenance program
	e. Chudleigh Hall – Plumbing improvements	Achieved				6.5.8 - Undertake Council owned property management and maintenance program
	f. Westbury Town Hall – Heating		In Progress	Deferred		6.5.8 - Undertake Council owned property management and maintenance program
	g. Westbury Recreation Ground Facilities – Upgrade and integration	In Progress	In Progress	In Progress	In Progress	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group
	h. Deloraine Community Complex – Lighting Efficiency Project	In Progress	In Progress	Achieved		6.5.8 - Undertake Council owned property management and maintenance program



Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$65,000	MVC & Contractors	Property Management Officer
2	\$5,000	MVC	Property Management Officer
3	\$5,000	MVC	Property Management Officer
4	\$35,000	MVC	Property Management Officer
5	\$1,000	MVC	Property Management Officer
6	\$425,000	MVC & Contractors	Property Management Officer, Works

Action performance targets

No.	Performance target
1	Review of Contractors compliance with the contract
2	Meet timeframes set out by Conquest
3	Meet timeframes set out by Conquest
6	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and tile	3.4 Parks & Recreation
Program Objective	To provide and maintain adequate parks and recreation facilities throughout the Local Government Area.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake inspections and condition assessments of all equipment and facilities	Achieved	Achieved	Achieved	Achieved	6.1.1 - Continue the asset condition and assessment program
2	Strategic open space development and review	In Progress	In Progress	In Progress	In Progress	4.2.6 - Development of a network of fitness trails, play scapes and associated infrastructure within the local government area 3.5.4 - Provide recreation facilities that are managed to meet the needs of young people in the community 1.2.2 - Engage in regional Open Space & Recreational Facilities project
3	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Prospect Vale Park – Ground Upgrade Review		In Progress	In Progress	In Progress	4.2.4 - Delivery of the Prospect Vale Park Development Plan 6.5.5 - Deliver a sports ground upgrade program
	b. Prospect Vale Park – Main access and parking	Deferred	In Progress	In Progress	In Progress	4.2.4 - Delivery of the Prospect Vale Park Development Plan
	c. Prospect Vale Park – Works associated with Development Plan	In Progress	In Progress	In Progress	In Progress	4.2.4 - Delivery of the Prospect Vale Park Development Plan 4.2.2 - Support the operation of the Prospect Vale Park Sports Club

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	d. Prospect Vale Park – new natural play scape area	In Progress	In Progress	In Progress	In Progress	4.2.4 - Delivery of the Prospect Vale Park Development Plan 4.2.6 - Development of a network of fitness trails, playscapes and associated infrastructure within the local government area
	e. Purchase of new mobile lighting equipment	In Progress	In Progress	In Progress	In Progress	4.2.4 - Delivery of the Prospect Vale Park Development Plan
4	Undertake tree risk assessments	Undertake assessment Achieved	Undertake assessment Achieved	Undertake assessment Achieved	Undertake assessment Achieved	6.5.3 - Deliver a tree inspection, maintenance and replacement program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$10,000	MVC, & Consultants	Technical Officer (Open Space)
2	\$10,000	MVC	Technical Officer (Open Space)
3	\$624,000	MVC & Contractors	Technical Officer (Open Space)
4	\$1,000	MVC	Technical Officer (Open Space), NRM Officer & Works Supervisors

Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest
3	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and tile	3.5 Asset Management and GIS
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Co-ordinate Asset Management Group and Improvement Plan <ul style="list-style-type: none"> - Review Asset Management Plans - Undertake Conquest training and development 	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	5.1.5 - Deliver outcomes of the Asset Management Strategy 5.1.6 - Conduct annual review of Councils service levels 5.2.2 - Deliver Council's Asset Management framework 6.1.5 - Review and update Asset Management Plans.
2	Develop and operate a maintenance planning and delivery system	Provide monthly Conquest report Achieved	Provide monthly Conquest report Achieved	Provide monthly Conquest report Achieved	Provide monthly Conquest report Achieved	6.1.3 - Operate a system for the planned maintenance of our infrastructure assets and services
3	Support Northern Asset Management Group	Chair meeting and action minutes Achieved	Chair meeting and action minutes Achieved	Chair meeting and action minutes Achieved	Chair meeting and action minutes Achieved	5.1.5 - Deliver outcomes of the Asset Management Strategy
4	Prepare Capital Works Program		Update Proposed Projects list Achieved	Prioritise and undertake further design and cost estimation Achieved	Annual program prepared for approval by Council Achieved	6.1.6 - Prepare annual Capital Works Program
5	Develop Project Management Office	Chair meeting and develop action plan Achieved	Chair meeting and action plan In Progress	Chair meeting and action plan In Progress	Chair meeting and action plan In Progress	5.4.6 - Develop and implement a co-ordinated Council approach for project planning and delivery

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6	Update asset information	Capitalisation of assets and recording in Conquest and GIS Achieved	Capitalisation of assets and recording in Conquest and GIS Achieved	Capitalisation of assets and recording in Conquest and GIS Achieved	Capitalisation of assets and recording in Conquest and GIS Achieved	5.2.3 - Complete the annual revaluation and capitalization of assets 6.1.2 - Develop and maintain asset management and information databases and integration with GIS
7	Manage GIS Group – Planning, NRM, Assets, Stormwater	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	2.5.4 - Broaden the availability of Council's GIS data to the public 6.1.2 - Develop and maintain asset management and information databases and integration with GIS
8	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Asset Management Information System Upgrade			In Progress	In Progress	6.1.3 - Operate a system for the planned maintenance of our infrastructure assets and services
	b. GIS Data - Aerial imagery and contour mapping	Contour – Achieved Aerial imagery – In Progress	In Progress	In Progress	Achieved	6.1.2 - Develop and maintain asset management and information databases and integration with GIS
9	Project management meetings to review timelines, budget, and scope	Undertake meeting, update budgets and gantt chart Achieved	Undertake meeting, update budgets and gantt chart In Progress	Undertake meeting, update budgets and gantt chart In Progress	Undertake meeting, update budgets and gantt chart In Progress	5.4.6 - Develop and implement a co-ordinated Council approach for project planning and delivery
10	Attend Northern Regional Infrastructure Group meetings	Attend meeting Achieved	Attend meeting Achieved	Attend meeting Achieved	Attend meeting Achieved	6.2.2 - Develop, adopt, and regulate regional infrastructure service standards 6.2.3 - Assist with the delivery of the Northern Integrated Transport Strategy 6.2.4 - Collaborate with other

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						Councils on regional infrastructure and land use issues
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$20,000	MVC	Asset Management Coordinator
2	\$10,000	MVC	Asset Management Coordinator
3	\$3000	MVC	Asset Management Coordinator
4	\$5000	MVC	Asset Management Coordinator
5	\$5000	MVC	Director Infrastructure Services
6	\$80,000	MVC	Asset Management Coordinator
7	\$5000	MVC	GIS Officer
8	\$105,000	MVC & Contractors & Consultants	Technical Officers
9	\$5000	MVC	Director Infrastructure Services & Works
10	N/A	MVC	Director Infrastructure Services

Action performance targets

No.	Performance target
4	To prepare annual Capital Works Program for approval at May Council meeting
6	Asset information to be recorded within four weeks of receipt by Asset Management Coordinator
8	Development of project plans, delivery of projects in line with budget, time line, and scope
9	To prepare budget changes for approval by General Manager and/or Council

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Directorate	3. Infrastructure Services	Program number and tile	3.6 Waste Management and Resource Recovery
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop Waste Management Strategy and Action Plan	Strategy approved by Council In Progress	Develop Action Plan In Progress	Action Plan In Progress	Action Plan In Progress	1.6.5 - Finalise MVC Waste Management Strategy & Action Plans 1.4.1 - Implement actions from the Waste Management Strategy 3.3.5 - Provide support to regional groups on school educational programs
2	Support NTWMG activities through a 5% landfill levy	Attend meetings Achieved	Attend meetings Achieved	Attend meetings Achieved	Attend meetings Achieved	5.5.2 - Support the operations of the Northern Tasmanian Waste Management Group through a voluntary levy on waste -
3	Provision of kerbside collection contracts for waste, recyclables, and organics	Supervise Contract Achieved	Supervise Contract Achieved	Create Supervise Contract Achieved	Award Supervise Contract Achieved	1.6.1 - Manage the kerbside collection contracts of waste, recyclables and organics
4	Provision of landfill and resource recovery operations and waste transfer stations	Reports sent to EPA Achieved	Audit and ground water monitoring Achieved	Reports sent to EPA Achieved	Audit and ground water monitoring Achieved	1.6.2 - Manage the expansion and operation of landfill sites including rehabilitation and transfer stations
5	Hardwaste collection		Undertake collection Achieved			1.6.3 - Manage the annual collection of hard waste
6	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Installation of landfill lining at Deloraine		In Progress	Achieved		1.6.2 - Manage the expansion and operation of landfill sites

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						including rehabilitation and transfer stations
	b. Purchase of new and replacement bins for kerbside services		Achieved			1.6.1 - Manage the kerbside collection contracts of waste, recyclables and organics
	c. Purchase and installation of bailer	In Progress	In Progress	In Progress	In Progress	1.6.2 - Manage the expansion and operation of landfill sites including rehabilitation and transfer stations
7	Undertake audit of landfill operations and procedures		Undertake audit Achieved			1.4.1 - Implement actions from the Waste Management Strategy

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$30,000	MVC & Consultants	Technical Officer (Waste)
2	\$73,000	MVC	Technical Officer (Waste)
3	\$630,000	MVC	Technical Officer (Waste)
4	\$544,000	MVC	Technical Officer (Waste)
5	\$20,000	MVC	Technical Officer (Waste)
6	\$85,000	MVC	Technical Officer (Waste)
7	\$10,000	MVC & Consultants	Technical Officer (Waste)

Action performance targets

No.	Performance target
2	Attend regional meetings as scheduled and manage the operation of the landfill levy
3	Supervise and review contract
4	Supervise and review contract
6	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and tile	3.7 Stormwater Management
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways. Council through the Urban Drains Act and the Local Government (Highways) Act targets is to provide a minor stormwater network (pipes and pits) that is capable of meeting a 5% Annual Exceedance Probability (AEP) and a major stormwater network (overland flows and roads) that is capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD) The target for stormwater quality is to have an 80% reduction in suspension of solids, 40% reduction in phosphorous, and 40% reduction in nitrogen.</p>		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop stormwater system management plans	Develop plans in line with risk assessment action plan Achieved	Develop plans in line with risk assessment action plan Achieved	Develop plans in line with risk assessment action plan Achieved	Develop plans in line with risk assessment action plan Achieved	2.2.2 - Undertake transport and storm water modeling to facilitate future development 1.5.5 - Ensure stormwater discharge reduces the impact on the environment 6.3.1 - Develop and maintain storm water catchment risk assessments and undertake detailed modeling to develop stormwater management plans
2	Manage MVC Stormwater Taskforce – Infra, Works, NRM, Plumbing, EHO	Chair meeting & distribute minutes Achieved	Chair meeting & distribute minutes Achieved	Chair meeting & distribute minutes Achieved	Chair meeting & distribute minutes Achieved	6.3.1 - Develop and maintain storm water catchment risk assessments and undertake detailed modeling to develop stormwater management plans
3	Support regional NRM Stormwater Officer	Meet with officer Achieved	Meet with officer Achieved	Meet with officer Achieved	Meet with officer Achieved	1.5.4 - Participate in Northern Regional Stormwater Quality Group
4	Design, document, procurement, and supervise contracts as per Capital Works Program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program In Progress	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
	a. Stormwater Projects – infrastructure constraints and development contributions		In Progress	In Progress	In Progress	2.2.4 - Support new developments through the Infrastructure Contribution Policy

Development Services

Directorate	4. Development Services	Program number and tile	4.1 Land Use & Planning
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Process development applications in accordance with delegated authority	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	1.1.1 - Manage land use and planning processes
2	Process Planning Scheme Amendments	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	1.1.2 - Review and update Meander Valley Planning Scheme
3	Participate in Regional Planning Project Initiative		Participate in Review of Regional Land Use Strategy Achieved			1.1.3 - Participate in regional planning initiatives
4	Rezone Land in the Hadspen Growth Area	Rezoning Approved by Council Ongoing		Rezoning Approved by Minister In Progress		1.1.2 - Review and update Meander Valley Planning Scheme
5	Carrick Rural Living Area - Rezoning		Rezoning Approved by Council In Progress		Rezoning Approved by Minister In Progress	1.1.1 - Manage land use and planning processes
6	Prepare Rural Living Strategy			Prepare strategy In Progress		2.3.3 - Facilitate the development of a Light Industrial site at East Deloraine
7	State Climate Change Adaptation Project		Participate in project Achieved			1.4.4 - Participate in statewide Climate Change Adaptation Project
8	Participate in State Policy Development – Natural Hazard Framework		Attend meeting Achieved		Attend meeting Achieved	3.4.5 - Provide assistance to the State Government in development of State Policy on the Natural Hazard Framework

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-2, 6-7	\$495,000	MVC	Director Development Services
3	In-kind	MVC	Director Development Services
4	\$34,000	MVC	Senior Town Planner
5	\$7,000	MVC	Senior Town Planner

Action performance targets

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance
3	Hadspen Growth Area rezoned

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Directorate	4. Development Services	Program number and title	4.2 Building Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2000 and the Tasmanian Building Regulations 2004.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Building Services - undertake assessments, inspections and surveying for Building Applications	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	4.3.1 - Undertake Councils legislative responsibilities in Building Control services
2	Permit Authority – Process Building Applications	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	4.3.3 - Undertake Councils legislative responsibilities as a Permit Authority
3	Permit Authority – Manage outstanding Building Completions and Illegal Works				Reduce outstanding completions by 20% Not Achieved	4.3.1 - Undertake Councils legislative responsibilities in Building Control services
4	Coordinate Major Events applications					3.2.2 - Support local events and activities that respond to a community need

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1&3	\$97,000	MVC	Director Development Services
2-4	\$230,000 (incorporating Plumbing administration support)	MVC	Director Development Services & Permit Authority

Action performance targets

No.	Performance target
1	Where Council is issuing the Certificate of Likely Compliance, complete assessment and surveying within 21 working days of receipt of application and receipt of required documentation. Achieve 95% conformance.
2	Issue Building Permits within 7 working days from the date all other permits and documents as required by Building Act, are received by Council. Achieve 95% conformance

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Directorate	4. Development Services	Program number and tile	4.3 Environmental Health
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Monitor and sample water quality of recreational waters	Record Results Achieved	Record Results Achieved	Record Results Achieved	Record Results Achieved	4.3.6 - Undertake Councils legislative responsibilities in preventative health 1.5.3 - Undertake prescribed water sampling programs
2	Inspect Places of Assembly annually as per program	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence Achieved	4.3.6 - Undertake Councils legislative responsibilities in preventative health
3	Inspect and register food premises annually	Inspections per Schedule Achieved	Inspections per Schedule Achieved	Inspections per Schedule Achieved	Issue annual registration for all food premises Achieved	4.3.6 - Undertake Councils legislative responsibilities in preventative health
4	Co-ordinate immunisation clinics				Complete Immunisation Program Achieved	4.3.6 - Undertake Councils legislative responsibilities in preventative health
5	Investigate incidents and complaints re notifiable diseases, public health or environmental nature	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies Achieved	4.3.5 – Undertake Councils legislative responsibilities in Environmental Protection 4.3.6 - Undertake Councils legislative responsibilities in preventative health
6	Process applications for special plumbing permits and on site waste water disposal	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	4.3.5 - Undertake Councils legislative responsibilities in Environmental Protection

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7	Monitor EPN for Council Waste Transfer facilities		Monitor and Report Achieved		Monitor and Report Achieved	4.3.5 - Undertake Councils legislative responsibilities in Environmental Protection
8	Create register for Contaminated Sites			Register Completed In Progress		4.3.8 - Develop a contaminated site register

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$178,000	MVC, External Consultants & Immunisation Nurses	Director Development Services
5-8	\$111,000	MVC & External Environmental Consultants	Director Development Services

Action performance targets

No.	Performance target
1	Respond to complaints within 24 hours and comply with statutory requirements
2	Conduct inspections as per program
3	Conduct inspections as per program
4	Provide school based immunisations as per program
5	Investigate all cases and complaints within 5 days of notification
6	Process applications within 12 days of receiving all required information, achieve 95% compliance
7	Prepare report every 6 months

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Directorate	4. Development Services	Program number and title	4.4 Plumbing & Drainage Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the plumbing legislation.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Conduct inspections and process applications for Plumbing Permits	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	4.3.4 - Undertake Councils legislative responsibilities in Plumbing & Drainage Control services

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$158,000	MVC	Director Development Services Plumbing Surveyor

Action performance targets

No.	Performance target
1	Process plumbing applications within 7 days and special connection permits within 14 days of receipt of all information

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Directorate	4. Development Services	Program number and title	4.5 General Inspector
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Annual Audit of Dog Registrations		Conduct Audit Achieved			4.3.7 - Undertake Councils legislative responsibilities in animal management services across the local government area
2	Fire Abatement Management		Issue Fire Abatement Notices Achieved	Issue Fire Abatement Notices Achieved		
3	Investigate incidents and complaints regarding animal control	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	4.3.7 - Undertake Councils legislative responsibilities in animal management services across the local government area
4	Participate in Fire Management Area Committees		Fire Protection Plan Completed Achieved			

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1,3	\$133,100	MVC & External Consultants	Director Development Services & General Inspector
2	\$26,000	MVC & External Contractors	Director Development Services & General Inspector
4	In Kind	MVC	Director Development Services

Action performance targets

No.	Performance target
3	Investigate all cases and complaints with 10 days

Meander Valley Council Annual Plan 2014/2015



Works

Directorate	5. Works	Program number and tile	5.1 Parks, Reserves, Sports Grounds & Cemeteries
Program Objective	To ensure that Meander Valley Council's parks, reserves, cemeteries and sports grounds are maintained to provide a clean tidy and pleasant appearance that is acceptable to community and sporting organisations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake the maintenance work in accordance with the level of service required.	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	6.5.2 – Deliver an open space facility inspection and maintenance program
2	Develop Safe Work Method Statements (SWMS) for High Risk Construction Works	Report to performance target In Progress	Report to performance target Achieved	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program
3	Undertake capital works as listed in the works program:	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program Achieved	4.2.6 – Development of a network of fitness trails, playscapes and associated infrastructure within the local government area
	a. Birralee, Egmont Reserve – Renewal of concrete retaining wall at riverbank		Achieved			
	b. Hadspen, Riverbank and Skate Park – Installation of new concrete seating			In Progress	Achieved	
	c. Deloraine, East Westbury Place – New path and bollards			In Progress	In Progress	

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$850,900	MVC	Director of Works
2	Nil	MVC	Director of Works, Work Health & Safety Officer
3a	\$20,000	MVC	Director of Works, Westbury Works Supervisor
3b	\$12,000	MVC	Director of Works, Westbury Works Supervisor
3c	\$25,000	MVC	Director of Works, Deloraine Works Supervisor

Meander Valley Council Annual Plan 2014/2015



Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	SWMS developed and any identified actions completed (activity is an ongoing task throughout the year)
3	Conformance with project budget and works program

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and title	5.2 Roadside Verges & Nature Strips
Program Objective	To ensure Meander Valley Council's road verges and nature strips are maintained to a safe and acceptable standard.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake the maintenance work in accordance with the level of service required.	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	6.4.7 – Deliver a road and footpath inspection and maintenance program
2	Develop Safe Work Method Statements (SWMS) for High Risk Construction Works	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$524,600	MVC	Director of Works
2	Nil	MVC	Director of Works, Work Health & Safety Officer

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	SWMS developed and any identified actions completed (activity is an ongoing task throughout the year)

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and tile	5.3 Roads
Program Objective	To construct and maintain a safe and effective road network to meet the needs of residents and visitors.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake maintenance work in accordance with the level of service required	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	6.4.7 – Deliver a road and footpath inspection and maintenance program
2	Develop Safe Work Method Statements (SWMS) for High Risk Construction Works	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program
3	Undertake capital works as listed in the works program:	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program Achieved	6.4.4 - Deliver a road reconstruction and upgrade program
	a. Road Resealing – Various locations	In Progress	Achieved			
	b. Road Resheeting – Various locations	In Progress	In Progress	In Progress	Achieved	
	c. Westbury, Marriott Street – Road reconstruction including widening		In Progress	Achieved		
	d. Hadspen, Winifred Jane Crescent – Kerb replacement and partial road reconstruction		Achieved			
	e. Westbury, Emu Plains Road – Road reconstruction	In Progress	Achieved			
	f. Parkham, Parkham Road – Road reconstruction	In Progress	Achieved			
	g. Hagley, Main Street – Upgrade drainage and footpath	In Progress	Achieved			
	h. Deloraine, Meander Valley Road – Upgrade kerb, footpath and drainage	In Progress	In Progress	In Progress	Achieved	
	i. Tree works – High level tree pruning		In Progress	In Progress	In Progress	
	j. Prospect Vale, Mount Leslie Road – Footpath resurfacing			Achieved		
	k. Prospect Vale, Mace Street – Footpath resurfacing			Achieved		
	l. Blackstone Heights – New footpath				Carry over 2015-2016	

Meander Valley Council Annual Plan 2014/2015



	m. Westbury, William Street – New footpath				Carry over 2015-2016	
	n. Deloraine, West Goderich Street – New footpath	In Progress	Achieved			

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,664,300	MVC	Director of Works
2	Nil	MVC	Director of Works, Work Health & Safety Officer
3a	\$730,000	MVC & External Contractor	Director of Works
3b	\$310,000	MVC	Director of Works
3c	\$130,000	MVC	Director of Works, Deloraine Works Supervisor
3d	\$80,000	MVC	Director of Works, Westbury Works Supervisor
3e	\$40,000	MVC	Director of Works, Deloraine Works Supervisor
3f	\$172,000	MVC	Director of Works, Deloraine Works Supervisor
3g	\$43,000	MVC	Director of Works, Westbury Works Supervisor
3h	\$267,000	MVC	Director of Works, Deloraine Works Supervisor
3j	\$50,000	MVC & External Contractor	Director of Works
3k	\$45,000	MVC	Director of Works, Westbury Works Supervisor
3l	\$60,000	MVC	Director of Works, Westbury Works Supervisor
3m	\$87,000	MVC	Director of Works, Westbury Works Supervisor
3n	\$37,000	MVC	Director of Works, Westbury Works Supervisor
3o	\$22,000	MVC	Director of Works, Deloraine Works Supervisor

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	SWMS developed and any identified actions completed (activity is an ongoing task throughout the year)
3	Conformance with project budget and works program

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and tile	5.4 Toilets, Street Cleaning & Litter Collection
Program Objective	To maintain streets and public toilets in a clean and tidy condition in accordance with environmental standards.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake cleaning and maintenance as required.	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	1.5.2 - Implementation of street cleaning and pit inducing contract
2	Undertake cleaning of toilets to current level of service required.	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	6.5.7 - Deliver a public toilet operation and maintenance program
3	Develop Safe Work Method Statements (SWMS) for High Risk Construction Works	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$207,200	MVC	Director of Works
2	\$235,300	MVC	Director of Works
3	Nil	MVC	Director of Works, Work Health & Safety Officer

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Achieve 95% conformance with Customer Service Request System and environmental standards (activity is an ongoing task throughout the year)
2	Conformance with annual budget
3	SWMS developed and any identified actions completed (activity is an ongoing task throughout the year)

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and title	5.5 Urban Stormwater
Program Objective	To maintain a safe and effective stormwater drainage network		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake maintenance work in accordance with the level of service required	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	6.3.2 – Undertake a stormwater inspection and maintenance program
2	Develop Safe Work Method Statements (SWMS) for High Risk Construction Works	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program
3	Undertake capital works as listed in the works program:	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program Achieved	6.3.3 – Deliver an upgrade and renewal program
	a. Deloraine, Beefeater Street – Upgrade and pipe open drain				Carry over 2015-2016	
	b. Carrick, Meander Valley Road – Inlet pit improvements and extend pipe outlet	In Progress	In Progress	Achieved		
	c. Exton, Meander Valley Road – Upgrade open drains			In Progress	Achieved	

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$126,200	MVC	Director of Works
2	Nil	MVC	Director of Works, Work Health & Safety Officer
3a	\$75,000	MVC	Director of Works, Deloraine Works Supervisor
3b	\$47,000	MVC	Director of Works, Westbury Works Supervisor
3c	\$15,000	MVC	Director of Works, Westbury Works Supervisor

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	SWMS developed and any identified actions completed (activity is an ongoing task throughout the year)
3	Conformance with project budget and works program

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and tile	5.6 Plant
Program Objective	To provide suitable plant and equipment at a competitive hire rate to accommodate Councils activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Review plant performance				Complete review Achieved	5.2.4 - Review and undertake plant replacement program
2	Complete risk assessment of major plant	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	Report to performance target In Progress	5.4.5 - Develop and implement a Workplace Health & Safety Program
3	Purchase/trade plant as per replacement program	Report to program In Progress	Report to program In Progress	Report to program In Progress	Report to program Achieved	5.2.4 - Review and undertake plant replacement program
	a. Grader	In Progress	Achieved			
	b. Mower	In Progress	Achieved			
	c. 4.5 T Truck	In Progress	In Progress	In Progress	In Progress	
	d. 13 T Truck	In Progress	In Progress	In Progress	Achieved	
	e. 4.5 T Truck	In Progress	Deferred			
	f. 6.5T Truck	In Progress	Achieved			
	g. Water cart	In Progress	In Progress	In Progress	Achieved	
	h. Utility	In Progress	Achieved			
	i. Minor Plant	In Progress	Achieved			

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	Nil	MVC	Director of Works
2	Nil	MVC	Director of Works, Work Health & Safety Officer
3a	\$280,000	MVC	Director of Works
3b	\$30,000	MVC	Director of Works
3c	\$50,000	MVC	Director of Works
3d	\$80,000	MVC	Director of Works
3e	\$49,000	MVC	Director of Works

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3f	\$70,000	MVC	Director of Works
3g	\$35,000	MVC	Director of Works
3h	\$32,000	MVC	Director of Works
3i	\$20,000	MVC	Director of Works

Action performance targets

No.	Performance target
1	To be competitive with private hire rates (activity is an ongoing task throughout the year)
1	Maintain or increase utilisation of plant (activity is an ongoing task throughout the year)
2	All major plant items risk assessed and any identified actions completed (activity is an ongoing task throughout the year)
3	Conformance with project budget and works program

Meander Valley Council Annual Plan 2014/2015



Directorate	5. Works	Program number and tile	5.7 Works & Maintenance Program
Program Objective	To develop Works & Maintenance Program for new financial year		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop Works & Maintenance Program by June for the following financial year.			Undertake assessment Achieved	Develop work program Achieved	6.1.3 – Operate a system for the planned maintenance of our infrastructure assets and services

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	Nil	MVC	Director of Works & Director of Infrastructure Services

Action performance targets

No.	Performance target
1	Conform with projected Works Program and estimates (activity is an ongoing task throughout the year)

Meander Valley Council Annual Plan 2014/2015



Economic Development & Sustainability

Directorate	6. Economic Development & Sustainability	Program number and tile	6.1 Natural Resource Management
Program Objective	Facilitate Natural Resource Management for Council and Community		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Continue implementation of NRM strategies as per annual work plan	Achieve Performance Target Achieved	Achieve Performance Target Achieved	Achieve Performance Target Achieved	Achieve Performance Target Achieved	1.3.3 - Deliver NRM program activities
2	Complete a review of Meander Valley Council's Natural Resource Management Strategy 2010 3 rd Edition		Commence Review December 2014 Deferred			1.3.2 - Review NRM Strategy for the local government area
3	Implement the actions of the Community Energy Efficiency Program (CEEP)	Complete hardware installation program Achieved		Commence Energy Education Workshops Achieved		1.4.3 – Deliver the Commonwealth Energy Efficiency Program
4	Participate in the Tamar Estuary Esk Rivers Program (TEER)			Report on TEER activities Achieved		1.5.1 – Participate in the TEER program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$6,000	MVC	NRM Officer
2	\$6,000	MVC	NRM Officer
3	\$60,000	MVC	ED Officer & Property Management Officer
4	\$11,000	MVC	General Manager

Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
2	Complete actions within timeframes and within budget
3	Comply with CEEP Deed Agreement
4	Attend annual meetings and support a regional approach to river catchment management

Meander Valley Council Annual Plan 2014/2015



Directorate	6. Economic Development & Sustainability	Program number and title	6.2 Economic Development
Program Objective	To create an investment ready environment in the Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Support the development of Prospect Vale & Blackstone Heights Structural Plan and present to Council to receipt		Present Structure Plan to Council Achieved			1.2.1 - Prepare Outline Development Plans for Meander Valley townships
2	Promote investment in Meander Valley to support the growth of identified industry sectors	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	2.1.1 - Implement actions of the Meander Valley Economic Development Strategy
3	Continue to implement the Communication Action Plan	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	5.3.1 - Implement and review Council's Communication Strategy
4	Support activities of the Sustainable Environment Committee	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	1.4.2 - Support the operation of Councils Sustainability Committee and implement approved projects
5	Support the progress of Hadspen rezoning	Report on progress	In Progress	Complete Amendment In Progress		1.2.1 - Prepare Outline Development Plans for Meander Valley townships
	a. Complete Stormwater Management Plan	Achieved	In Progress	Achieved		
	b. Complete Draft Traffic Network Plan	In Progress	In Progress	Achieved		
	c. Complete Growth Area Master Plan	In Progress	In Progress	Achieved		
	d. Commence landowner consultation and gain sign-off	Achieved	In Progress	Achieved		
	e. Meet and consult with Tasmanian Planning Commission (TPC)	Timeline to be confirmed	Achieved			
	f. Complete Planning Scheme Amendment	Timeline to be confirmed	Timeline to be confirmed before March 2015	In Progress	with TPC Achieved	

Meander Valley Council Annual Plan 2014/2015



6	Monitor the progress of the Economic Renewal Action Group (ERAG)	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	2.1.3 – Monitor the Economic Renewal Action Group program implementation
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	Budget allocated in Development Services Budget	MVC	Director Economic Development & Sustainability/ Project Officer/Director Development Services
2	\$40,000	MVC	Director Economic Development & Sustainability
3	\$15,500	MVC	Communication Officer
4	\$16,800	MVC	Project Officer
5	Budget allocated in Development Services Budget a. \$15,000 b. \$20,000 c. \$10,000	MVC	Director Economic Development & Sustainability/ Project Officer/Director Development Services
6	\$5,000	MVC	Director Economic Development & Sustainability

Action performance targets

No.	Performance target
1	Meet project timeframes as agreed by the specific Project Teams
2	Comply with the Tasmanian Government Deed Agreement to fund the Thoroughbred Breeding
3	Implement priority actions as agreed by Council's Management Team
4	Report on the progress of priority actions as set by the Sustainable Environment Committee
5	Meet project timeframes as agreed by the specific Project Teams
6	Advise Council of ERAG activity progress

GOV 2 2015-2016 ANNUAL PLAN

1) Introduction

The purpose of this report is for Council to adopt the 2015-2016 Annual Plan.

2) Background

The purpose of the Annual Plan is to provide an organisational commitment to Council and the community of our activities and to plan for the development and use of financial resources for the forthcoming financial year.

3) Strategic/Annual Plan Conformance

The preparation of this document conforms with the Strategic Plan.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Section 71 of the Local Government Act 1993 requires Council to prepare and approve an Annual Plan for the municipal area for each financial year.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

The Annual Plan will be available for inspection at the public offices during normal business hours and on Council's website.

9) Financial Impact

The Annual Plan has been aligned with the approved budget. All activities are considered achievable within current resource levels.

10) Alternative Options

Not Applicable

11) Officers Comments

The 2015-2016 Annual Plan provides information to enable any person reading the document to understand the type of work that is conducted within each of the program areas.


This is a comprehensive document detailing the work the organisation will be undertaking during the next 12 months.

AUTHOR: Greg Preece
GENERAL MANAGER

12) Recommendation

It is recommended that Council adopt the Annual Plan as submitted for the 2015-2016 financial year.

DECISION:



2015/2016

Annual Plan



Meander Valley Council



W O R K I N G T O G E T H E R

Meander Valley Council Annual Plan 2015/2016

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Overview

The Annual Plan outlines the programs and services Council intends to deliver throughout the year. These programs and services comprise of new and upgraded services, replacing existing or simply maintaining what already exists.

The coming year will see Council deliver the following projects -

- Continue with community engagement to finalise Council's Waste Management Strategy;
- Continue to work with the Tasmanian Planning Taskforce to develop the Local Provision Schedules for Council's new statewide based planning scheme;
- Continue to work with the Tasmanian Planning Commission to rezone the land identified in the Hadspen Outline Development Plan;
- Develop further stormwater system management plans in line with the risk assessment action plan;
- Deliver projects identified in the Prospect Vale/Blackstone Heights Structure Plan and Hadspen and Westbury Outline Development Plans;
- Negotiate a new workplace agreement of Council by 30 June 2016;
- Continue with a variety of projects to reduce energy consumption and improve energy efficiencies on Council properties.

Council will undertake a regular inspection program for Place of Assembly and Food Premises Licences, and co-ordinate immunisation clinics.

There is an ongoing commitment to continue Council's involvement in the Northern Tasmania Development to deliver the Regional Futures Plan.

Along with other councils in the region, Council will participate in a service delivery benchmarking project, which will be used to identify opportunities for shared services or resource sharing between councils. This project will conform to the State Government's criteria for local government reform and improved service delivery.

Once again an extensive Capital Works Program, valued at \$8.862, million will be delivered. The value of the works approved is in line with the projections in the Long Term Financial Plan, with \$2.5 million of this figure being allocated to building new and upgraded infrastructure.

Meander Valley Council Annual Plan 2015/2016

Fast Facts about the Meander Valley

Rateable assessments	9,823
Capital value of properties	\$3,131,348,600
Adjusted Assessed annual value of properties	\$141,145,922
Residential population	19,543
Geographical area	3,821 sq kms
Number of Councillors	9
Sealed Roads	550kms
Unsealed Roads	254kms
Bridges	227



Meander Valley is a large and diverse area of Tasmania's northern region, which offers an assortment of enticing lifestyle opportunities. The varying landscape ranges from alpine mountain peaks to extensively forested areas, productive agricultural lands, historic towns and villages, and the urban community of Launceston. There are abundant small businesses and major enterprises, such as Country Club Tasmania and Tasmanian Alkaloids which offer great employment prospects to locals. The Meander Valley skyline is dominated by the mountains of the Great Western Tiers and World Heritage Area, which form a dramatic backdrop to a rural landscape that in many areas is divided by traditional English hedges. Small townships and villages are found throughout the area. The seamless combination of mountains and rural landscapes, villages and townships gives Meander Valley its unique look and feel; something that visitors recognise as distinctly Tasmanian.

Meander Valley Council Annual Plan 2015/2016

Budget Estimates

	2014-2015	2015-2016
Revenue:		
Rate Revenue	10,262,600	10,832,600
Fees and User Charges	1,106,900	1,119,300
Contributions and Donations	326,800	350,600
Interest	1,086,300	961,300
Grants and Subsidies	5,623,900	6,093,200
Other Revenue	945,000	995,900
Total Operating Revenue:	19,351,500	20,352,900
Operating Expenditure:		
Employee Costs	5,868,300	6,028,000
Maintenance and Working Expenses	5,777,700	6,054,400
Interest on Loans	311,300	311,300
Depreciation	5,168,400	4,963,400
Payments to Government Authorities	990,800	1,028,600
Other Payments	225,200	236,300
Total Operating Expenditure:	18,341,700	18,622,000
Operating Surplus/Deficit:	1,009,800	1,730,900
Underlying Surplus/(Deficit)	39,400	839,900
Capital Expenditure	7,871,000	8,862,000
Repayment of Loans:		
Asset Sales:	285,000	215,000
Closing Cash Balance:	18,325,200	19,360,115
Net assets:	278,825,300	232,800,000

Meander Valley Council Annual Plan 2015/2016

Rating Policy

The following rating policies will apply for 2015-2016:

Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 31 August 2015, 30 October 2015, 29 January 2016 and 31 March 2016.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 8.46% per annum.
General rate:	All rateable properties are applied a General Rate of 5.9307 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$30. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$160 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$188 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$346 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	<p>All properties within the municipal area are rated based on the income requirements of the State Fire Commission.</p> <p>Properties within the Launceston Permanent Brigade District are applied a rate of 1.3672 cents in the \$ of AAV with a minimum of \$38.</p> <p>Properties within the Volunteer Brigade Districts are applied a rate of 0.3835 cents in the \$ of AAV with a minimum of \$38.</p> <p>All other properties are applied a rate of 0.3664 cents in the \$ of AAV with a minimum of \$38.</p>

POLICY REVIEW

POLICY REVIEWS	Audit Panel By 22/9	Council By 31/12	Audit Panel By 22/12	Council By 31/3	Audit Panel By 23/3	Council By 30/6
Governance: <ul style="list-style-type: none"> • Risk Management • Disability Access • Leave of Absence from Meetings • Townscape Rate Incentive Scheme • Managing Public Appeals 	1 69	1 69	29 55	29 55	73	73
Corporate Services: <ul style="list-style-type: none"> • Information Management • Writing off Debts • Investment of Surplus Council Funds 	45 68	45 68	71	71		
Infrastructure Services: <ul style="list-style-type: none"> • Fencing - Council owned land • Subdivision Servicing • New and Gifted Assets 	15	15	13 77	13 77		
Development Services: <ul style="list-style-type: none"> • Environmental Compliance and Enforcement • Heritage Advice • Stated development Schemes under Strat Titles Act 1998 • Pursuit of Illegal Buildings 	63 44	63 44	65 79	65 79		
Works: <ul style="list-style-type: none"> • Nil 						
Economic Development and Sustainability <ul style="list-style-type: none"> • Communication Policy for the Media 					49	49



DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
Governance: Style Manual Delegations Special Committees of Council Business Continuity Plan Code of Conduct Sport and Recreation Action Plan 2012-2015		Style Manual Delegations Special Committees of Council Business Continuity Plan		Code of Conduct Sport and Recreation Action Plan 2012-2015
Corporate Services: Nil				
Infrastructure Services: Municipal Emergency Management Plan		Municipal Emergency Management Plan		
Development Services: Nil				
Works: Nil				
Economic Development and Sustainability Nil				



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Due for review (other than annually):

Business Continuity Plan (biennial, next review 2017/18)

Code of Tendering and Contracts (every four years, next review 2018/19)

Human Resource Policy Manual (every 3 years – next review 2016/17)

Public Interest Disclosures Act 2002 - Model Procedures (every three years, next review 2017/18)

Code of Conduct (within 12-months of an ordinary election, next review 2015/16 – next review dependent on adoption by State Govt)

Customer Service Charter (biennial, next review 2016/17)

Meander Valley Community Safety Plan 2015 -2017 (every 3 years – next review 2017/18)

Sport and Recreation Action Plan 2012-2015 (every 3 years – next review 2018/19)

Municipal Emergency Management Plan (every 2 years – next review 2017/18)

Economic Development Strategy 2012-2017 (every 5 years – next review 2017/18)

Strategic Asset Management Plan (every 4 years – next review 2019/20)

Evacuation Plans for Council Buildings (every 5 years)

Due for review annually

Style Manual

Delegations

Special Committees of Council

Governance and Community Services

Directorate	1. Governance & Community Services	Program number and title	1.1 Secretarial & Administrative support
Program Objective	To undertake functions to ensure compliance with legislative requirements		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Deliver Annual Plan	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review	Prepare quarterly review. Prepare 2016/17 Annual Plan	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
2	Prepare Annual Report	Complete draft for printing	Complete report and present at AGM			5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
3	Conduct Annual General Meeting (AGM)		Advertise, organise and conduct AGM			5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
4	Prepare Council Meeting Agendas and Minutes, Briefing Reports and Workshop Agendas	Prepare for each meeting	Prepare for each meeting	Prepare for each meeting	Prepare for each meeting	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
5	Policy Review	Review as per schedule	Review as per schedule	Review as per schedule	Review as per schedule	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
6	Conduct Australia Day (AD) event	Review AD criteria. Call for nominations	Assess nominations. Plan civic function	Conduct a civic function on AD		3.2.2 - Support local events and activities that respond to a community need

Meander Valley Council Annual Plan 2015/2016



7	Operations Document Review	Review as per schedule	Review as per schedule	Review as per schedule	Review as per schedule	5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Personal Assistant
2	\$3,000	MVC	Personal Assistant
3	N/A	MVC	Personal Assistant
4	N/A	MVC	Personal Assistant
5	N/A	MVC	General Manager
6	\$5,000	MVC	Personal Assistant
7	N/A	MVC	General Manager

Action performance targets

No.	Performance target
4	Agenda is prepared and distributed 4 days before each Council meeting. Draft meeting minutes are completed and distributed within 4 days of each Council meeting
5	Policies reviewed by Council
7	Documents reviewed by Council

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Directorate	1. Governance & Community Services	Program number and title	1.2 Risk Management
Program Objective	Minimise risk to our people and the public		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Implement Risk Management Framework	Action the framework	Action the framework	Action the framework	Action the framework	5.6.2 – Implement and review the Risk Management Framework
2	Implement the Internal Audit Program	Review of Audit outcomes	Conduct Audit	Review of Audit outcomes	Conduct Audit	5.6.2 – Implement and review the Risk Management Framework
3	Conduct Risk Management Committee meeting	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting	5.6.2 – Implement and review the Risk Management Framework
4	Review Business Continuity Plan (BCP)	Review BCP	BCP to Audit Panel	BCP to be approved by Council		5.1.1 - Review and management of Councils Business Continuity Plan
5	Co-ordinate functions of the Audit Panel	Conduct meeting as per Audit Schedule		Conduct two meetings as per Audit Schedule	Conduct meeting as per Audit Schedule	5.6.8 – Support the operation of the internal Audit Panel

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$25,000	MVC and Consultant	Director Gov and CS
2	N/A	MVC and Consultant	Director Gov and CS
3	N/A	MVC	Director Gov and CS
4	\$15,000	MVC and Consultant	Director Gov and CS
5	\$15,000	MVC and independent resource	Director Gov and CS

Action performance targets

N/A

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Directorate	1. Governance & Community Services	Program number and title	1.3 Employee Health & Safety Management
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Health and Safety Committee operation	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	5.4.5 - Develop and implement a Workplace Health and Safety Program
2	Conduct Driver training course	Organise course	Course held	Review effectiveness of course		5.4.5 - Develop and implement a Workplace Health and Safety Program
3	Deliver a Health and Wellbeing Program	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs	Conduct quarterly meeting and implement programs	5.4.5 - Develop and implement a Workplace Health and Safety Program
4	Conduct emergency evacuation drills		Conduct drill - Council Office and GWTV		Conduct drill - Council Office and GWTV	5.4.5 - Develop and implement a Workplace Health and Safety Program
5	Conduct Staff Survey	Implement Action Plan	Issue survey	Report to staff on results of survey. Prepare action plan	Implement action plan	5.4.3 - Effectively manage and support Council's human resources

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6	Workplace Consultative Committee operation	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	Conduct quarterly meeting	5.4.3 - Effectively manage and support Council's human resources
7	Review Evacuation Plans				Review Plans	5.4.5 – Develop and implement a Workplace Health and Safety Programme

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov and CS and H and S Committee
2	\$3,500	Contract	Director Gov and CS and H and S Committee
3	\$15,000	MVC and Contract	Director Gov and CS and H and Wellbeing Committee
4	N/A	MVC	Director Gov and CS and Fire Wardens
5	\$4,000	MVC and Contract	General Manager
6	N/A	MVC	General Manager
7	N/A	MVC	Director Gov and CS/Fire Wardens/Property M'ment Officer

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Directorate	1. Governance & Community Services	Program number and title	1.4 Other Governance functions
Program Objective	To provide good governance		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Participation in Northern Tasmania Development (NTD)	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting	Attend NTD Local Government Committee Meeting	5.5.4 Participate and support the operation of Northern Tasmania Development
2	Prepare a Council Delivery Plan	Present Plan to Council for approval		Update Delivery Plan	Present Plan to Council for approval	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
3	Convene meetings of the Customer Service Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
4	Convene meetings of the Merit User Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting	5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework
5	Provide support to the Townscape Reserves and Parks Special Committee (TRAP)	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes	Conduct meeting and report on outcomes	4.2.3 Provide support to Council's Townscape, Reserves and Parks (TRAP) Special Committee
6	Review Council's Delegation Register		Review register			5.1.3 Co-ordinate and preparation of Council's integrated planning and reporting framework

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7	Prepare Human Resources Plan			Prepare framework for Plan	Begin consultation with staff	5.4.1 – Prepare a Human Resources Plan that supports the future operations of Council
8	Participate in benchmarking project with other Councils in the northern region	Engage a consultant to undertake project	Deliver report to Council	Develop future Action Plan	Develop future Action Plan	5.5.1 – Participate in and support regional programs for resource sharing

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$60,000	MVC	General Manager
2	N/A	MVC	General Manager
3	N/A	MVC	General Manager
4	N/A	MVC	Director Gov and CS
5	N/A	MVC	Director Gov and CS
6	N/A	MVC and Consultant	General Manager
7	N/A	MVC	General Manager
8	\$15,000	MVC and Consultant	General Manager

Action performance targets

N/A

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Directorate	1. Governance & Community Services	Program number and title	1.5 Community Development
Program Objective	Working with the community for the benefit of all		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Facilitate the operation of the Meander Valley Community Safety Group	Conduct meeting and report on progress	Conduct meeting and report on progress	Conduct meeting and report on progress	Conduct meeting and report on progress	4.1.1 - Assist in the promotion of community safety and health issues across the local government area
2	Deliver the Community Grants Program (including community, special events and sport and recreation)	Acquit Round 1 and advertise	Acquit Round 2 and advertise	Acquit Round 3 and advertise	Acquit Final Round and advertise Conduct Grants Information Forum	3.2.1 - Provide the Community Grants Program
3	Conduct the Meandering Art Exhibition	Establish Schools artist in residence workshops	Evaluate school workshops	Conduct Meandering exhibition	Evaluate Meandering Exhibition Advertise Schools' artist in residence workshops to schools	3.1.1 - Conduct initiatives that support the visual and performing arts
4	Manage the Community Directory	Report on progress	Report on progress	Report on progress	Report on progress	3.1.3 - Support and develop volunteering across the local government area
5	Deliver Positive Ageing Programs	Report on progress	Report on progress	Report on progress	Report on progress	3.1.2 - Assist opportunities for positive ageing

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6	Develop and manage the Public Arts Policy		Establish advisory group	Report on progress	Report on progress	3.1.1 - Conduct initiatives that support the visual and performing arts
7	Provide Strategic Business and Planning assistance to community groups	Report on progress	Report on progress	Report on progress	Report on progress	3.1.3 – Support and develop volunteering across the local government area 3.3.3 - Provide Strategic and Business Planning assistance to community groups and sporting groups

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,000	MVC/DIER	Community Development Manager
2	\$85,000	MVC	Community Development Manager/Admin support
3	\$5,000	MVC	Community Development Manager/Personal Assistant
4	\$2,000	MVC	Community Development Manager
5	\$2,000	MVC	Community Development Manager
6	N/A	MVC	Community Development Manager
7	N/A	MVC	Community Development Manager

Action performance targets

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of schools and artists participating
4	Number and currency of registrations
5	Range of programs delivered
6	Advisory group established
7	Number of planning assistances undertaken

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Directorate	1. Governance & Community Services	Program number and title	1.6 Services to young people
Program Objective	To address and support the needs of young people through responsive and participatory approaches		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Conduct School Holiday Program	Conduct and report	Conduct and report	Conduct and report	Conduct and report Evaluate overall outcomes	3.4.1 - Provide activity opportunities for young people
2	Conduct Stepping Stones Camps	Conduct program 18-25 age group	Conduct program Grades 6 – 8	Conduct program Grades 9-12	Evaluate overall outcomes	3.3.1 - Facilitate opportunities for self- development and leadership
3	Conduct Working Well with Young People Program (subject to numbers)	Conduct program				3.3.2 - Provide training opportunities for community volunteers
4	Conduct 'National Youth Week' Event			Prepare and advertise event	Conduct event	3.4.1 - Provide activity opportunities for young people
5	Facilitate outdoor recreation programs	Conduct program	Conduct program	Conduct program	Conduct program	3.3.2 - Provide training opportunities for community volunteers

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$8,000	MVC/DHHS/Contract	Community Officer/Community Support Officer
2	\$10,000	MVC and Contract	Community Officer
3	N/A	MVC	Community Officer/Community Development Manager
4	\$2,000	MVC/DPAC	Community Support Officer/Community Officer
5	N/A	MVC	Community Officer

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Action performance targets

No.	Performance target
1	Programs conducted and evaluated
2	Camps conducted and evaluated
3	Program conducted and evaluated
4	Event conducted and evaluated
5	Program conducted and evaluated

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Directorate	1. Governance & Community Services	Program number and title	1.7 Recreation and Sport Services
Program Objective	To provide current and future recreation and sport programs and facilities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Support the operation of the Recreation Co-Ordination Group	Conduct meeting	Conduct meeting	Conduct meeting	Conduct meeting	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group
2	Co-ordinate usage and promotion of Prospect Vale Park and Hadspen Recreation Ground	Liaise with User Groups	Liaise with User Groups	Liaise with User Groups	Liaise with User Groups	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Recreation Officer
2	N/A	MVC	Recreation Officer

Action performance targets

N/A

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Directorate	1. Governance & Community Services	Program number and title	1.8 Indoor Recreation Facilities Management
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Operate the Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre on a 7-day per week basis	Operate facilities and report to performance targets	Operate facilities and report to performance targets	Operate facilities and report to performance targets	Operate facilities and report to performance targets	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group 3.4.4 - Provide recreation facilities that are managed to meet the needs of young people in the community
2	Produce Indoor Recreation Facilities Management annual report and annual budget including fees review	Produce operations report			Review fees and produce annual budget	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group
3	Promote and market indoor recreation facilities to current and prospective users	Liaise with users	Liaise with users	Liaise with users	Liaise with users	4.2.1 - Facilitate the management of recreation facilities throughout Meander Valley through the Recreation Co-ordination Group

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$210,000	MVC and External Contractors	Indoor Recreation Facilities Manager
2	N/A	MVC	Indoor Recreation Facilities Manager
3	N/A	MVC	Indoor Recreation Facilities Manager

Action performance targets

No.	Performance target
1	Provide statistical reports on the usage and availability to Council through the Briefing Report
2	Complete operations report and budget

Corporate Services

Directorate	2. Corporate Services	Program number and title	2.1 Financial Services
Program Objective	Responsibly manage the Council's core financial activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Raise Rates and Sundry Debtor accounts	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	5.6.3 - Responsibly manage the Council's core financial activities
2	Complete State Authority returns	Initial State Fire and Treasury pensioner claims and Annual State Fire Levy data return			Final State Fire and Treasury pensioner claims	5.6.3 - Responsibly manage the Council's core financial activities
3	Issue Section 132 certificates (Property Rates)	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	5.6.3 - Responsibly manage the Council's core financial activities
4	Arrange annual insurance renewals		Crime Insurance (Fidelity Guarantee renewal)	Directors and Officers and Employment Practices renewal	Annual renewals as per schedule incl. Public Liability and PI, ISR, Workers Comp. and MV	5.6.3 - Responsibly manage the Council's core financial activities
5	Participate in Northern Councils' review of insurances and brokerage service		Commence Review	Complete review		5.6.3 - Responsibly manage the Council's core financial activities
6	Reconciliation of Control Accounts	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	5.6.3 - Responsibly manage the Council's core financial activities

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVCr	Rates Officer
2	N.A	MVC	Rates Officer
3	N/A	MVC	Rates Officer
4	\$250,000	MVC	Finance Officer and Director Corporate Services
5	N/A	MVC and external contractor	Finance Officer
6	N/A	MVC	Senior Accountant

Action performance targets

No.	Performance target
1	<ul style="list-style-type: none"> ▪ Issue Rates notices before 31st July 2015 ▪ Issue Sundry Debtor notices within 10 working days of receipt of request
3	<ul style="list-style-type: none"> ▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request
6	<ul style="list-style-type: none"> ▪ Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end ▪ Reconcile Payroll within 5 working days of processing.

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Directorate	2. Corporate Services	Program number and title	2.2 Financial Management & Reporting
Program Objective	To comply with statutory requirements for Local Government Finance, State and Federal Taxation and to provide meaningful reports for internal financial management		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Review and present the Long Term Financial Plan (LTFP) to Council				Review and present the LTFP to Council	5.2.1 - Review and adopt the Long Term Financial Plan
2	Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes			Determine budget update program	Present budget, fees and charges to Council in June	5.6.7 - Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes
3	Annual external reporting	Produce Statutory Accounts and complete KPI consolidated data sheets			Prepare end of year timetable for Statutory Accounts and Audit	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time	Submit BAS and Payroll Tax returns on time	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
5	Provide internal financial management reports on a timely basis for decision making	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	Achieve activity performance target	5.6.4 - Provide internal financial management reports on a timely basis for decision making

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6	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment policy	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment	Review cash flow weekly to determine funds for investment	5.6.3 – Responsibly manage the Council's core financial activities
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Senior Accountant
2	N/A	MVC	Director Corporate Services
3	N/A	MVC	Senior Accountant
4	N/A	MVC	Senior Accountant
5	N/A	MVC	Senior Accountant
6	N/A	MVC	Senior Accountant

Action performance targets

No.	Performance target
5	<ul style="list-style-type: none"> ▪ Produce and distribute ongoing project expenditure reports ▪ Produce and distribute monthly operating statements within 10 working days of end of month ▪ Submit September, December and March quarterly financial reports to Council in Oct 2015, Jan 2016 and April 2016 respectively

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Directorate	2. Corporate Services	Program number and title	2.3 Information Technology
Program Objective	Provide reliable and effective information technology services for the organisation		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Maintenance and upgrade of IT infrastructure	Commence rolling replacement of PC's	Complete rolling replacement of PC's. Program blade replacement	Complete blade replacement		5.6.5 - Provide reliable and effective IT services for the organisation
2	ICT Reference Group (ICTRG)	Hold bi-monthly ICTRG meetings, determine and implement actions	Hold bi-monthly ICTRG meetings, determine and implement actions	Hold bi-monthly ICTRG meetings, determine and implement actions	Hold bi-monthly ICTRG meetings, determine and implement actions	5.6.5 - Provide reliable and effective IT services for the organisation

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$44,000	MVC/IT Consultant	IT Officer
2	N/A	MVC (ICTRG)	Director Corporate Services

Action performance targets

N/A

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Directorate	2. Corporate Services	Program number and title	2.4 Information Management
Program Objective	Effectively manage and maintain Council's information resource		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act	Maintain records in accordance with legislation	Maintain records in accordance with legislation	Maintain records in accordance with legislation	Maintain records in accordance with legislation	5.6.1 - Implement processes to ensure compliance with the Local Government Act and other relevant legislation
2	Annual Archive Disposal	Arrange for removal of documents due for disposal			List documents due for disposal	5.6.6 - Effectively manage and maintain Council's information resource
3	Action Project and Improvement Ideas - Annual Plan	Document and prioritise improvement projects	Commence identified priority projects	Continue with priority projects	Report on status of projects	5.6.6 - Effectively manage and maintain Council's information resource

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Information Management Officer
2	N/A	MVC	Information Management Officer
3	N/A	MVC	Information Management Officer

Action performance targets

N/A

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Directorate	2. Corporate Services	Program number and title	2.5 Human Resources
Program Objective	Effectively manage and support Council's human resources		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Continue to participate in working group on the project to modernise the Pay Descriptors and Bands as required by the Workplace Agreement.	Attend working group meetings	Attend working group meetings	Attend working group meetings		5.4.3 - Effectively manage and support Council's human resources
2	Continue with project tasks to modernise the Pay Descriptors and Bands as required by the Workplace Agreement	Complete draft new pay descriptors and pay scales document for feedback	Employee consultation on new pay descriptors and pay scales	Complete new pay descriptors and pay scale project		5.4.3 - Effectively manage and support Council's human resources
3	Review current Workplace Agreement	Review performance increases and apply to pay rates			Review CPI percentage increases	5.4.3 - Effectively manage and support Council's human resources
4	Provide administrative support to the Workplace Consultative Committee in negotiating a new Workplace Agreement		Commence new Workplace Agreement bargaining process	Continue new Workplace Agreement bargaining process	Finalise new Workplace Agreement	5.4.3 - Effectively manage and support Council's human resources
5	Implementation of LGAT Workplace Behaviours Policy suite		Implement stage 1 policies and update the HR Policy Manual	Implement stage 2 policies and update the HR Policy Manual		5.4.3 - Effectively manage and support Council's human resources

6	Finalise and implement new Learning Management System (LMS)	Finalise new training software (LMS). Report to Directors on quarterly training to be delivered	Update training plan following Performance Reviews. Report to Directors on quarterly training to be delivered	Report to Directors on quarterly training to be delivered	Report to Directors on quarterly training to be delivered	5.4.3 - Effectively manage and support Council's human resources
7	Performance Review System	Ensure all employee performance reviews have been completed	Ensure all inside employee salary reviews have been completed	Ensure all mini performance reviews and all outside employee wage reviews have been completed	Review the current year's performance reviews and recommend any changes required	5.4.2 - Review and implement the Performance Review System and link to employee professional development

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC/Regional HRP Group	HR/Payroll Officer
2	N/A	MVC	HR/Payroll Officer
3	N/A	MVC	HR/Payroll Officer
4	N/A	MVC	HR/Payroll Officer
5	N/A	MVC	HR/Payroll Officer and Directors
6	\$3000	MVC/Consultant	HR/Payroll Officer and Directors
7	N/A	MVC	HR/Payroll Officer and Directors

Action performance targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and title	3.1 Emergency Services
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC)	Chair quarterly meeting	Chair quarterly meeting	Chair quarterly meeting	Chair quarterly meeting	4.4.3 - Co-ordinate the operation of the Municipal Emergency Management and Recovery Committee
2	Participate in Northern Regional Emergency Management Committee (NREMC)	Attend meeting	Attend meeting	Attend meeting	Attend meeting	4.4.1 - Maintain and exercise the Municipal Emergency Management and Recovery Plan
3	Support the operation of the Deloraine SES unit	Renew MOU. Purchase of new MV SES vehicle				4.4.2 - Support the operation of the Deloraine SES Unit
4	Undertake Meander River flood study	Develop Plan	Develop Plan	Present Study to Council		4.4.6 - Undertake flood survey mapping
5	Review and update Municipal Emergency Management Plan (MEMP) contact list		Contact List updated			4.4.1 - Maintain and exercise the Municipal Emergency Management and Recovery Plan
6	Review Municipal Emergency Management Plan (MEMP)	Complete risk treatment strategy assessment	Finalise MEMP review			4.4.1 - Maintain and exercise the Municipal Emergency Management and Recovery Plan

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, MEMRC - Director Works, Administration Officer Infrastructure Services, Community Development Officer, Youth Development Officer, Councillors, Community members	Director Infrastructure Services
2	N/A	MVC	Director Infrastructure Services
3	N/A	MVC and SES	Director Infrastructure Services
4	\$26,400 (carry over funds)	MVC and Consultant	Director Infrastructure Services
5	N/A	MVC	Administration Officer – Infrastructure Services
6	N/A	MVC, SES	Administration Officer – Infrastructure Services

Action performance targets

No.	Performance target
4	All flood survey mapping completed for Meander River by June 2016

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Directorate	3. Infrastructure Services	Program number and title	3.2 Transport
Program Objective	To maintain the serviceability and integrity of Council's transport network.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Deliver the bridge inspection and maintenance program	Manage contract	Manage contract	Manage contract	Manage contract	6.3.1 - Deliver a bridge and inspection and maintenance program 6.4.6 - Deliver a footbridge renewal, inspection and maintenance program
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
3	2016-2017 Bridge renewal program		Update bridge replacement program	Tender proposed bridges for 2016/17		6.3.2 - Deliver a bridge replacement and upgrade program
4	Undertake Council's responsibility as a road authority <ul style="list-style-type: none"> - Traffic counts - Working in the road reserve permits - Cross over applications - Applications from utility owners - NVHR and heavy vehicle management - Rural addressing 	Achieve activity performance targets	Achieve activity performance targets	Achieve activity performance targets	Achieve activity performance targets	6.3.8 - Undertake Council's responsibility as a road authority 6.3.10 - Development and delivery of the street light management program
5	Review of road safety issues and ongoing coordination with the Department of State Growth	Capture actions in asset register	Capture actions in asset register	Capture actions in asset register	Capture actions in asset register	6.3.9 - Development and delivery of the road safety program 6.2.1 - Partner with DoSG in the delivery of regional and local road programs

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6	Undertake footpath inspections and condition assessments	Undertake required inspections	Undertake required inspections	Undertake required inspections	Undertake required inspections	6.3.7 - Deliver a road and footpath inspection and maintenance program
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$31,500	MVC and Contractor	Senior Technical Officer - Engineering
2	Capital Works - \$3,695,000	MVC	Director Infrastructure Services
3	N/A	MVC	Senior Technical Officer
4	N/A	MVC	Senior Technical Officer
5	N/A	MVC	Senior Technical Officer
6	N/A	MVC	Asset Management Coordinator and Works Department

Action performance targets

No.	Performance target
1	Review of contractors compliance with the contract
2	Development of project plans, delivery of projects in line with budget, time line, and scope
4	12 traffic counts per year, private addressing applications completed within 10 business days, NHVR applications within 28 days, assess cross over applications within 10 business days, undertake TIAs within 10 business days
6	Meet timeframes set out by Conquest

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Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Operate Deloraine Swimming Pool and provide support to community swimming pools at Mole Creek and Caveside	Tender for operator and award contract	Undertake pre-opening inspection and required maintenance. Open pool 1 December	Operate pool to 1 March		4.2.5 - Provide support for the operation and maintenance of swimming facilities in the local government area
2	Undertake Essential Health and Safety Features Inspections (Section 46) as per program	Undertake inspection and required maintenance	Undertake inspection and required maintenance	Undertake inspection and required maintenance	Undertake inspection and required maintenance	6.4.8 - Undertake Council owned property management and maintenance program
3	Complete Annual Maintenance Statement (Section 56) and Asbestos Audit (NCOP) compliance	Review Asbestos Register		Carry out annual inspections		6.4.8 - Undertake Council owned property management and maintenance program
4	Co-ordinate building maintenance – general, reactive and programed	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance	Undertake required maintenance	6.4.8 - Undertake Council owned property management and maintenance program
5	Property services – leasing, hire agreements, disputes, building valuations, and administration	Review agreements		Review agreements		6.4.8 – Undertake Council owned property management and maintenance program

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6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.1.4 – Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$67,300	MVC and Contractors	Property Management Officer
2	N/A	MVC	Property Management Officer
3	N/A	MVC	Property Management Officer
4	N/A	MVC	Property Management Officer
5	N/A	MVC	Property Management Officer
6	Capital Works - \$845,000	MVC and Contractors	Property Management Officer

Action performance targets

No.	Performance target
1	Review of Contractors compliance with the contract
2	Meet timeframes set out by Conquest
3	Meet timeframes set out by Conquest
6	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and title	3.4 Parks & Recreation
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake inspections and condition assessments of all equipment and facilities	Undertake required inspections	Undertake required inspections	Undertake required inspections	Undertake required inspections	6.1.1 - Continue the asset condition and assessment program
2	Strategic open space development and review				Draft report to Council	4.2.6 - Development of a network of fitness trails, playscapes and associated infrastructure within the local government area 3.4.4 - Provide recreation facilities that are managed to meet the needs of young people in the community
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices 4.2.4 - Delivery of the Prospect Vale Park Development Plan
4	Undertake tree risk assessments	Undertake assessment	Undertake assessment	Undertake assessment	Undertake assessment	6.4.3 - Deliver a tree inspection, maintenance and replacement program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, Works Department and Consultants	Technical Officer (Open Space). Director Works
2	N/A	MVC	Technical Officer (Open Space)
3	Capital Works - \$345,000	MVC and Contractors	Technical Officer (Open Space)
4	N/A	MVC	Technical Officer (Open Space), NRM Officer and Works Supervisors

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Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest
3	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and title	3.5 Asset Management and GIS
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Co-ordinate Asset Management Group and Improvement Plan <ul style="list-style-type: none"> - Review Asset Management Plans - Undertake Conquest training and development - Integrate Strategic Planning outcomes into AMP and LTFP 	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program	Chair meeting and action improvement program	5.1.5 - Deliver outcomes of the Strategic Asset Management Plan 5.1.6 - Conduct annual review of Councils service levels 5.2.2 - Deliver Council's Asset Management framework 6.1.5 - Review and update Asset Management Plans
2	Develop and operate a maintenance planning and delivery system	Provide monthly Conquest report	Provide monthly Conquest report	Provide monthly Conquest report	Provide monthly Conquest report	6.1.3 - Operate a system for the planned maintenance of our infrastructure assets and services
3	Support Northern Asset Management Group <ul style="list-style-type: none"> - Attend IPWEA and NAMS committee meetings 	Chair meeting and action minutes	Chair meeting and action minutes	Chair meeting and action minutes	Chair meeting and action minutes	5.1.5 - Deliver outcomes of the Strategic Asset Management Plan
4	Prepare Capital Works Program		Update Proposed Projects list	Prioritise and undertake further design and cost estimation	Annual program prepared for approval by Council	6.6.1 – Prepare initial project listing 6.6.2 – Review the works priority matrix for projects identified in the initial listing 6.6.3 – Present Draft Capital Works Program to Council for approval
5	Update asset information including capitalisation of assets in Conquest and GIS and undertake road revaluations	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	Capitalisation of assets and recording in Conquest and GIS	5.2.3 - Complete the annual revaluation and capitalisation of assets 6.1.2 - Develop and maintain asset management and information databases and integration with GIS

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6	Manage GIS Group – Planning, NRM, Assets, Stormwater	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	2.5.4 - Broaden the availability of Council's GIS data to the public 6.1.2 - Develop and maintain asset management and information databases and integration with GIS
7	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices 6.1.3 - Operate a system for the planned maintenance of our infrastructure assets and services
8	Project management meetings to review timelines, budget, and scope	Undertake meeting, update budgets and gantt chart	Undertake meeting, update budgets and gantt chart	Undertake meeting, update budgets and gantt chart	Undertake meeting, update budgets and gantt chart	5.4.6 - Develop and implement a co-ordinated Council approach for project planning and delivery

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Asset Management Coordinator
2	N/A	MVC	Asset Management Coordinator
3	N/A	MVC	Asset Management Coordinator
4	N/A	MVC	Asset Management Coordinator
5	N/A	MVC	Asset Management Coordinator
6	N/A	MVC	Senior Technical Officer - Engineering
7	Capital Works - \$45,000	MVC	Asset Management Coordinator
8	N/A	MVC	Director Infrastructure Services

Action performance targets

No.	Performance target
4	To prepare annual Capital Works Program for approval at May Council meeting
5	Asset information to be recorded within four weeks of receipt by Asset Management Coordinator
7	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and title	3.6 Waste Management and Resource Recovery
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop a Waste Management Strategy and Action Plan		Strategy approved by Council	Develop Action Plan	Action the Plan	1.5.5 - Finalise MVC Waste Management Strategy 1.4.1 - Implement actions from the Waste Management Strategy
2	Support Northern Tasmanian Waste Management Group activities through a 5% landfill levy	Attend meetings	Attend meetings	Attend meetings	Attend meetings	5.5.2 - Support the operations of the Northern Tasmanian Waste Management Group through a voluntary levy on waste 3.3.5 - Provide support to regional groups on school educational programs
3	Provision of kerbside collection contracts for waste, recyclables, and organics	Supervise Contract	Supervise Contract	Supervise Contract	Supervise Contract	1.5.1 - Manage the kerbside collection contracts of waste, recyclables and organics
4	Provision of landfill, waste transfer stations and resource recovery operations contract	Supervise Contract	Supervise Contract	Supervise Contract	Supervise Contract	1.5.2 - Manage the expansion and operation of landfill sites including rehabilitation and transfer stations
5	Provision of hard waste collection		Undertake collection			1.5.3 - Manage the annual collection of hard waste
6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.1.4 - Ensure works are undertaken in accordance with permit conditions, design specifications and safe work practices
7	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	Ground and surface water monitoring Annual Report to EPA		Ground and surface water monitoring		1.5.2 - Manage the expansion and operation of landfill sites including rehabilitation and transfer stations

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC and Consultants	Director Infrastructure Services and Senior Technical Officer - Engineering
2	\$73,000	MVC	Senior Technical Officer - Engineering
3	\$550,000	MVC and Contractor	Senior Technical Officer - Engineering
4	\$455,000	MVC and Contractor	Director Infrastructure Services and Senior Technical Officer - Engineering
5	\$18,000	MVC and Contractor	Senior Technical Officer - Engineering
6	Capital Works - \$20,000	MVC	Senior Technical Officer - Engineering
7	N/A	MVC and Consultants	Senior Technical Officer - Engineering

Action performance targets

No.	Performance target
2	Attend regional meetings as scheduled and manage the operation of the landfill levy
3	Supervise and review contract
4	Issue contract to tender. Supervise and review contract.
6	Development of project plans, delivery of projects in line with budget, time line, and scope

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Directorate	3. Infrastructure Services	Program number and title	3.7 Stormwater Management
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways.</p> <p>Council through the Urban Drains Act and the Local Government (Highways) Act targets is to provide a minor stormwater network (pipes and pits) that is capable of meeting a 5% Annual Exceedance Probability (AEP) and a major stormwater network (overland flows and roads) that is capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD) The target for stormwater quality is to have an 80% reduction in suspension of solids, 40% reduction in phosphorous, and 40% reduction in nitrogen.</p>		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop stormwater system management plans	Develop plans in line with risk assessment action plan	Develop plans in line with risk assessment action plan	Develop plans in line with risk assessment action plan	Develop plans in line with risk assessment action plan	<p>1.6.4 - Ensure stormwater discharge reduces the impact on the environment</p> <p>2.2.2 - Undertake transport and stormwater modeling to facilitate future development</p> <p>6.5.1 - Develop and maintain stormwater catchment risk assessments and undertake detailed modeling to develop stormwater management plans</p>
2	Manage MVC Stormwater Taskforce – Infra, Works, NRM, Plumbing, EHO	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	Chair meeting and distribute minutes	<p>6.5.1 - Develop and maintain stormwater catchment risk assessments and undertake detailed modeling to develop stormwater management plans</p>
3	Support regional NRM Stormwater Officer	Meet with officer	Meet with officer	Meet with officer	Meet with officer	<p>1.6.1 – Participate and support the Tamar Estuary and Esk River program</p>
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	<p>2.2.4 - Support new developments through the Infrastructure Contribution Policy</p> <p>6.1.4 - Ensure works are undertaken in accordance with permit conditions, design</p>

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						specifications and safe work practices 6.5.3 - Deliver the stormwater upgrade and renewal program
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$35,000	MVC and Consultants	Senior Technical Officer - Engineering
2	N/A	MVC	Senior Technical Officer - Engineering
3	\$7,200	MVC	Senior Technical Officer - Engineering
4	Capital Works - \$653,000	MVC and Consultants	Senior Technical Officer - Engineering

Action performance targets

No.	Performance target
1	Complete all high risk catchments by June 2016
4	Development of project plans, delivery of projects in line with budget, time line, and scope

Development Services

Directorate	4. Development Services	Program number and title	4.1 Land Use & Planning
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Process development applications in accordance with delegated authority	Performance Target	Performance Target	Performance Target	Performance Target	1.1.1 - Manage land use and planning processes
2	Process Planning Scheme Amendments	Performance Target	Performance Target	Performance Target	Performance Target	1.1.2 - Review and update Meander Valley Planning Scheme
3	Participate in State Planning Reform Initiative		Participate in Review of Regional Land Use Strategy			1.1.3 - Participate in Statal planning initiatives
4	Rezone Land in the Hadspen Growth Area	Rezoning Approved by Council		Rezoning Approved by Minister		1.1.2 - Review and update Meander Valley Planning Scheme
5	Carrick Rural Living Area - Rezoning		Rezoning Approved by Council		Rezoning Approved by Minister	1.1.2 - Review and update Meander Valley Planning Scheme
6	Department of Education Land Prospect Vale – Development Plan	Prepare Project Plan	Complete Field Surveys		Finalise Development Plan	1.1.1 - Manage land use and planning processes
7	Westbury Road Prospect Vale – Activity Centre Plan	Prepare Project Plan and engage Consultant	Develop Draft Plan	Present Plan to Council		2.3.2 -Implement Main Street Improvement Program
8	Deloraine Outline Development Plan		Prepare Project Plan and engage Consultant	Prepare Plan	Present Plan to Council	1.2.1 Prepare Outline Development Plans for Meander Valley townships

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9	Westbury Townscape Plan		Prepare Project plan and engage Consultant	Prepare Plan	Present Plan to Council	2.3.2 - Implement Main Street Improvement Program
10	Develop a Vision and Purpose Statement for Westbury Public Recreation Spaces	Prepare Project Plan	Community consultation	Present draft vision to Council		4.2.6 – Development of a network of fitness trails, playscapes and associated infrastructure within the local government area
11	Participate in State Policy Development – Natural Hazard Framework		Attend meeting		Attend meeting	4.4.5 - Provide assistance to the State Government in development of State Policy on the Natural Hazard Framework

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-2,	\$600,000	MVC	Director Development Services
3	In-kind	MVC	Director Development Services and Senior Town Planner
4	\$20,000	MVC	Senior Town Planner
5	Officer Time	MVC	Senior Town Planner
6	\$20,000	MVC	Director Development Services
7	\$32,500	MVC and Consultants	Senior Town Planner and Economic Development Officer
8	\$40,000	MVC and Consultants	Director Development Services
9	\$15,000	MVC and Consultants	Director Development Services
10	\$5,000	MVC	Director Development Services
11	In-kind	MVC	Director Development Services and Senior Town Planner

Action performance targets

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance
4	Hadspen Growth Area rezoned

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Directorate	4. Development Services	Program number and title	4.2 Building Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2000 and the Tasmanian Building Regulations 2004.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Building Services - undertake assessments, inspections and surveying for Building Applications	Performance Target	Performance Target	Performance Target	Performance Target	4.3.1 - Undertake Councils legislative responsibilities in Building Control services
2	Permit Authority - Process Building Applications	Performance Target	Performance Target	Performance Target	Performance Target	4.3.3 - Undertake Councils legislative responsibilities as a Permit Authority
3	Permit Authority - Manage outstanding Building Completions and Illegal Works				Reduce outstanding completions by 20%	4.3.1 - Undertake Councils legislative responsibilities in Building Control services
4	Coordinate Major Events applications	Performance Target	Performance Target	Performance Target	Performance Target	3.2.2 - Support local events and activities that respond to a community need

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1, 3	\$130,000	MVC	Director Development Services
2-4	\$120,000 (incorporating Plumbing administration support)	MVC	Director Development Services and Permit Authority

Action performance targets

No.	Performance target
1	Where Council is issuing the Certificate of Likely Compliance, complete assessment and surveying within 21 working days of receipt of application and receipt of required documentation. Achieve 95% conformance.
2	Issue Building Permits within 7 working days from the date all other permits and documents as required by Building Act, are received by Council. Achieve 95% conformance.
4	Respond to applications with 7 working days.

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Directorate	4. Development Services	Program number and title	4.3 Environmental Health
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Monitor and sample water quality of recreational waters	Record Results	Record Results	Record Results	Record Results	4.3.6 - Undertake Councils legislative responsibilities in preventative health 1.6.3 - Undertake prescribed water sampling programs
2	Inspect Places of Assembly annually as per program	Issue Annual Licence	Issue Annual Licence	Issue Annual Licence	Issue Annual Licence	4.3.6 - Undertake Councils legislative responsibilities in preventative health
3	Inspect and register food premises annually	Inspections per Schedule	Inspections per Schedule	Inspections per Schedule	Issue annual registration for all food premises	4.3.6 - Undertake Councils legislative responsibilities in preventative health
4	Co-ordinate immunisation clinics				Complete Immunisation Program	4.3.6 - Undertake Councils legislative responsibilities in preventative health
5	Investigate incidents and complaints re notifiable diseases, public health or environmental nature	Monitor and Report to Agencies	Monitor and Report to Agencies	Monitor and Report to Agencies	Monitor and Report to Agencies	4.3.5 - Undertake Councils legislative responsibilities in Environmental Protection 4.3.6 - Undertake Councils legislative responsibilities in preventative health
6	Process applications for special plumbing permits and on site waste water disposal	Performance Target	Performance Target	Performance Target	Performance Target	4.3.5 - Undertake Councils legislative responsibilities in Environmental Protection

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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$147,000	MVC, External Consultants and Immunisation Nurses	Director Development Services
5-6	\$91,000	MVC and External Environmental Consultants	Director Development Services

Action performance targets

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Conduct inspections as per program
4	Provide school based immunisations as per program
5	Commence investigation of cases and complaints with 5 days of notification
6	Process applications within 14 days of receiving all required information, achieve 95% compliance

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Directorate	4. Development Services	Program number and title	4.4 Plumbing & Drainage Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the plumbing legislation.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Conduct inspections and process applications for Plumbing Permits	Performance Target	Performance Target	Performance Target	Performance Target	4.3.4 - Undertake Councils legislative responsibilities in Plumbing and Drainage Control services

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$138,000	MVC	Director Development Services Plumbing Surveyor

Action performance targets

No.	Performance target
1	Process plumbing applications within 7 days and special connection permits within 14 days of receipt of all information

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Directorate	4. Development Services	Program number and title	4.5 General Inspector
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Annual Audit of Dog Registrations		Conduct Audit			4.3.7 - Undertake Councils legislative responsibilities in animal management services across the local government area
2	Fire Abatement Management		Issue Fire Abatement Notices	Issue Fire Abatement Notices		5.6.1 – Implement processes to ensure compliance with the Local Government Act and other relevant legislation
3	Investigate incidents and complaints regarding animal control	Performance Target	Performance Target	Performance Target	Performance Target	4.3.7 - Undertake Councils legislative responsibilities in animal management services across the local government area
4	Participate in Fire Management Area Committees		Fire Protection Plan Completed			4.4.4 – Develop, implement and review a Fire Protection Plan for the local government area

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1,3	\$135,600	MVC and External Consultants	Director Development Services and General Inspector
2	\$32,000	MVC and External Contractors	Director Development Services and General Inspector
4	In Kind	MVC	Director Development Services

Action performance targets

No.	Performance target
3	Investigate all cases and complaints with 10 days

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Works

Directorate	5. Works	Program number and title	5.1 Parks, Reserves, Sports Grounds & Cemeteries
Program Objective	To ensure that Meander Valley Council's parks, reserves, cemeteries and sports grounds are maintained to provide a clean tidy and pleasant appearance that is acceptable to community and sporting organisations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake the maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target	6.4.2 – Deliver an open space facility inspection and maintenance program
2	Undertake capital works as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	4.2.6 – Development of a network of fitness trails, playscapes and associated infrastructure within the local government area

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$902,900	MVC	Director Works, Work Supervisors
2	Capital Works \$15,000 – Cemetery improvements \$20,000 – Park furniture (renewal and new)	MVC MVC	Director Works, Work Supervisors Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

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Directorate	5. Works	Program number and title	5.2 Roadside Verges & Nature Strips
Program Objective	To ensure Meander Valley Council's road verges and nature strips are maintained to a safe and acceptable standard.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake the maintenance work in accordance with the level of service required.	Report to performance target	Report to performance target	Report to performance target	Report to performance target	6.3.7 – Deliver a road and footpath inspection and maintenance program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$409,000	MVC	Director of Works

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget

Meander Valley Council Annual Plan 2015/2016



Directorate	5. Works	Program number and title	5.3 Roads
Program Objective	To construct and maintain a safe and effective road network to meet the needs of residents and visitors.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target	6.3.7 – Deliver a road and footpath inspection and maintenance program
2	Undertake capital works as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.3.4 - Deliver a road reconstruction and upgrade program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,936,600 (includes \$150,000 R2R amount)	MVC	Director Works, Work Supervisors
2	Capital Works \$1,225,000 – Road construction \$1,050,000 – Road reseal and gravel re-sheeting \$30,000 – Street furniture (renewal and new) \$160,000 – Footpath construction \$20,000 – Pedestrian access improvements (ramps)	MVC and External Contractor MVC and External Contractor MVC MVC MVC and External Contractor	Director Works, Work Supervisors Director Works, Work Supervisors Director Works, Work Supervisors Director Works, Work Supervisors Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Meander Valley Council Annual Plan 2015/2016



Directorate	5. Works	Program number and title	5.4 Toilets, Street Cleaning & Litter Collection
Program Objective	To maintain streets and public toilets in a clean and tidy condition in accordance with environmental standards.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake street litter bin collection and cleaning in accordance with the current level of service	Report to performance target	Report to performance target	Report to performance target	Report to performance target	1.6.2 - Implementation of a street and pit cleaning program
2	Undertake cleaning of toilets in accordance with the current level of service	Report to performance target	Report to performance target	Report to performance target	Report to performance target	6.4.7 - Deliver a public toilet operation and maintenance program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$221,500	MVC	Director of Works
2	\$247,100	MVC	Director of Works

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Achieve 95% conformance with Customer Service Request System and environmental standards (activity is an ongoing task throughout the year)
2	Conformance with annual budget

Meander Valley Council Annual Plan 2015/2016



Directorate	5. Works	Program number and title	5.5 Urban Stormwater
Program Objective	To maintain a safe and effective stormwater drainage network		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Undertake maintenance work in accordance with the level of service required	Report to performance target	Report to performance target	Report to performance target	Report to performance target	6.5.2 – Undertake a stormwater inspection and maintenance program
2	Undertake capital works as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program	Report to program	Report to program	Report to program	6.5.3 – Deliver the stormwater upgrade and renewal program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$127,900	MVC	Director Works, Work Supervisors
2	Capital Works \$115,000 – Stormwater main upgrades and new \$20,000 – Stormwater pit replacements	MVC MVC	Director Works, Work Supervisors Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Meander Valley Council Annual Plan 2015/2016



Directorate	5. Works	Program number and title	5.6 Plant
Program Objective	To provide suitable plant and equipment at a competitive hire rate to accommodate Councils activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Manage plant to achieve operational objectives			Complete review		5.2.4 - Review and undertake plant replacement program
2	Complete risk assessment of major plant	Report to performance target	Report to performance target			5.4.5 - Develop and implement a Workplace Health and Safety Program
3	Undertake plant purchase/trade in accordance with 10 year Major Plant Replacement Program and the projects listed in the 2015-16 Capital Works Program	Report to program	Report to program	Report to program	Report to program	5.2.4 - Review and undertake plant replacement program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$328,000	MVC	Director Works, Work Supervisors
2	N/A	MVC	Director Works, Work Health and Safety Officer
3	Capital Works \$382,000 – Major plant (renewal and new) \$20,000 – Minor plant (renewal and new)	MVC	Director Works Director Works

Action performance targets

No.	Performance target
1	To be competitive with private hire rates (activity is an ongoing task throughout the year)
1	Major plant utilisation reviewed to inform 10 year Plant Replacement Program
2	All major plant items risk assessed and any identified actions completed (activity is an ongoing task throughout the year)
3	Conformance with project budget and works program

Meander Valley Council Annual Plan 2015/2016



Directorate	5. Works	Program number and title	5.7 Works & Maintenance Program
Program Objective	To develop Works and Maintenance Program for new financial year		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Develop Works and Maintenance Program by June for the following financial year			Undertake assessment	Develop work program	6.1.3 – Operate a system for the planned maintenance of our infrastructure assets and services

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director of Works and Director of Infrastructure Services

Action performance targets

No.	Performance target
1	Conform with projected Works Program and estimates (activity is an ongoing task throughout the year)

Economic Development & Sustainability

Directorate	6. Economic Development & Sustainability	Program number and title	6.1 Natural Resource Management
Program Objective	Facilitate Natural Resource Management for Council and Community		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Continue implementation of NRM strategies as per annual work plan	Achieve Performance Target	Achieve Performance Target	Achieve Performance Target	Achieve Performance Target	1.3.3 - Deliver NRM program activities
2	Implement the actions of the Community Energy Efficiency Program (CEEP)	Complete all Council installs	Complete Project and Final Report			1.4.3 - Deliver the Commonwealth Energy Efficiency Program
3	Participate in the Tamar Estuary Esk Rivers Program (TEER)			Report on TEER activities		1.6.1 - Participate in the TEER program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$5,000	MVC	NRM Officer
2	\$4,000	MVC	NRM Officer
4	\$11,000	MVC	General Manager

Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
3	Comply with CEEP Deed Agreement
4	Attend annual meetings and support a regional approach to river catchment management

Meander Valley Council Annual Plan 2015/2016



Directorate	6. Economic Development & Sustainability	Program number and title	6.2 Economic Development
Program Objective	To create an investment ready environment in the Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6	Delivery Plan Strategic Outcome linkage
1	Promote investment in Meander Valley to support the growth of identified industry sectors	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress	Identify opportunities and report on progress	2.1.1 - Implement actions of the Meander Valley Economic Development Strategy
2	Implement the actions contained in the Communication Action Plan	Review progress and reset priorities	Report on progress via the Briefing Report	Report on progress via the Briefing Report	Report on progress via the Briefing Report	5.3.1 - Implement and review Council's Communication Strategy
3	Support activities of the Sustainable Environment Committee	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes	Report on progress via quarterly meeting minutes	1.4.2 - Support the operation of Councils Sustainability Committee and implement approved projects
4	Support the progress of Hadspen rezoning		Report on progress	Report on progress	Report on progress	1.2.1 - Prepare Outline Development Plans for Meander Valley townships
	a. Prioritise key actions of the Hadspen Growth Area Master Plan with emphasis on DSG State Road ownership, Tas Water Infrastructure capacities, Tas Networks Infrastructure planning	Identify priority actions	Update Council on progress	Update Council on progress	Update Council on progress	1.2.1 - Prepare Outline Development Plans for Meander Valley townships
	b. Commence discussions and negotiations with landowners on a part 5 agreement			Commence discussions	Report on progress	1.2.1 - Prepare Outline Development Plans for Meander Valley townships
5	Monitor the progress of the Economic Renewal Action Group (ERAG)	Provide minutes to Council	Provide minutes to Council	Provide minutes to Council	Provide minutes to Council	2.1.3 - Monitor the Economic Renewal Action Group program implementation
6	Develop Council's Asian Engagement Strategy		Complete Project Scope	Present Strategy to Council		2.1.1 - Implement actions of the Meander Valley Economic Development Strategy

Meander Valley Council Annual Plan 2015/2016



7	Project Sponsor the Thoroughbred Breeding Strategic Plan Project in partnership with TasBreeders	Appoint consultant	Monitor project progress	Strategic Plan completed and Govt grant acquitted		2.1.1 - Implement actions of the Meander Valley Economic Development Strategy
8	Operate the Great Western Tiers Visitor Centre efficiently and effectively	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue	Report on visitation statistics and sales revenue	2.4.2 - Manage the operations of the Great Western Tiers Visitor Centre

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$46,000	MVC	Director Economic Development and Sustainability
2	\$18,000	MVC	Communication Officer
3	\$10,800	MVC	Project Officer
4	Budget allocated in Development Services Budget	MVC	Director Economic Development and Sustainability/ Project Officer/Director Development Services
5	\$5,000	MVC	Director Economic Development and Sustainability
6	\$18,000	MVC	Director Economic Development and Sustainability
7	\$26,000	MVC/DSG/TasBreeders	Director Economic Development and Sustainability
8	\$326,200	MVC	Director Economic Development and Sustainability/Manager Great Western Tiers Visitor Centre

Action performance targets

No.	Performance target
1	Report on new development opportunities where commercial in confidence arrangements allow
2	Implement priority actions as agreed by Council's Management Team
3	Report on the progress of priority actions as set by the Sustainable Environment Committee
4	Meet project timeframes as agreed by the specific Project Teams
5	Advise Council of ERAG activity progress
6	Table Strategy
7	Meet requirements of State Government Deed Agreement
8	Track expenditure and income against budget

GOV 3 NOTICE OF MOTION – CR IAN MACKENZIE - COUNCIL AMALGAMATION

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Councillor Mackenzie in relation to Council amalgamation.

2) Background (Councillor Ian Mackenzie)

All councils in the State have received a request from the Minister for Local Government, Mr Peter Gutwein to consider amalgamation or local government reform.

Council has received a number of requests from neighbouring councils to hold talks about amalgamation or resource sharing. There has been a meeting of the Local Government Association of Tasmania (LGAT) to discuss amalgamation.

It is considered to be a complete waste of time and Council resources until such time that Councils have a path forward or a picture as to what amalgamation may look like. The commentary from aldermen of neighbouring councils is about boundary adjustments and this is not amalgamation.

There are a number of groups that have specific agendas to push, so the Government needs to lead financial and social modelling.

There may be an argument that Tasmania is over governed (may be over legislated not over governed) and that there are too many councils and too many councillors. So how many is needed, is it 10, 15, or 21?

What are the true savings and costs?

What is it that everyone wants to achieve out of amalgamation and how will it be achieved?

It is considered that Council and Council officers are wasting time and resources on this matter and these resources could be better used to provide better benefits for the community.

3) Strategic/Annual Plan Conformance

Has a direct linkage to Council's Community Strategic Plan Future Direction (5) 'Innovative leadership and community governance'.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

The debate regarding local government reform was initiated by the Government, in direct response to calls for reform from within local government and industry and community interest groups.

Minister Gutwein has asked all councils to consider amalgamation or resource sharing or shared services options. The Government has provided matching funding to assist to engage consultants to assist with this process. The Minister has requested regular updates from all councils as to the progress being made.

8) Community Consultation

To date there has been no community consultation other than the questions being currently asked in Council's Community Satisfaction Survey.

9) Financial Impact

This motion does not impose any financial impact on Council as it is asking the Government to fund financial and social modelling.

10) Alternative Options

Council can elect to amend or not support Councillor Mackenzie's motion.

11) Officers Comments

Council is currently working with the George Town, Northern Midlands and West Tamar Councils on undertaking a benchmark of services project.

Launceston City Council has written to Council seeking a meeting to discuss what benefits voluntary amalgamation could provide for ratepayers. Council has accepted this offer and a meeting has been arranged for 21 July, 2015, with the Mayor, Deputy Mayor and Councillor Connor to represent Council.

George Town and West Tamar Council representatives will also join this meeting.

If this motion is approved by Council then Council would not participate in this meeting.

AUTHOR: Greg Preece
GENERAL MANAGER

12) Recommendation (Councillor Ian Mackenzie)

It is recommended that Council does not support any conversations or discussions around Council amalgamations until there is State Government led financial/social modelling providing a pathway for the future.

DECISION:

ED & S 1 NOTICE OF MOTION – CR ANDREW CONNOR - NATIONAL BROADBAND NETWORK AREA SWITCH APPLICATION

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Councillor Andrew Connor to consider submitting an area switch application to NBN Co for Westbury and Hadspen areas to be upgraded from Fibre-to-the-Node to Fibre-to-the-Premises technology.

2) Background (Councillor Andrew Connor)

Original NBN plans for Hadspen & Westbury were for a rollout with future-proof Fibre-to-the-Premises (FttP) technology. The current plan has downgraded the rollout technology to Fibre-to-the-Node (FttN) which is reliant on old copper cables. This results in a slightly cheaper rollout but one that delivers far inferior services than for residents of adjacent population centres within Meander Valley. It will create a digital divide between Prospect Vale-Hadspen and Westbury-Deloraine if not corrected. This digital divide will affect business and residential growth in Westbury & Hadspen as well as contributing to lower property values.

The cost of this application is estimated to be \$10,000 +GST. Areas subject to the application will include the townships of Westbury & Hadspen as well as adjacent areas in the Westbury industrial estate, Hagley and Travellers Rest totalling up to 2,000 premises currently slated to receive NBN services with FttN technology.

This application will give the community a rough estimate of total cost of upgrading the NBN inclusive of design and build costs. These costs are expected to be only the incremental difference between what will currently be installed (FttN) and what might be installed (FttP).

Once this assessment has been done and estimates presented to council, the council can then decide to proceed to design/build stages and how to fund those steps.

3) Strategic/Annual Plan Conformance

Supports the Future Direction of 'a thriving local economy' in the Community Strategic Plan 2014 – 2024.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

Council officers have been advised by NBN Co that a cost estimate application which would initially provide Council with a 'cost estimate range' would be \$4,400 for Hadspen and \$6,600 including GST for Westbury.

There is no allocation in the 2015/2016 budget to undertake the cost estimate process.

10) Alternative Options

Council can elect to modify or not to support the recommendations.

11) Officers Comments

Should Council decide to proceed with the application for a cost estimate, NBN Co will provide a 'cost estimation range' for both Westbury and Hadspen. Council can then decide if it wishes to proceed to the stage of a detailed design and build quote.

We have asked NBN Co to indicate the potential cost range for the design and build quote and whilst reluctant to provide such a figure they gave a qualified indication (see attached email) that for each township I could be between \$10,000 and \$20,000 however as they have stated, this is only a calculated guess.

It should be noted that there is a process in place for an individual premises or a collective group of premises (in the same street for example) to apply for a technology switch and the cost of the process is carried by the individual or organisation.

AUTHOR: Rick Dunn
DIRECTOR ECONOMIC DEVELOPMENT & SUSTAINABILITY

12) Recommendation (Councillor Andrew Connor)

It is recommended that Council submit an area switch application to NBN Co for Westbury and Hadspen for a cost estimate to be provided for an upgraded service from Fibre-to-the-Node to Fibre-to-the-Premises technology.

DECISION:

Merrilyn Young

Subject: NBN Email for Cr Connor's Notice of Motion

From: Technology Choice [<mailto:technologychoice@nbnco.com.au>]

Sent: Tuesday, 26 May 2015 10:46 AM

To: Rick Dunn

Subject: RE: NBN Co: Application received for Technology Choice - Area Switch (AYCA-20KSQV & AYCA-20PA6B) [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Rick,

We are in the very early days of Area Switches for Technology Choice, so we do not yet have a good source of examples on how much Area Switch Designs will cost. It will also vary considerably from each Delivery Partner cross the country.

As an estimate I would assume that these design fee's would cost between \$10,000 - \$20,000 for each town. But again that is only a calculated guess on my part.

Thanks

Damien Quinnell

Senior Account Manager – Commercial Infrastructure

P +61 2 8918 8754

Level 11, 100 Arthur Street, North Sydney NSW 2060



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From: Serkan Aktas

Sent: Friday, 22 May 2015 2:16 PM

To: Rick Dunn

Cc: Damien Quinnell; Technology Choice

Subject: RE: NBN Co: Application received for Technology Choice - Area Switch (AYCA-20KSQV & AYCA-20PA6B) [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Rick,

Sorry for the late message.

Damien is back from leave and will either give you a call or drop an email with regards to it.

Thank you.

Cheers.
Serks.

Serkan Aktas

Regional Manager | Commercial Infrastructure

P +61 2 8918 7141 | **M** 0416 100 725 **E** serkanaktas@nbnco.com.au

Level 11, 100 Arthur Street, North Sydney NSW 2060



From: Rick Dunn [<mailto:rick.dunn@mvc.tas.gov.au>]

Sent: Tuesday, 19 May 2015 1:18 PM

To: Serkan Aktas

Subject: RE: NBN Co: Application received for Technology Choice - Area Switch (AYCA-20KSQV & AYCA-20PA6B) [SEC=UNCLASSIFIED]

Hi Serkan,

So to clarify These to figures are to undertake 'cost estimates'? Beyond this I think you mentioned that if we wanted to proceed we would have to pay for a fully costed design and construct estimate? If this was the case, can you give an indication of what this might cost for both projects A typical cost or ball-park figure is all I need at this point.

Cheers,

Rick

Rick Dunn | Director of Economic Development and Sustainability

Meander Valley Council

working together

T: 03 6393 5304 | **F:** 03 6393 1474 | **M:** 0417 393 483 | **E:** rick.dunn@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

From: Technology Choice [<mailto:technologychoice@nbnco.com.au>]

Sent: Friday, 15 May 2015 4:02 PM

To: Rick.Dun@mvc.tas.gov.au; Rick Dunn

Cc: Technology Choice

Subject: RE: NBN Co: Application received for Technology Choice - Area Switch (AYCA-20KSQV & AYCA-20PA6B) [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Rick,

Hope all is well.

I've been meaning to drop a line since our discussion week and a half ago.

We have concluded the first step of the analysis for the area that is being requested to check. In summary, the area would be eligible for technology choice.

However to be able to progress this eligibility to a cost estimate process we would need the council to first pay application fee for the area(s) as per our policy (www.nbnco.com.au/technologychoice). This is \$1100 (inc GST) for each FDA. Consequently:-

For AYCA-20PA6B – Hadspen (800 premises) → application fee would be \$4400 (inc. GST) and
AYCA-20KSQV – Westbury (1200 premises) → application fee would be \$6600 (inc. GST)

	Area Switch	Individual
Application fee	\$1,100 per FDA* (incl GST)	
Design and quote fee	Upon application	
Build quote	Incremental project management, design and construction costs in accordance with quote	Incremental project management, design and construction costs in accordance with quote

*FDA = Fibre Distribution Area. A single FDA generally contains up to 200 premises. Your application for premises may have multiple FDAs.

The application fee would allow us to come back to the council with cost estimate range which would be further crystallised with an acceptance of design and quote fee, should the council be happy to proceed through the process. Outcome of detailed design and quote fee acceptance would be a firm construction quote to proceed.

Hope this helps. Happy to talk through it, if needed.

Serkan Aktas
Regional Manager | Commercial Infrastructure
E serkanaktas@nbnco.com.au



From: Technology Choice [<mailto:technologychoice@nbngo.com.au>]
Sent: Tuesday, 31 March 2015 3:50 PM
To: Rick.Dun@mvc.tas.gov.au
Cc: Technology Choice
Subject: NBN Co: Application received for Technology Choice - Area Switch

Reference ID: **AYCA-20KSQV**
Your area details: **Lyall Street, Westbury, TAS 7303**
Your organisation: **Meander Valley Council**

Dear Mr. Dunn,

Thank you for submitting your application for an area switch.

Your reference ID is **AYCA-20KSQV**.

Please allow approximately 2 weeks for the complete assessment of your application. In the meantime, we may contact you if we require more information.

If you have any questions about your application, please contact us on **1800 OUR NBN (1800 687 626)** or at [Technology Choice](#).

Regards,

NBN Co Technology Choice Team



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ED & S 2 SPONSORSHIP REQUEST - ROTARY STATE CONFERENCE 2016

1) Introduction

The purpose of this report is for Council to consider a request from Deloraine Rotary Club to become the major sponsor of the Rotary Tasmania Annual Conference 2016.

2) Background

On Wednesday 18 March 2015 Mayor Perkins and the Director Governance & Community Development met with Rotary District Governor Mr John Dare to discuss the potential for Council to support the 2016 Rotary Tasmania Conference.

Subsequent to this on 24 March 2015 Mr Dare attended a Council Workshop to present an overview of the plans to host the 2016 Conference in Deloraine and Districts and his desire to unashamedly showcase the Meander Valley to delegates. Mr Dare indicated that he was hopeful that Council would consider becoming the Major Sponsor of the conference for a contribution of \$8 000.

The conference theme is 'Celebrate' which will celebrate the achievements of Rotary Tasmania and also celebrate the contribution that agriculture in Meander Valley makes to the Tasmanian Economy.

The conference will be held on the 8-10 April 2016 inclusive and will include a Friday welcome event at Wesley Dale – Chudleigh, Saturday plenary session at the Rotary Pavilion and afternoon field visits to developments and scenic attractions. Saturday will culminate in a banquet at the Deloraine Community Complex with the likelihood of extending an invitation to the community to attend. It is proposed that the Westbury Rotary Club will host delegates for Sunday lunch on the final day of the conference.

Mr Dare has indicated that approximately 400 delegates are estimated to attend this conference. Through discussions with members and clubs both nationally and internationally and via previous experiences it is also estimated that around 20% of delegates will visit from interstate and overseas. Additionally it is expected that 60% of the total number of delegates will come from other areas of Tasmania outside of Meander Valley.

3) Strategic/Annual Plan Conformance

Supports the Future Direction of 'a thriving local economy' in the Community Strategic Plan 2014 – 2024.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

After receiving feedback from Councillors at the 24 March 2015 Workshop and following subsequent discussions with Mr Dare it is proposed that Council take up the Naming Rights sponsorship of the 2016 Rotary Tasmania Conference for a cash contribution of \$6,000.

Additionally it is recommended that Council provide in kind sponsorship by making the Deloraine Community Complex available without hire costs for two days of the Conference which would amount to \$480 in value.

Should Council support the sponsorship of the conference, funds would be allocated from the ED&S Tourism Area Promotion Budget.

Whilst not directly impacting Council, if the forecast numbers of delegates attend the Conference, this will provide a significant economic boost to the region. The Tasmania Visitor Survey Report – March 2015 indicates that the average daily

visitor spend by interstate visitors is \$197 per day (Including accommodation, transport, consumables, gifts, food & beverages).

Based upon this, an estimate of the economic benefit to the region is as follows:

▪ 80 interstate/international visitors x \$197 x 3 days	=	\$47,280
▪ 240 intrastate visitors x \$100* x 3 days	=	\$72,000
		<u>TOTAL \$119,280</u>

*Conservative estimate based upon just over half of the average interstate/international visitor spend.

10) Alternative Options

Council can elect to modify or not to support the recommendations.

11) Officers Comments

At a meeting on 28 May 2015 Mr Dare provided details of delegate numbers and the desire to promote the importance of regional areas (specifically Meander Valley) and the valuable contribution that agriculture makes to regional economies.

It was indicated to Mr Dare that a recommendation to support the conference would be presented to Council at the July 2015 Council Meeting.

Council has supported significant events of this type in the past. In 2012 Council supported the Commonwealth Fly Fishing Championships which was held in Tasmania. The event attracted over 100 international and interstate competitors and an additional number of officials and family members. Council's contribution to the event was \$10, 000 plus project support provided by ED&S to assist with event logistics.

Mr Dare has indicated that between now and December 2015 he aims to visit and make contact with 50 Rotary Clubs nationally to promote the conference and encourage delegates. Mr Dare has also indicated that the Great Western Tiers Visitor Centre will be promoted as the principle contact point for assisting delegates with their accommodation and travel bookings for the conference and pre and post the conference for those wishing to extend their Meander Valley and Tasmanian stay.

AUTHOR: Rick Dunn
DIRECTOR ECONOMIC DEVELOPMENT & SUSTAINABILITY

12) Recommendation

It is recommended that Council accept the proposal to become major sponsor of the 2016 Rotary Tasmania State Conference and allocate \$6,000 cash sponsorship and \$480 in-kind sponsorship for this purpose.

DECISION:

ED & S 3 BASS HIGHWAY SIGNAGE AT WESTBURY

1) Introduction

The purpose of this report is to seek Council support for the revised design for Bass Highway signage at Westbury.

2) Background

In an effort to support local businesses and address their concerns about decreasing visitor numbers, Meander Valley Council developed the 'Bass Highway Lay-by Signage Proposal' with objectives to:

- attract more customers;
- be affordable;
- be allowed under local/state government laws; and
- be installed within a reasonable time.

The Proposal provided detailed designs of new sign structures for two signage options:

1. Construct new sign structures within the lay-bys; or
2. Replace the existing 'Be Bowled Over' signs.

The options were put to 29 key stakeholders and Council officers; the majority of whom preferred option two.

The proposal was workshopped with Council at the November 2014 meeting where a number of Councillors requested more stakeholder engagement – particularly with Westbury businesses.

In response Council officers surveyed 130 residents and business owners. The majority of respondents reaffirmed support for option two.

Preferred text identified by survey respondents informed a revised sign design that was presented at the April and May Council Meetings. The item was deferred twice to enable time for a working group of Councillors and Council officers to make additional changes; refer Figure 1.

Based on feedback from Councillors, the rationale was to redesign the sign with a reduced number of sign boards, fewer words and to enlarge the temporary event signs to make it easier for motorists to read. The following changes were proposed:

- Deleting the word 'Historic' from the header sign;
- Removing the 'Great Western Tiers Touring Route' sign board; and
- Removing 'Traveller Facilities' from the events sign board.



Figure 1: revised design showing colours, header sign, preferred attractions and event placeholders (Note: not to scale, schematic only)

Four existing signs will be removed:

- i. Eastern approach Be Bowled Over
- ii. Western approach Be Bowled Over
- iii. Eastern approach Westbury Exton Exit 500m
- iv. Western approach Westbury (Frankford) (Exeter) Exit 400m

The conditions for business placement and use presented in previous reports have not changed and continue to include:

- Signs promoting upcoming events can include branded colours and logos;
- The temporary corflute signs would be paid for by individual businesses;
- The signs should be designed to include the what, when (date and time) and where required to promote upcoming events, but not include telephone numbers, address details, opening hours, or a website address;
- The sign owner shall meet all costs of artwork, design and manufacture of their corflute signs and, prior to manufacturing their sign, they shall submit the sign design to Council for approval;
- Council will not be responsible for any damage that may occur to the sign owner's temporary sign while attached to the sign structure;
- Event managers may be charged a fee for installation/removal of corflute signs where events are run for profit; and

- Event signs would be displayed for three weeks leading up to an event, with extensions at the discretion of the Director Development Services.

In addition it is recommended that the proposed application process for business to have temporary signs erected is:

- The application for a temporary event sign is made to Council's Director of Development Services that includes the applicant's preferred sign content;
- Council provides approved applicant with preferred font sizes, sentence case, as well as contact information for sign manufacturers;
- Applicant arranges manufacture and delivery of sign to Council offices at 26 Lyall Street, Westbury; and
- Council install sign within one week.

3) Strategic/Annual Plan Conformance

The update of the entry sign to Westbury complies with Councils future directions:

- A thriving local economy; and
- Vibrant and engaged communities.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Meander Valley Interim Planning Scheme 2013
Roads and Jetties Act 1935

6) Risk Management

Installing and removing temporary signs near the road reserve poses a risk to Council employees that will be managed by Council's Director Works in consultation with Council's Work Health and Safety Officer.

7) Consultation with State Government and other Authorities

Feedback and advice from the Department of State Growth (formerly DIER) was sought to test the designs, dimensions and positions. Council will work closely with the Department during installation.

8) Community Consultation

The proposed design was developed through consultation with a subcommittee of Westbury business owners. The design was workshopped with elected members of Council and then included in a survey that was completed by 130 Meander Valley residents and business owners. The design was further revised by a working group of Councillors and Council officers.

9) Financial Impact

The Department of State Growth has offered to jointly fund the manufacture and installation of the proposed signs, as well as removal of existing signs. Council will therefore be required to fund approximately \$6,375 of the estimated \$12,750 project (both excluding GST). Costs will need to be confirmed once design is approved.

Installation and removal of temporary event signs will have an ongoing operational cost that the Director of Works estimates will cost Council around \$60 to install and remove a single event sign.

The cost to event managers for one corflute event sign using Class 2 materials is estimated at \$140 (excluding GST).

10) Alternative Options

Council can elect to leave the 'Be Bowled Over' signs or amend the proposed sign.

11) Officers Comments

The provision of signage structures that enable approved promotion of events may encourage more visitors and reduce unapproved signs. This in turn may reduce the distraction to passing motorists and risks to members of the public who are regularly erecting/removing illegal signs alongside the highway without correct traffic management processes.

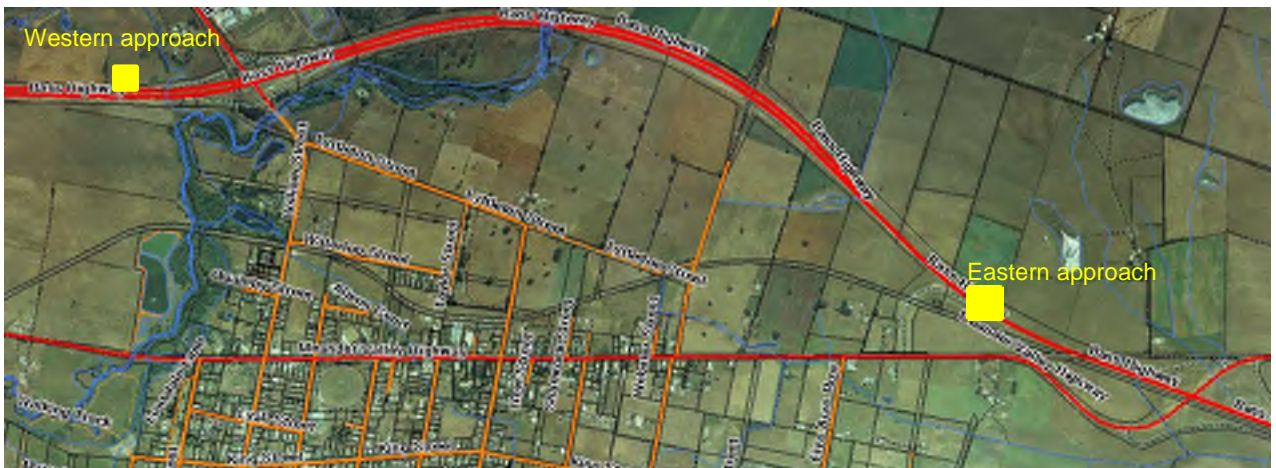


Figure 2: aerial image of Bass Highway near Westbury showing approximate locations of the 2 new Information Signs with Temporary Events

The suggested position of the new signs is just before the first off ramp into Westbury on the eastern approach, and at the start of the lay-by on the western approach; refer Figure 2. The ground at the new locations is level, and vehicles can be positioned three or more meters off the road. The western lay-by will be closed by the State road authority over the coming months.

The locations have been selected to maximise visibility for passing motorists, maximise accessibility for Council employees when changing signs and to minimise overall risks. Decisions are based on site assessments by Council officers – including a formal assessment of risk by Council’s Work Health & Safety Officer with the Director Works. The entire process has been undertaken in consultation with members of the Traffic Engineering Branch within the Department of State Growth. The exact position of signs will be confirmed with the Department at the time of installation.

The ‘Be Bowled Over’ signs are proposed to be relocated to the Westbury Recreation Ground. Repurposing the infrastructure will ensure that Council maximise the use of existing resources, increase the promotion of the Recreation Ground and raise the profile of the giant cricket wicket installation.

The probability of the Department of State Growth approving a design that includes a website address – such as www.visitwestbury.org – was investigated with the General Manager of the Department, with the aid of the State Government’s Tourism Signs Consultant. They have confirmed that **‘any design which includes a website reference will not be acceptable to the Department on road safety grounds’**.

The reasoning is as follows:

‘The Department’s concerns relate to the possible actions drivers may take in response to reading this element of sign content such as braking

suddenly, slowing, pulling over and/or reversing to take down the details or to access the internet on smart devices in vehicle. The Department has a duty of care to all road users and considers this policy to be consistent with the right and proper exercise of that responsibility. Website references have not been allowed on any of "Welcome" signs erected on the State road network, for the same reasons, including the recent Latrobe signs.'

AUTHOR: Craig Plaisted
PROJECT OFFICER

12) Recommendation

It is recommended that Council replace the existing 'Be Bowled Over' signs with the proposed Information Signs with Temporary Events design shown below:



DECISION:

INFRA 1 STRATEGIC ASSET MANAGEMENT PLAN

1) Introduction

The purpose of this report is for Council to adopt the Strategic Asset Management Plan.

2) Background

Recent amendments to the Local Government Act 1993 places a greater focus on Asset Management. These changes centre on linking Asset Management to strategic objectives of councils and ensuring long term sustainable delivery of services to the community.

All Tasmanian councils are required by the Local Government Act to have an Asset Management Strategy and Strategic Asset Management Plan (SAMP).

Council's Asset Management Strategy was first introduced in 2011. Council as yet has not adopted a SAMP.

The format of this SAMP has been developed to incorporate the Asset Management Strategy and SAMP into one succinct document and is a summary of Council's current Asset Management Plans.

The SAMP template used by Council has been developed by the Institute of Public Works Engineering Australasia (IPWEA) and has been reviewed by the Department of Premier and Cabinet as meeting the requirements of the *Local Government Act 1993* for a combined Asset Management Strategy and SAMP.

The SAMP sets out to link Council's strategic and Asset Management objectives and how these will be achieved.

At the Council's workshop in June, Council officers provided an overview of the proposed SAMP along with details of proposed changes to wording in the Executive Summary and Section 5.7 of the Plan. These changes have been made as a result of the potential limitations the Plan could present to Council in relation to the implementation of future projects.

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review and update of Council's existing Asset Management Strategy.

4) Policy Implications

Policy 60 – Asset Management sets out goals and objectives to undertake Asset Management activities in a structured and coordinated way for Council.

The SAMP delivers the goals and objectives of the Asset Management Policy.

5) Statutory Requirements

The *Local Government Act 1993* requires all Tasmanian councils to maintain long-term financial and Asset Management plans, financial and Asset Management strategies, a SAMP and an Asset Management policy.

6) Risk Management

Risk management plays an important part in Council's Asset Management activities. Through our risk management practices Council can ensure that the inherent risks that are associated with asset ownership are minimised.

There are various risks associated with providing services, activities and projects to the community, including safety, financial and environmental. The SAMP allows these risks relating to service delivery to be identified and communicated to Council.

7) Consultation with State Government and other Authorities

Regional Financial and Asset Management working groups were engaged by the Local Government Division of the Department of Premier and Cabinet during the development of the Ministerial Orders and changes to the *Local Government Act 1993*.

8) Community Consultation

No recent community consultation has been undertaken in the preparation of the SAMP, however, results from Council's community satisfaction surveys conducted by Myriad and EMRS in 2009, 2011 and 2013 have been used to inform the Community Research and Expectation section of the SAMP.

9) Financial Impact

Sustainability is one of the main objectives of Asset Management. If Council is unable to fund the provision of services at current levels or meet demand for new

services in the future, this will have a negative impact on the organisation's financial position.

The SAMP delivers Asset Management outcomes which are informed by strategic decisions made by Council using a long term sustainable approach. This information feeds through Council's Asset Management Plans to the Long Term Financial Plan which outlines the predicted spending forecast for Council to deliver services to the community over the next 10 year period.

10) Alternative Options

Council can confirm the continuation of the current Asset Management Strategy or adopt the SAMP document with amendments.

11) Officers Comments

If endorsed, the SAMP will replace Council's existing Asset Management Strategy and allow Council to meet the requirements of the *Local Government Act 1993*. The ACT requires all Tasmanian councils to maintain a SAMP, maintain an Audit Panel and report financial and Asset Management sustainability indicators in financial statements.

It is noted that the aim of implementing the SAMP is not to just meet legislative requirements. The SAMP is applied for Council to continue to develop sound Asset Management principles within the organisation.

These principles ensure that informed decision making meets Council's strategic goals to provide the community with services that are required over the long term and that it is willing to pay for, while understanding the underlying level of risk.

The SAMP forms part of Council's strategic planning documents and outlines how Council will deliver strategic objectives through Asset Management practices.

Asset Management takes into consideration many factors which can be very detailed. The goal of the SAMP is to incorporate these factors into one document. Incorporating the Asset Management Strategy and the SAMP will reduce the level of documentation managed by Council officers. Meander Valley Council is the first Council in Tasmania to complete it's SAMP.

AUTHOR: Rob Little
ASSET MANAGEMENT COORDINATOR

12) Recommendation

It is recommended that Council approve the Strategic Asset Management Plan 2015 as follows;

Strategic Asset Management Plan



Version 1
May 2015





IPWEA

INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALASIA



Meander Valley Council
WORKING TOGETHER

INFRA 1

Document Control		 			
Document ID: 150223 nams.plus3 strategic amp template v3.10					
Rev No	Date	Revision Details	Author	Reviewer	Approver
1	14-7-2015	First version of Strategic Asset Management Plan	R Little	John Howard	

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1. EXECUTIVE SUMMARY

Context

Meander Valley Council is responsible for the acquisition, operation, maintenance, renewal and disposal of an extensive range of physical assets with a \$229,700,000 replacement value, covered by this Plan.

These assets include land, buildings, parks, recreation areas, roads, footpaths, drainage systems, bridges and associated operating assets and provide service essential to our community's quality of life.

This Strategic Asset Management Plan (SAMP) takes the organisational objectives in our Meander Valley Council Community Strategic Plan 2014 to 2024 and develops the asset management (AM) objectives, principles, framework and strategies required to achieve our organisational objectives. The plan summarises activities and expenditure projections from individual Asset Management Plans (AMPs) to achieve the AM objectives

Current situation

Council has achieved a 'core' maturity for AM as assessed against the Local Government Financial and AM Reform Project gap analysis process. Council is committed to continue to monitor its current maturity and to make improvements where the benefits exceed the costs. Improvement tasks with costs and target dates have been identified and documented in Table 7.2 Improvement Plan.

What does it Cost?

Operating Outlays

The projected operating outlays necessary to provide the services covered by this SAMP includes operations and maintenance of existing assets over the 10 year planning period of \$4.20 million on average per year.

Estimated available funding for this period is \$3.96 million on average per year. This is a funding shortfall of \$240,000 on average per year as a result of increasing operational costs from new and asset upgrades currently planned over the next 10 years.

Capital Outlays

The projected required capital outlays including renewal and upgrade of existing assets and acquisition of new assets over the 10 year planning period is \$5.95 million on average per year.

Estimated available capital funding for this period is \$5.95 million on average per year. There is currently no capital shortfall as Council is fully funding asset renewals and current upgrade projects in our Long Term Financial Plan (LTFP).

What we will do

Our aim is to provide the services needed by the community in a financially sustainable manner. Achieving financial sustainability requires balancing service levels and performance with cost and risk.

It may not be possible to meet all expectations for services within current financial resources. We will continue to work with our community to ensure that needed services are provided at appropriate levels of service at an affordable cost while managing risks.

Managing the Risks

There are risks associated with providing the service and not being able to complete all identified activities and projects. We have identified major risks as:

- Reduced financial assistance grant (FAGs) funding to Council
- Increased loading and shorter life for rural roads
- Declining real income of community (high percentage of population on pensions or welfare)
- Loss of younger people from the community
- Funding BPS, ODPs and OSPs projects
- Increased traffic volumes on Westbury Road
- Respond to all mobility access issues
- Respond to all issues identified as a major concern to Council
- Limited user access of Prospect Vale Park (PVP) sports grounds.

We will endeavour to manage these risks within available funding by:

- Increase strength of high use rural roads
- Aligning future asset expenditure to match adopted projects approved by Council
- Develop an affordable open drain and stormwater upgrade programme
- Actively identify mobility access issues and address based on risk
- Defer projects to fund any major new risks identified by Council.

Confidence Levels

This SAMP is based on medium to high level of confidence in the information used.

Our Current Limitations

Council is currently developing a number of strategic documents. Outcomes and projects identified as part of these documents are in the process of being finalised or adopted by Council.

These strategic documents include:

- The Blackstone Heights/Prospect Vale Structure Plan (BSP) and Outline

Development Plans (ODP)for Hadspen and Westbury

- Open Space Plan (OSP) outcomes
- Pipe open drains and undertake extensive stormwater upgrades

Until these outcomes and projects are adopted by Council, and given the current funding model these projects and their budgets are not included in our LTFP. There is a potential risk of funding not being available for an adopted project if it is not identified in the LTFP and also in our AMPs.

The Next Steps

The actions resulting from this SAMP are:

- Develop linkage of Council strategic documents to our AMPs and the LTFP
- Improve information about organisational objectives and AM objectives in this SAMP
- Continue to develop and improve Council's understanding of asset risks
- Develop an asset disposal plan.

2. ASSET MANAGEMENT STRATEGY

2.1 Asset Management System

AM enables an organisation to realise value from assets in the achievement of organisational objectives, while balancing financial, environmental and social costs, risk, quality of service and performance related to assets.¹

An AM system is a set of interrelated and interacting elements of an organisation to establish the AM Policy and AM objectives, and the processes needed to achieve those objectives. An AM system is more than a 'management information system'. The AM system provides a means for coordinating contributions from, and interactions between, functional units within an organisation.²

The AM system includes:

- The Asset Management Policy
- The asset management objectives
- The Strategic Asset Management Plan
- The Asset Management Plans, which are implemented in
 - Operational planning and control
 - Supporting activities
 - Control activities
 - Other relevant processes.³

2.1.1 Asset Management Policy

The AM Policy sets out the principles by which the organisation intends applying AM to achieve its organisational objectives.⁴ Organisational objectives are the results the organisation plans to achieve, as documented in our Meander Valley Council Community Strategic Plan 2014 to 2024. Our adopted AM Policy is available from our web site at <http://www.meander.tas.gov.au/page.aspx?u=517>

2.1.2 Asset Management Objectives

The AM objectives, developed in this SAMP provide the essential link between the organisational objectives and the AMP(s) that describe how those objectives are going to be achieved. The AM objectives transform the required outcomes (product or service) to be provided by the assets, into activities typically described in the AMPs. AM objectives should be specific, measurable, achievable, realistic and time bound (i.e. SMART objectives).⁵

2.1.3 Strategic Asset Management Plan

This SAMP is to document the relationship between the organisational objectives set out in the Meander Valley Council Community Strategic Plan 2014 to 2024 and the AM (or service) objectives and define the strategic framework required to achieve the AM objectives.⁶

¹ ISO, 2014, ISO 55000, Sec 2.2, p 2

² ISO, 2014, ISO 55000, Sec 2.5.1, p 5

³ ISO, 2014, ISO 55002, Sec 4.1.1, p 2.

⁴ ISO, 2014, ISO 55002, Sec 5.2, p 7.

⁵ ISO, 2014, ISO 55002, Sec 6.2.1, p 9.

⁶ ISO, 2014, ISO 55002, Sec 4.1.1, p 2.

This SAMP encompasses the following services:

- Transport
- Stormwater
- Buildings
- Bridges
- Recreation.

The strategic AM framework incorporates strategies to achieve the AM objectives. The strategies are developed in 4 steps:

- What assets do we have?
- Our assets and their management
- Where do we want to be?
- How will we get there?⁷

2.1.4 Asset Management Plans

Supporting the SAMP are AMPs for major service/asset categories. The AMPs document the activities to be implemented and resources to be applied to meet the AM objectives. The SAMP summarises the key issues from following AMPs:

- Meander Valley Council Transport Asset Management Plan
- Meander Valley Council Stormwater Asset Management Plan
- Meander Valley Council Buildings Asset Management Plan
- Meander Valley Council Bridges Asset Management Plan
- Meander Valley Council Recreation Asset Management Plan.

2.2 What Assets do we have?

We manage many assets to provide services to our community. The assets provide the foundation for the community to carry out its everyday activities while contributing to overall quality of life.

Table 2.2: Assets covered by this Plan

Asset Class/Category	Dimension
Bridges	215 (No.)
Sealed Roads	564 (km)
Unsealed Roads	253 (km)
Buildings	102 (No.)
Stormwater Pipes	97 (km)
Stormwater Nodes (pits, headwall)	2,941 (No.)
Playgrounds and outdoor fitness	35 (No.)
Sports grounds	8 (No.)
Parks and reserves	74 (No.)

⁷ LGPMC, 2009, Framework 2, Sec 4.2, p 4.

2.3 Our Assets and their management

2.3.1 Asset Values

The infrastructure assets covered by this SAMP are shown in Table 2.3.1. These assets are used to provide services to the community.

Table 2.3.1: Assets covered by this Plan

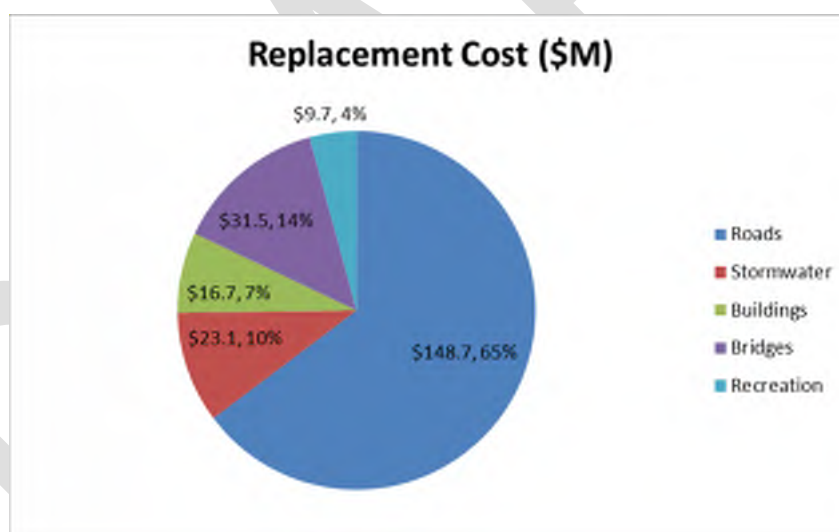
Asset Class/Category	Total Current Replacement Cost	Current Value	Annual Asset Consumption (Depreciation)
Roads	\$148,704,460	\$102,005,448	\$2,438,379
Stormwater	\$23,090,919	\$17,336,714	\$306,415
Buildings	\$16,684,000	\$15,695,616	\$367,426
Bridges	\$31,493,463	\$19,342,283	\$622,733
Recreation	\$9,721,054	\$5,277,129	\$414,388
TOTAL	\$229,693,896	\$159,657,190	\$4,149,341

Note:

- figures shown relate to assets covered in AMPs and do not cover other asset classes (eg Plant and Equipment)
- Council's Annual Depreciation stated in the Annual Report 2014 is \$4,803,751

Figure 1 shows the replacement value of our assets.

Figure 1: Asset Replacement Values



2.3.2 Asset Condition

Condition data exists for roads, bridges, buildings and to a lesser degree recreation (predominately playgrounds and outdoor fitness equipment). No comprehensive or accurate condition data exists for stormwater assets.

Council has undertaken a road condition survey in 2015, a building revaluation (including overall building condition) in 2014, bi-annual bridge inspections and annual comprehensive playground inspections, including outdoor fitness equipment.

Council's existing asset data needs to be updated with current information and this data needs to be included into the asset register. From this summary details of the overall condition of Council's assets can be ascertained.

2.3.3 Lifecycle Costs

Lifecycle costs (or whole of life costs) are the average annual costs that are required to sustain the service levels over the longest asset life. Lifecycle costs include operations and maintenance expenditures plus asset consumption

(depreciation). Lifecycle costs can be compared to lifecycle expenditure to give an indication of sustainability in service provision.

Lifecycle expenditures include operations and maintenance expenditures (excluding depreciation) plus capital renewal expenditure. The capital renewal component of lifecycle expenditure can vary depending on the timing of asset renewals.

The lifecycle costs and expenditures averaged over the 10 year planning period are shown in Table 2.3.3.

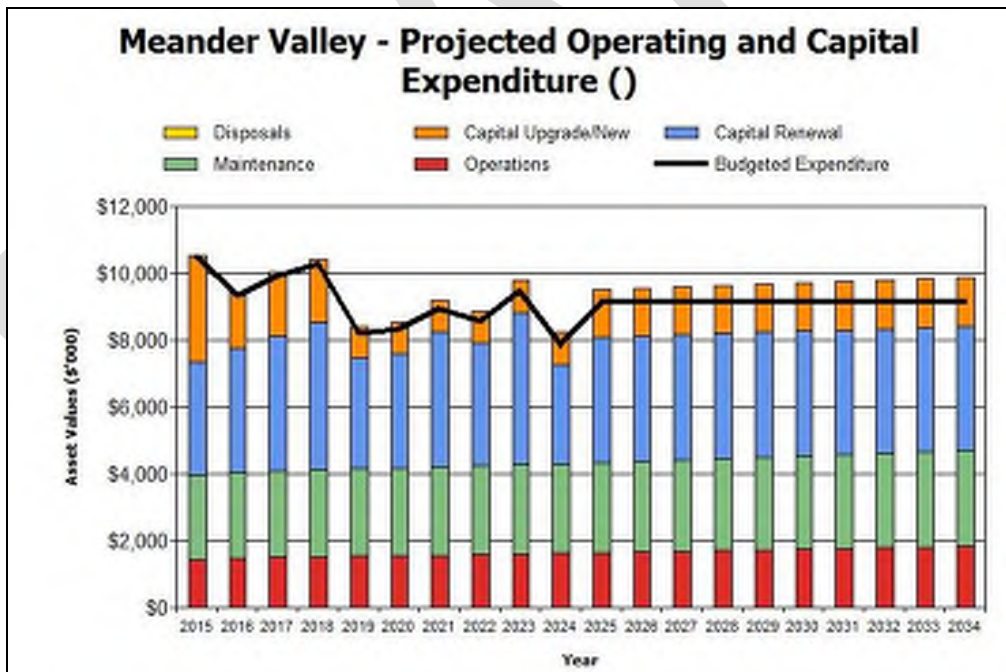
Table 2.3.3: Asset Lifecycle Costs

Asset Class/Category	Lifecycle Cost (\$M/yr)	Lifecycle Expenditure (\$M/yr)	Lifecycle Sustainability Indicator
Roads	\$4.237	\$4.138	98%
Stormwater	\$0.257	\$0.242	95%
Buildings	\$0.988	\$0.977	99%
Bridges	\$1.226	\$1.226	100%
Recreation	\$1.586	\$1.417	89%
TOTAL	\$8.280	\$8.010	97%

2.3.4 Asset Management Indicators

An AM objective is to provide the services that the community needs at the optimum lifecycle cost in a financially sustainable manner. Figure 2 shows the projected operations, maintenance, capital renewal, capital upgrade/new expenditure balanced with financial outlays in the long-term financial plan.

Figure 2: Balanced Position Projected Operating and Capital Expenditure



The purpose of this SAMP is to develop the strategies to achieve the AM objectives through balancing of asset service performance, cost and risk.

2.3.5 Opportunities and Risks

We have identified opportunities relevant to the services included in this SAMP plan for the future including:

- Increased agricultural production for irrigation schemes and increased land values and Council revenue
- Increased population.

Relevant risks to the SAMP in the future are:

- Reduced financial assistance grant (FAG) funding to Council
- Increased loading and shorter life for rural roads
- Declining real income of community (high percentage of population on pensions or welfare)
- Loss of younger people from the community
- Funding the Blackstone/Prospect Structure Plan, Outline Development Plans and Open Space Plan projects
- Increased traffic volume on Westbury Road, plus possible traffic control devices at the Country Club Avenue intersection
- Respond to all mobility issues that exist
- Respond to all issues identified as a major concern to Council
- Demand on Council to pipe open drains
- Undertake major stormwater upgrades to address identified network deficiencies
- Limited user access of Prospect Vale Park (PVP) sports grounds.

Infrastructure risk management plans for these and other relevant risks are summarised with risk management activities and resource requirements incorporated in the relevant AMP(s).

2.3.6 Asset and Financial Management Maturity

Council has taken steps to improve asset and financial management performance including assessing our AM maturity against the 3 Frameworks of the Local Government Financial Sustainability National Consistent Frameworks. Council has achieved 'core' maturity with the Frameworks. Figure 3 shows the current and target 'core' and 'advanced' maturity scores for the eleven elements of the National Frameworks for asset and financial management.

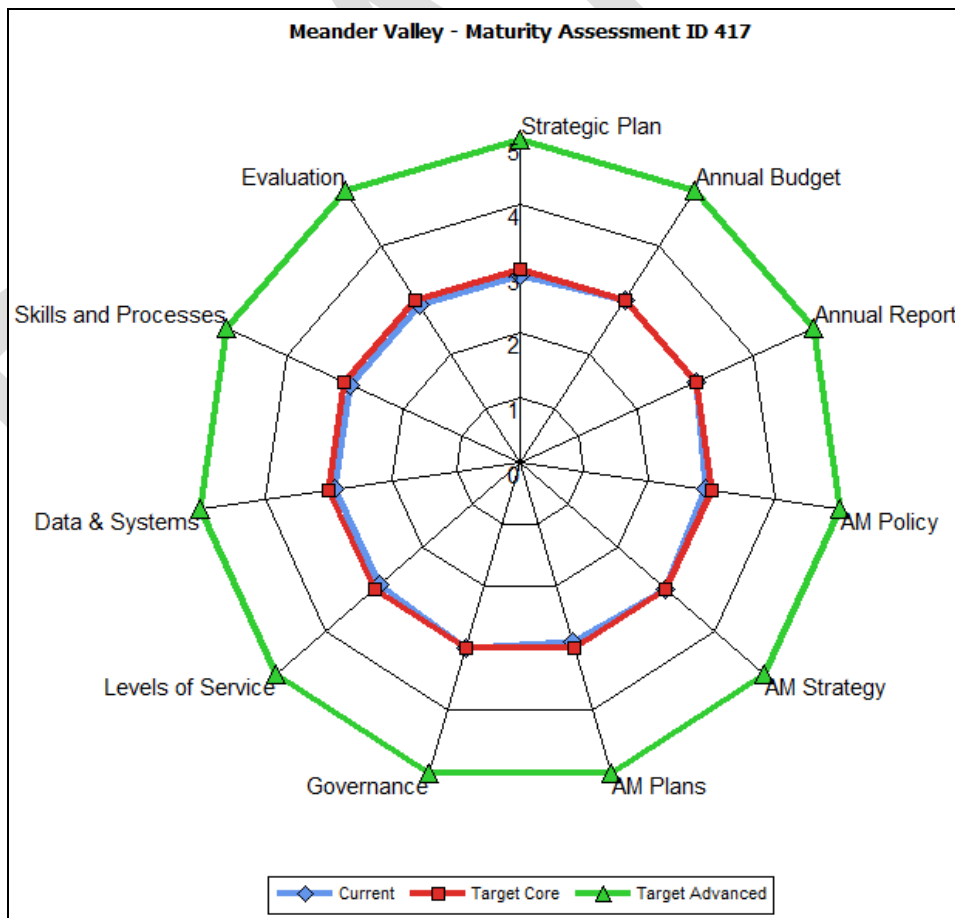


Figure 3: Maturity Assessment

Note - maturity assessment results from LGAT Financial and Asset Reform fund Gap Analysis conducted by Jeff Roorda – JRA

Improvement in 'core' maturity is indicated by movement of the blue (current maturity) line to the red ('core' maturity) and green line (desired maturity).

Elements with a maturity score that require some further action include:

- Linkage of AMP to Strategic objectives
- Levels of Service
- Data and systems
- Skills and processes.

The risk to the organisation from the current maturity is shown in Figure 4.

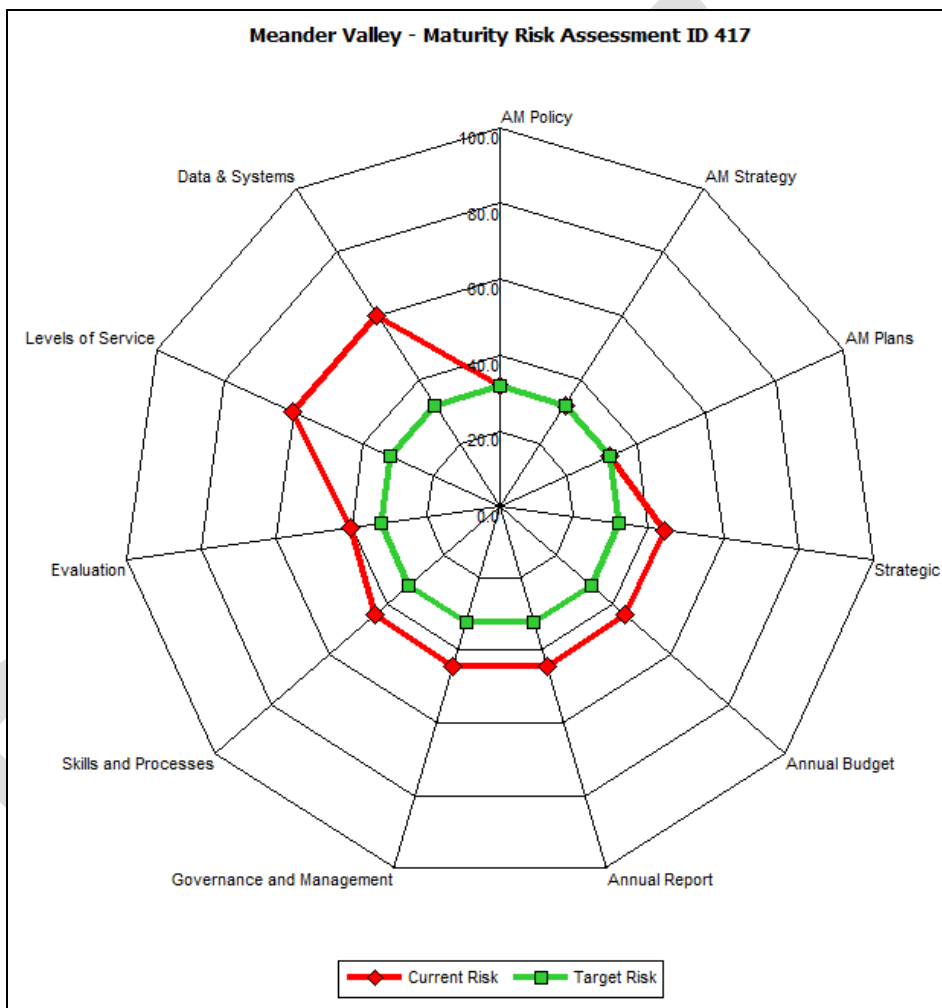


Figure 4: Maturity Risk Assessment

Reduction in risk from current maturity is indicated by movement of the red (current risk) line to the green line (desired risk).

Elements with high maturity risk to the organisation are:

- Data & systems
- Levels of service.

2.3.7 Strategy Outlook

- We are able to provide current services at existing levels into the future.
- We are able to fund current infrastructure lifecycle costs at current levels of service from available revenue.
- Our current asset and financial management maturity is at 'core' level but some investment is needed to improve information management, lifecycle management, service management and accountability and strategic direction.

2.4 Where do we want to be?

2.4.1 Community Expectations

We have identified community expectations for service levels to be generally consistent with current levels of service. This has been identified through biennial customer satisfaction surveys conducted by EMRS and Myriad. Community engagement is necessary to ensure that informed decisions are made on future levels of service and costs and that service and risk consequences are known and accepted by stakeholders.

2.4.2 Organisational Objectives

Council's objectives are developed in the Community Strategic Plan under Vision, Mission, Values and Priority Areas as shown below.

Vision

The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering liveability and healthy lifestyle choices.

A Community working together growing for generations to come.

Values

To guide our choices and behaviours

In all that we do we will:

- Respect, listen and care for one another
- Be trustworthy, honest and tolerant
- Be positive and receptive to new ideas
- Be innovative, creative and learn
- Take a fair, balanced and long term approach
- Use sound business practices
- Work together.

Our six future directions

1. A sustainable natural and built environment
2. A thriving local economy
3. Vibrant and engaged communities
4. A Healthy and safe community
5. Innovative leadership and community governance
6. Planned infrastructure services.

The organisational objectives developed for priority areas are shown in Table 2.4.2.

Table 2.4.2: Strategic Priority Areas and Organisational Objectives

Future Direction	Strategic Outcomes
1. Vibrant and engaged communities	3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies
2. A Healthy and safe community	4.2 Infrastructure, facilities and programmes encourage increased participation in all forms of active and passive recreation
3. Innovative leadership and community governance	5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley
4. Planned infrastructure services	6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies
	6.3 The Meander Valley transport network meets the present and future needs of the community and business
	6.4 Open space, parklands, recreation facilities, cemeteries and public building are well utilised and maintained
	6.5 Stormwater and flooding cause no adverse impacts
	6.6 Infrastructure services are affordable and meet the community's needs into the future

2.4.3 Asset Management Objectives (Strategies)

The AM objectives (or strategies) translate the organisational objectives into the required service outcomes to be provided by infrastructure assets and activities described in the AMPs. Actions to achieve the AM objectives with performance targets and timelines are shown in Tables 2.4.3 – 2.4.3.5.

Table 2.4.3: Asset Management Objectives - Roads

Asset Management Objective	Action	Performance Target & Timeline
Strategic Outcomes: 3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies		
Risk and resilience plans are managed within AMPs	Review risks and resilience annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 4.2 Infrastructure, facilities and programmes encourage increased participation in all forms of active and passive recreation		
Transport service delivery is matched to demand	Review of function and capacity/usage level of service indicators annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley		
Transport service delivery is appropriate and affordable	Review, update and link AMPs with long-term financial plans for budget estimates	Plans updated and budget based on long-term financial plan
Strategic Outcomes: 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies		
Provide agreed service levels from road assets	Manage operations and maintenance of road assets within budget	Achieve Level of Service (LoS) targets Annual budget compliance
Provide agreed service levels from road assets	Renew and replace road assets in accordance with AMPs	CWP compliance Annual budget compliance
Strategic Outcomes: 6.3 The Meander Valley transport network meets the present and future needs of the community and business		
Transport services meet community demand and usage	Provide transport services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance
Strategic Outcomes: 6.6 Infrastructure services are affordable and meet the community's needs into the future		
Transport services are delivered to agreed levels of service and within budgets	Provide transport services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance

Table 2.4.3.1: Asset Management Objectives - Stormwater

Asset Management Objective	Action	Performance Target & Timeline
Strategic Outcomes: 3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies		
Risk and resilience plans are managed within AMPs	Review risks and resilience annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 4.2 Infrastructure, facilities and programmes encourage increased participation in all forms of active and passive recreation		
Stormwater service delivery is matched to demand	Review of function and capacity/usage level of service indicators annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley		
Stormwater service delivery is appropriate and affordable	Review, update and link AMPs with long-term financial plans for budget estimates	Plans updated and budget based on long-term financial plan
Strategic Outcomes: 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies		
Provide agreed service levels from Stormwater assets	Manage operations and maintenance of Stormwater assets within budget	Achieve LoS targets Annual budget compliance
Provide agreed service levels from Stormwater assets	Renew and replace Stormwater assets in accordance with AMPs	CWP compliance Annual budget compliance
Strategic Outcomes: 6.5 Stormwater and flooding cause no adverse impacts		
Stormwater services meet community demand and usage	Provide Stormwater services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance
Strategic Outcomes: 6.6 Infrastructure services are affordable and meet the community's needs into the future		
Stormwater services are delivered to agreed levels of service and within budgets	Provide Stormwater services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance

Table 2.4.3.2: Asset Management Objectives - Buildings

Asset Management Objective	Action	Performance Target & Timeline
Strategic Outcomes: 3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies		
Risk and resilience plans are managed within AMPs	Review risks and resilience annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 4.2 Infrastructure, facilities and programmes encourage increased participation in all forms of active and passive recreation		
Building service delivery is matched to demand	Review of function and capacity/usage level of service indicators annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley		
Recreation service delivery is appropriate and affordable	Review, update and link AMPs with long-term financial plans for budget estimates	Plans updated and budget based on long-term financial plan
Strategic Outcomes: 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies		
Provide agreed service levels from building assets	Manage operations and maintenance of building assets within budget	Achieve LoS targets Annual budget compliance
Provide agreed service levels from building assets	Renew and replace building assets in accordance with AMPs	CWP compliance Annual budget compliance

Strategic Outcomes: 6.4 Open space, parklands, recreation facilities, cemeteries and public building are well utilised and maintained		
Building services meet community demand and usage	Provide building services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance
Strategic Outcomes: 6.6 Infrastructure services are affordable and meet the community's needs into the future		
Building services are delivered to agreed levels of service and within budgets	Provide building services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance

Table 2.4.3.3: Asset Management Objectives - Bridges

Asset Management Objective	Action	Performance Target & Timeline
Strategic Outcomes: 3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies		
Risk and resilience plans are managed within AMPs	Review risks and resilience annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley		
Bridge service delivery is appropriate and affordable	Review, update and link AMPs with long-term financial plans for budget estimates	Plans updated and budget based on long-term financial plan
Strategic Outcomes: 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies		
Provide agreed service levels from bridge assets	Manage operations and maintenance of bridge assets within budget	Achieve LoS targets Annual budget compliance
Provide agreed service levels from bridge assets	Renew and replace bridge assets in accordance with AMPs	CWP compliance Annual budget compliance
Strategic Outcomes: 6.3 The Meander Valley transport network meets the present and future needs of the community and business		
Bridge services meet community demand and usage	Provide bridge services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance
Strategic Outcomes: 6.6 Infrastructure services are affordable and meet the community's needs into the future		
Bridge services are delivered to agreed levels of service and within budgets	Provide bridge services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance

Table 2.4.3.4: Asset Management Objectives – Recreation

Asset Management Objective	Action	Performance Target & Timeline
Strategic Outcomes: 3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies		
Risk and resilience plans are managed within AMPs	Review risks and resilience annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 4.2 Infrastructure, facilities and programmes encourage increased participation in all forms of active and passive recreation		
Recreation service delivery is matched to demand	Review of function and capacity/usage level of service indicators annually and update AMPs	Review completed and updated plans
Strategic Outcomes: 5.2 Long term financial planning and AM underpins the ongoing viability of Meander Valley		
Recreation service delivery is appropriate and affordable	Review, update and link AMPs with LTFP for budget estimates	Plans updated and budget based on long-term financial plan

Strategic Outcomes: 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies		
Provide agreed service levels from recreation assets	Manage operations and maintenance of land improvement and recreation assets within budget	Achieve LoS targets Annual budget compliance
Provide agreed service levels from recreation assets	Renew and replace land improvement and recreation assets in accordance with AMPs	CWP compliance Annual budget compliance
Strategic Outcomes: 6.4 Open space, parklands, recreation facilities, cemeteries and public building are well utilised and maintained		
Recreation services meet community demand and usage	Provide recreation services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance
Strategic Outcomes: 6.6 Infrastructure services are affordable and meet the community's needs into the future		
Recreation services are delivered to agreed levels of service and within budgets	Provide recreation services to specified service levels and within budget	Achieve LoS Targets Annual budget compliance

2.5 Asset Management Vision

To ensure the long-term financial sustainability of the organisation, it is essential to balance the community's expectations for services with their ability to pay for the infrastructure assets used to provide the services. Maintenance of service levels for infrastructure services requires appropriate investment over the whole of the asset lifecycle. To assist in achieving this balance, we aspire to:

- Develop and maintain AM governance, skills, process, systems and data in order to provide the level of service the community needs at present and in the future, in the most cost-effective and fit for purpose manner.

In line with the vision, the objectives of the SAMP are to:

- ensure that our infrastructure services are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment determined by reference to our financial sustainability
- safeguard our assets including physical assets and employees by implementing appropriate AM strategies and appropriate financial resources for those assets
- adopt the LTFP as the basis for all service and budget funding decisions
- meet legislative requirements for all our operations
- ensure resources and operational capabilities are identified and responsibility for AM is allocated
- provide high level oversight of financial and AM responsibilities through Audit Committee reporting to Council on development and implementation of the SAMP, AMP(s) and LTFP.

Strategies to achieve this position are outlined in Section 2.6.

2.6. How will we get there?

The SAMP proposes strategies to enable the organisational objectives and AM policies to be achieved.

Table 2.6: Asset Management Strategies

No	Strategy	Desired Outcome
1	Adopt long term financial planning supporting informed decision making principles for Council	The long term implications of all services are considered in annual budget deliberations
2	Annually review AMPs and SAMP covering at least 10 years for all major asset classes (80% of asset value)	Identification of services needed by the community and required funding to optimise 'whole of life' costs.
3	Maintain a LTFP covering 10 years incorporating AMP expenditure projections with a sustainable funding position outcome	Sustainable funding model to provide our services
4	Incorporate Year 1 of LTFP revenue and expenditure projections into annual budgets	Long term financial planning drives budget deliberations
5	Review and update AMPs, SAMP and LTFP after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks	We and the community are aware of changes to service levels and costs arising from budget decisions
6	Report our financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against organisational objectives in Annual Reports	Financial sustainability information is available for Council and the community
7	Ensure Council decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs	Improved decision making and greater value for money
8	Report on our resources and operational capability to deliver the services needed by the community in the annual report	Services delivery is matched to available resources and operational capabilities
9	Ensure responsibilities for AM are identified and incorporated into staff position descriptions	Responsibility for AM is defined
10	Monitor improvement plan progress to ensure 'core' maturity for the financial and AM competencies is appropriate	Improved financial and AM capacity within the organisation
11	Report six monthly to Council by Audit Committee on development and implementation of SAMP, AMPs and LTFPs	Oversight of resource allocation and performance

2.7 Asset Management Improvement Plan

The tasks required to achieve a 'core' financial and AM maturity are shown in priority order in the AM improvement plan in Section 7.2

2.8. Consequences if actions are not completed

There are consequences for the Council if the improvement actions are not completed. These include:

- Inability to achieve strategic and organisational objectives
- Inability to achieve financial sustainability for the organisation's operations
- Current risks to infrastructure service delivery are likely to eventuate and response actions may not be appropriately managed
- We may not be able to accommodate and/or manage changes in demand for infrastructure services.

3. LEVELS OF SERVICE

3.1 Consumer Research and Expectations

The expectations and requirements of various stakeholders were considered in the preparation of AMPs summarised in this SAMP. Table 3.1 shows available satisfaction levels for these services.

Table 3.1: Community Satisfaction Levels

Asset Management Plan	Service	Satisfaction Level		
		2009	2011	2013
Roads	Road network	66%	66%	66%
Roads	Footpaths	72%	68%	70%
Stormwater	Function of stormwater	72%	68%	72%
Buildings	Sport facilities	76%	80%	80%
Buildings	Public halls	72%	76%	76%
Buildings	Museums/art galleries	64%	68%	64%
Bridges	Function of bridges	72%	72%	76%
Recreation	Sports grounds	76%	80%	80%

Sourced from:

EMRS Community Satisfaction Survey 2009 and 2013

Myriad Research Community Survey 2011

3.2 Organisational Objectives

Sections 2.4.2 and 2.4.3 of this SAMP reported the organisational objectives from the Meander Valley Council Community Strategic Plan 2014 to 2024 and AM objectives developed from the organisational objectives.

The organisational and AM objectives provide focus for the community and technical level of service tables in Section 3.4.

3.3 Legislative Requirements

We have to meet many legislative requirements including Australian and State legislation and State regulations. These are detailed in the various AMPs summarised in this SAMP.

3.4 Levels of Service

We have defined service levels in two terms.

Community Levels of Service measure how the community receives the service and whether the organisation is providing community value.

Community levels of service measures used in the AMP are:

- Quality How good is the service?
- Function Does it meet users' needs?
- Capacity/Utilisation Is the service usage appropriate to capacity?

Our current and projected community levels of service are shown in the AMPs are summarised in this SAMP.

Technical Levels of Service – Supporting the community service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the organisation undertakes to best achieve the desired community outcomes and demonstrate effective organisational performance.

Technical service measures are linked to annual budgets covering:

- Operations – the regular activities to provide services such as availability, cleansing, mowing, etc
- Maintenance – the activities necessary to retain an asset as near as practicable to an appropriate service condition (eg road patching, unsealed road grading, building and structure repairs)
- Renewal – the activities that return the service capability of an asset up to that which it had originally (eg road resurfacing and pavement reconstruction, pipeline replacement and building component replacement)
- Upgrade – the activities to provide a higher level of service (eg widening a road, sealing an unsealed road replacing a pipeline with a larger size) or a new service that did not exist previously (eg a new library).

Service managers plan, implement and control technical service levels to influence the customer service levels.⁸

Together the community and technical levels of service provide detail on service performance, cost and whether service levels are likely to stay the same, get better or worse.

Our current and projected technical levels of service shown in the AMPs are summarised in this SAMP.

Tables summarising the current and desired technical levels of service are shown in Appendix A.

⁸ IPWEA, 2011, IIMM, p 2.22

4. FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include population change, changes in demographics, seasonal factors, climate change, vehicle ownership rates, consumer preferences and expectations, government decisions, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecast

The present position and projections for demand drivers that may impact future service delivery and utilisation of assets were identified and are documented in Table 4.3.

4.3 Demand Impact on Assets

The impact of demand drivers that may affect future service delivery and utilisation of assets are shown in Table 4.3.

Table 4.3: Demand Drivers, Projections and Impact on Services

Projection	Impact on services
Federal Assistance Grant funding	
Reduced funding available to Council	Reduce Council's ability to fund levels of service at current standards into the future
Further development in Prospect Vale and Blackstone Heights	
Increased traffic volume	Increased congestion on higher use roads
Changing weather patterns	
High intensity rainfall events & under capacity stormwater network	Increased risk of flooding of properties requires upgrading of stormwater network
Population	
18,900 (2006) to 20,000 (2028)	Main growth in urban area to increase traffic volumes
Demographics	
Increase in 45 to 75 age group	Shift from rural to urban living
15% decrease 0 to 15 age group by 2046	Reduced demand for recreation and play spaces
Health & well being	
Promotion of community activity	Demand for more walkway and recreation areas
Increased sporting activity at PVP	PVP already at capacity for existing sports club users

4.4 Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset failures⁹. Examples of non-asset solutions include providing joint services from existing infrastructure such as aquatic centres and libraries that may be in another community area or public toilets provided in commercial premises.

Opportunities identified for demand management are shown in Table 4.4.

⁹ IPWEA, 2011, IIMM, Table 3.4.1, p 3|58.

Table 4.4: Demand Management Plan Summary

Service Impact	Demand Management Plan
Reduced grant funding	Council make informed decisions on new and asset upgrade to minimise financial impact on rate payers
Increased risk of flooding of properties requires upgrading of stormwater networks	Upgrades identified through stormwater modelling and the development of upstream detention basins where possible
Main growth in urban area to increase traffic volumes	Construction of new control measures such as lighted intersections & roundabouts
Shift from rural to urban living	Construction of unit developments and independent living facilities
Reduced demand for recreation and play spaces	Open space strategic planning process
Demand for more walkway and recreation areas	Areas of need identified through community consultation process of Blackstone/Prospect Structure Plan and Outline Development Planning documents
PVP already at capacity for existing sports club users	Outcomes identified in the PVP Strategic Plan to accommodate user needs

4.5 Asset Programmes to meet Demand

The new assets required to meet growth will be acquired free of cost from land developments and constructed/acquired by the organisation. New assets constructed/acquired by the organisation are discussed in Section 5.5.

Acquiring new assets will commit the organisation to fund ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs in Section 5.

5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while optimising lifecycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this SAMP are shown in Tables 2.2 and 2.3.1.

5.1.2 Asset capacity and performance

The organisation's services are generally provided to meet design standards where these are available.

Asset capacity and performance is monitored for 3 community service measures, condition (quality), function and utilisation/capacity in a *State of the Assets* report. The state of the assets is shown in Figure 5.

Figure 5: State of the Assets

State of the assets graph is currently not available for all asset classes.

(Identified as an AM Improvement Plan project, Section 7.2.)

5.2 Infrastructure Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets conducted for each relevant AMP identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to the organisation. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

Critical risks, being those assessed as 'Very High' - requiring immediate corrective action and 'High' – requiring prioritised corrective action identified in the Infrastructure Risk Management Plan(s) and the adopted treatment plan are summarised in Table 5.2. These risks are regularly reported to management and Council.

Table 5.2: Critical Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan
Valuation assets			
Asset write offs	Renewal of existing assets	H	Increase AM knowledge within Council to increase understanding of the impact write offs have
Linking Strategic Planning to AM			
Disconnect between Strategic objectives and AMPs	No funding available for future projects or understanding of the impact on the LTFP	H	Develop process to allow Strategic documents to inform future AMP reviews with decisions of Council

5.3 Routine Operations and Maintenance Plan

Operations include regular activities to provide services such as public health, safety and amenity, eg cleansing, utility services, street sweeping, grass mowing and street lighting.

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

5.3.1 Operations and Maintenance Plan

Operations activities affect service levels including quality and function, such as cleanliness, appearance, etc., through street sweeping and grass mowing frequency, intensity and spacing of street lights and cleaning frequency and opening hours of buildings and other facilities.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating, eg road patching but excluding rehabilitation or renewal.

Maintenance expenditure levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance expenditure levels are such that will result in a lesser level of service, the service consequences and service risks have been identified and service consequences highlighted in the respective AM Plan and service risks considered in the Infrastructure Risk Management Plan.

5.3.2 Operations and Maintenance Strategies

We will operate and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost)
- Maintain a current infrastructure risk register for assets and present service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs
- Review asset utilisation to identify underutilised assets and appropriate remedies, and over utilised assets and customer demand management options
- Maintain a current hierarchy of critical assets and required operations and maintenance activities
- Develop and regularly review appropriate emergency response capability
- Review management of operations and maintenance activities to ensure we are obtaining best value for resources used.

5.3.3 Summary of future operations and maintenance expenditures

Future operations and maintenance expenditure is forecast to trend in line with the value of the asset stock as shown in Figure 6 with estimated available operating budget funding. Note that all costs are shown in current dollar values (ie real values).

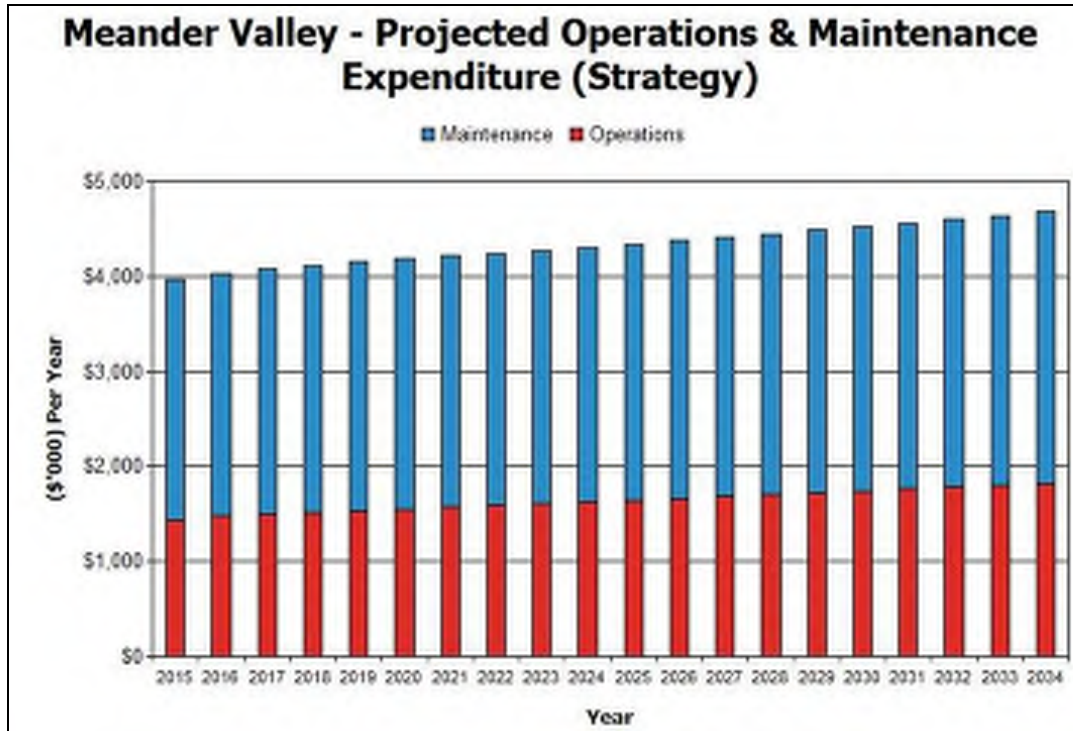


Figure 6: Projected Operations and Maintenance Expenditure and Budget

The consequences of deferred maintenance, ie works that are identified for maintenance and unable to be funded are to be included in the risk assessment and analysis in the infrastructure risk management plan(s).

5.4 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

5.4.1 Renewal and Replacement Strategies

We will plan capital renewal and replacement projects to meet level of service objectives and minimise infrastructure service risks by:

- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner
- Undertaking project scoping for all capital renewal and replacement projects to identify
 - the service delivery 'deficiency', present risk and optimum time for renewal/replacement
 - the project objectives to rectify the deficiency
 - the range of options, estimated capital and lifecycle costs for each options that could address the service deficiency
 - and evaluate the options against criteria adopted by Council, and
 - select the best option to be included in capital renewal programmes
- Using *optimal* renewal methods (cost of renewal is less than replacement) wherever possible
- Maintain a current infrastructure risk register for assets and service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council
- Review current and required skills base and implement workforce training and development to meet required construction and renewal needs
- Maintain a current hierarchy of critical assets and capital renewal treatments and timings required
- Review management of capital renewal and replacement activities to ensure we are obtaining best value for resources used.

Renewal ranking criteria

Asset renewal and replacement is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (eg replace a bridge that has a 5 t load limit), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (eg roughness of a road).¹⁰

It is possible to get some indication of capital renewal and replacement priorities by identifying assets or asset groups that:

- Have a high consequence of failure
- Have a high utilisation and subsequent impact on users would be greatest
- The total value represents the greatest net value to the organisation
- Have the highest average age relative to their expected lives
- Are identified in the AMP as key cost factors
- Have high operational or maintenance costs
- Where replacement with modern equivalent assets would yield material savings.¹¹

The ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in the respective AMP(s).

Selection criteria

Candidate proposals are inspected to verify need and to develop a preliminary renewal estimate. Verified proposals are ranked by priority against the ranking criteria and available funds and scheduled in future works programmes.

5.4.2 Summary of future renewal and replacement expenditure

Projected future renewal and replacement expenditures are forecast to increase over time as the asset stock increases from growth. The projected expenditure and estimated available capital renewal budget funding is summarised in Figure 7. Note that all amounts are shown in real values.

¹⁰ IPWEA, 2011, IIMM, Sec 3.4.4, p 3|60.

¹¹ Based on IPWEA, 2011, IIMM, Sec 3.4.5, p 3|66.

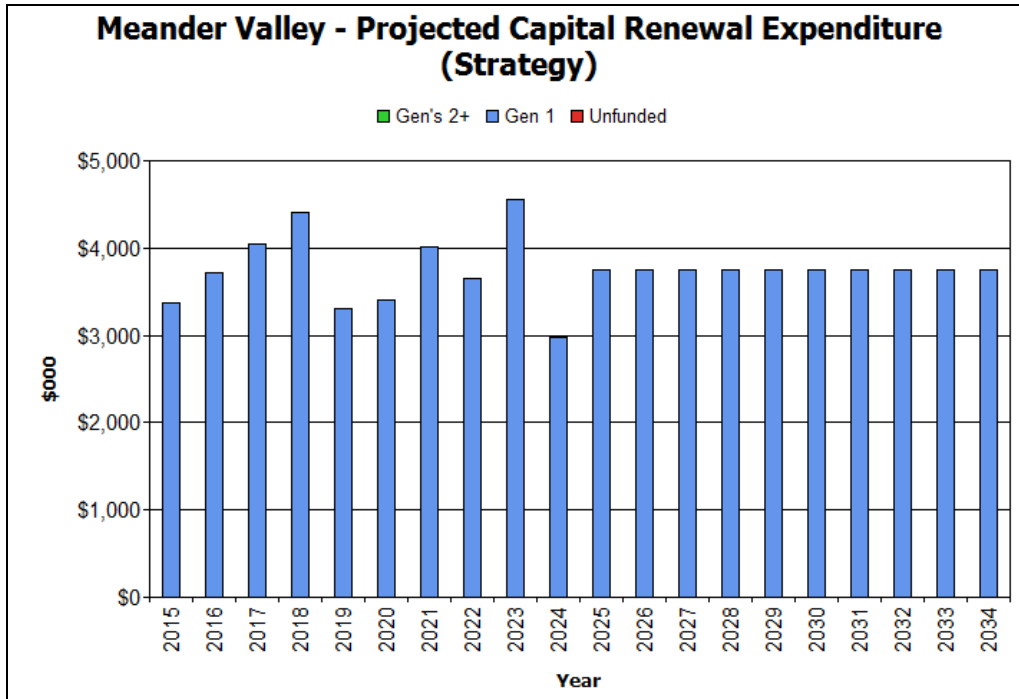


Figure 7: Projected Capital Renewal and Replacement Expenditure and Budget

Where renewal projections are based on estimates of asset useful lives, the useful lives are documented in the relevant AMP(s). Projected capital renewal and replacement programmes are shown in Appendix B.

5.5 Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the organisation from land development. These assets from growth are discussed in Section 4.5.

5.5.1 Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as councillor or community requests, proposals identified by strategic plans or partnerships with other organisations. Candidate proposals are inspected to verify need and to develop a preliminary proposal estimate. Verified proposals are ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in the respective AMPs.

5.5.2 Capital Investment Strategies

We will plan capital upgrade and new projects to meet level of service objectives by:

- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner
- Undertake project scoping for all capital upgrade/new projects to identify
 - the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset
 - the project objectives to rectify the deficiency including value management for major projects
 - the range of options, estimated capital and lifecycle costs for each options that could address the service deficiency
 - management of risks associated with alternative options
 - evaluate the options against evaluation criteria adopted by Council, and
 - select the best option to be included in capital upgrade/new programmes
- Review current and required skills base and implement training and development to meet required construction and project management needs
- Review management of capital project management activities to ensure we are obtaining best value for resources used.

Standards and specifications for maintenance of existing assets and construction of new assets and upgrade/expansion of existing assets are detailed in relevant AMPs.

5.5.3 Summary of future upgrade/new assets expenditure

Projected upgrade/new asset expenditures and estimated available budgets are summarised in Figure 8. The projected upgrade/new capital works programme is shown in Appendix C. All amounts are shown in real values.

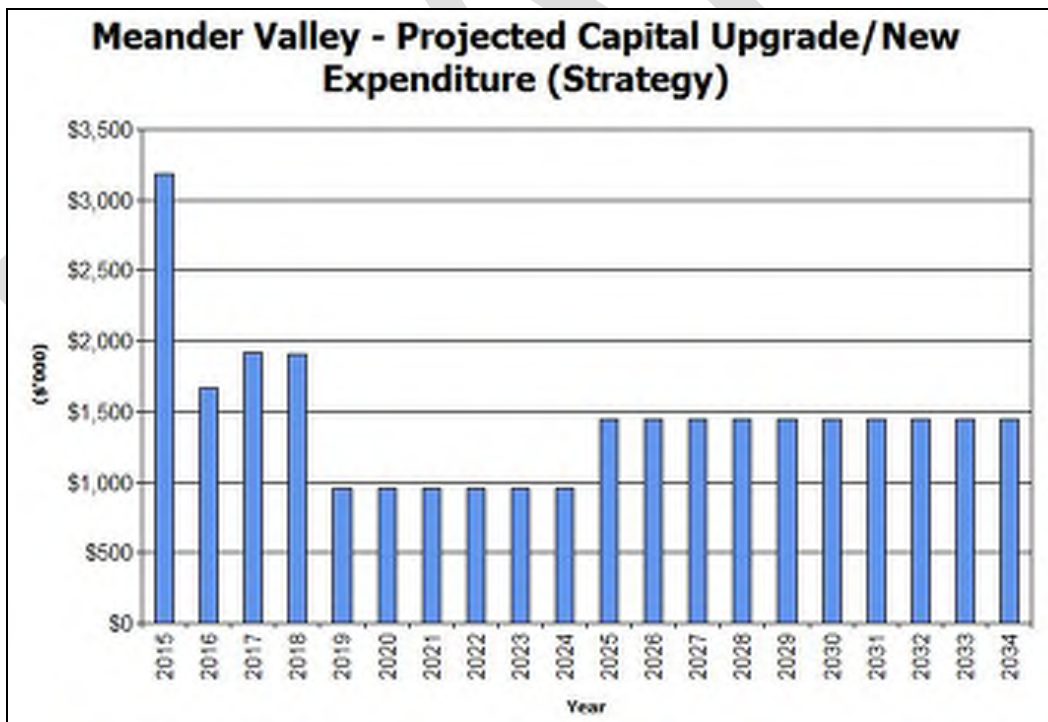


Figure 8: Projected Capital Upgrade/New Asset Expenditure and Budget

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in the respective AMPs summarised in this SAMP.

5.7 Service Consequences and Risks

The organisation has prioritised decisions made in the AMPs to obtain the optimum benefits from its available resources and these have been summarised in this SAMP.

The AMPs are based on balancing service performance, cost and risk to provide an agreed level of service from available resources in our long-term financial plan.

5.7.1 Our Current Limitations

Given our current funding model, there are some operations and maintenance activities and capital projects that are able to be undertaken within the next 10 years. These are shown in Appendix D. The major activities and projects include:

- Outcomes from the Blackstone Heights/Prospect Vale Structure Plan
- Outcomes from the Hadspen Outline Development Plan
- Outcomes from the Westbury Outline Development Plan
- Outcomes from the Westbury and Deloraine Sport and Recreation Study.

Section 7 - Improvement Plan and Monitoring outlines improvements or recommendations to Council's current processes to address these issues identified as 'Our Current Limitations'.

5.7.2 Service consequences

Operations and maintenance activities and capital projects that cannot be undertaken will maintain or create service consequences for users.

- Delivery of projects from the Blackstone Heights/Prospect Vale Structure Plan, Outline Development Plans and Open Space Plan strategic plans, given our current funding model
- Prospect Vale Park is at capacity and limits ground availability to users.

Section 7 - Improvement Plan and Monitoring outlines improvements or recommendations to Council's current processes to address these identified 'Service Consequence' issues.

5.7.3 Risk consequences

The operations and maintenance activities and capital projects that cannot be undertaken may maintain or create risk consequences for the organisation.

- Address all mobility issues that exist
- Undertake major stormwater upgrades to address all identified network deficiencies.

Any risks will be included in the Infrastructure Risk Management Plan summarised in the relevant AMP and risk management plans actions and expenditures included within projected expenditures.

6. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all the information presented in the previous sections of this AMP. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

6.1 Financial Indicators and Projections

Asset Renewal Funding Ratio

The Asset Renewal Funding Ratio indicates whether projected capital renewal and replacement expenditure are able to be financed in the long-term financial plan. It is calculated by dividing the projected capital renewal expenditure shown in the AMPs by the estimated capital renewal budget provided in the long-term financial plan. Over the next 10 years, we are forecasting that we will have 100% of the funds required for the optimal renewal and replacement of assets.

6.2 Funding Strategy

The funding strategy to provide the services covered by this SAMP and supporting AMPs is contained within the organisation's 10 year LTFP.

6.3 Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by the organisation and from assets constructed by land developers and others and donated to the organisation. Figure 9 shows the projected replacement cost asset values over the planning period in real values.

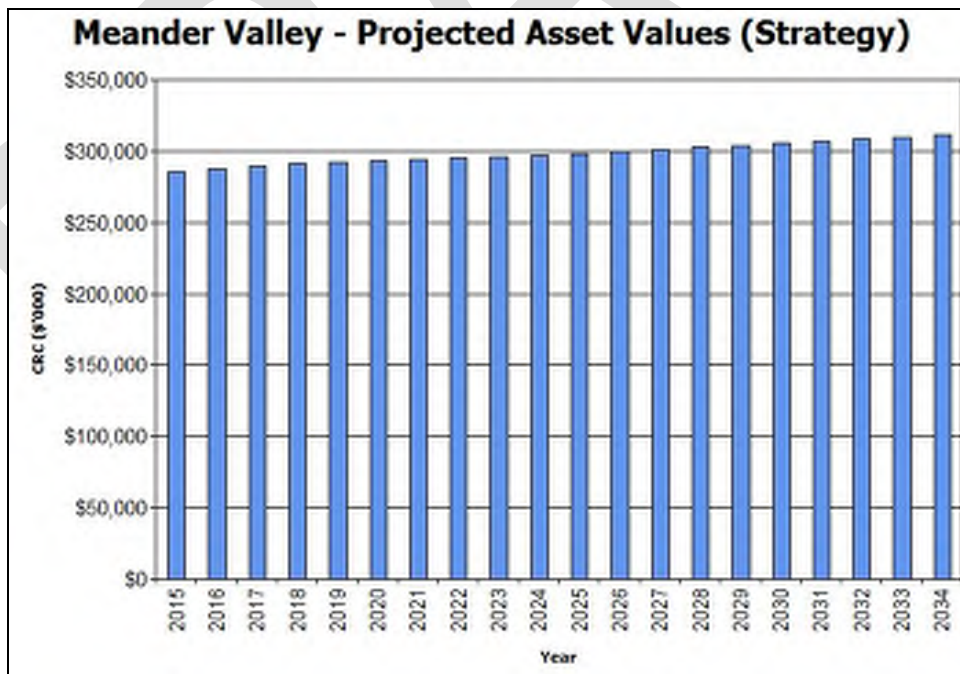


Figure 9: Projected Asset Values

Depreciation expense values are forecast in line with asset values as shown in Figure 10.

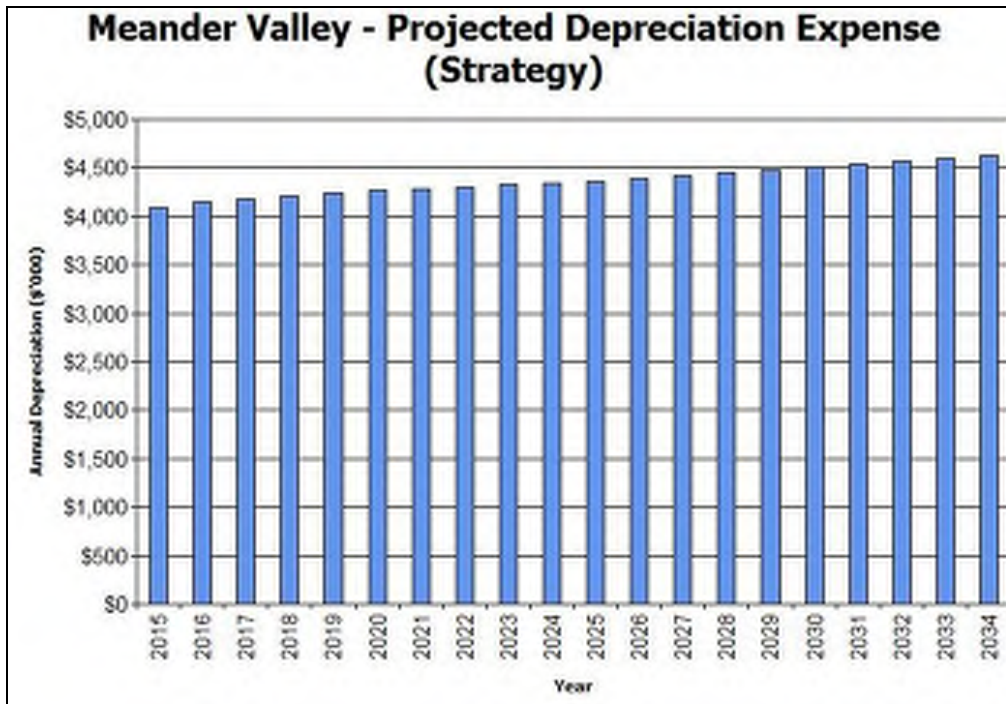


Figure 10: Projected Depreciation Expense

The depreciated replacement cost will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets. Forecast of the assets' depreciated replacement cost is shown in Figure 11. The depreciated replacement cost of contributed and new assets is shown in the darker colour and in the lighter colour for existing assets.

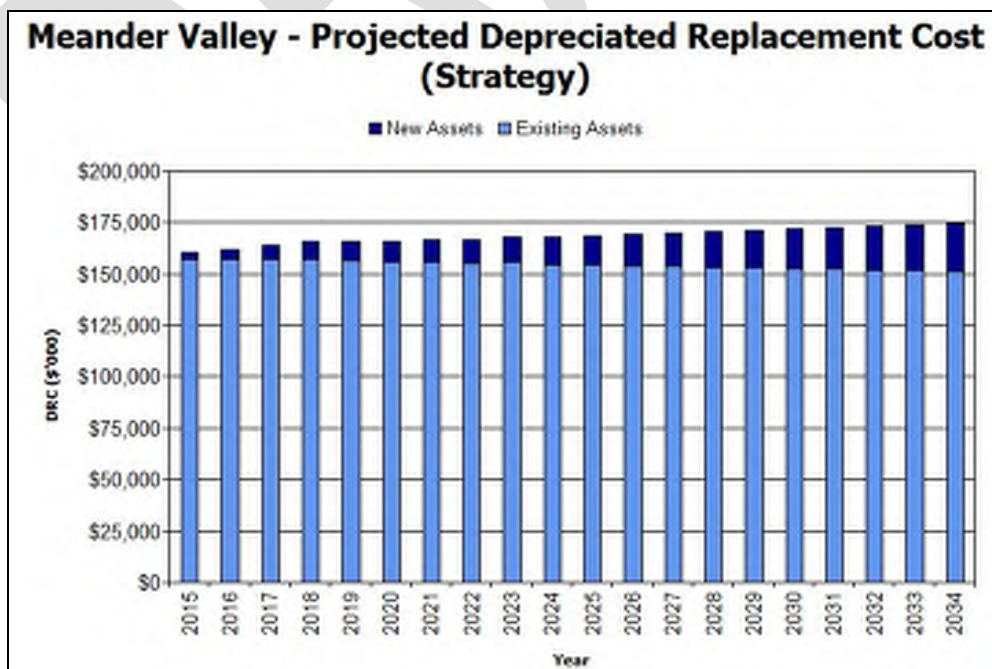


Figure 11: Projected Depreciated Replacement Cost

6.4 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this SAMP and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this SAMP and risks that these may change are shown in Table 6.4.

Table 6.4: Key Assumptions made in AM Plan and Risks of Change

Key Assumptions	Risks of Change to Assumptions
Increase AMP budgets by the 2015 LGAT Council Cost Index of 2.48%	Low
Use of ABS Australian Roads and Bridge Index Dec 13 to Dec 14 for Transport AMP	Low
PVP, initial budget \$5m over 20 years (indexed to \$273,000 for 2015-16 CWP)	Low
Bridge renewals based on AusSpan 2014 BMS report	Low
Stormwater upgrade estimated based on current knowledge of deficient sections of network	Medium

6.5 Forecast Reliability and Confidence

The expenditure and valuations projections in this SAMP are based on best available data. Currency and accuracy of data is critical to effective asset and financial management.

The estimated confidence level for and reliability of data used in this SAMP is shown in Table 6.5.

Table 6.5: Data Confidence Assessment for AMPs summarised in SAMP

Asset Management Plan	Confidence Assessment	Comment
Transport	High	Good network data and replacement rate. Further work required on year of construction for all assets
Stormwater	High	Good network data and replacement rate. Further work required on identifying upgrades due to capacity issues
Bridges	High	Data provided through AusSpan BMS reports
Buildings	High	Valuation information provided by Herron Todd White
Recreation	Medium	Audit of asset data for asset class required to dispose of assets no longer owned by Council. Many assets have been grouped together and given generic names, e.g. 'Landscaping'

Over all data sources, the data confidence is assessed as high confidence level for data used in the preparation of this SAMP.

Actions to mitigate the adverse effects of data quality are included within Table 7.2 Improvement Plan.

7. PLAN IMPROVEMENT AND MONITORING

7.1 Status of Asset Management Practices

Changes to Council's current organisational systems which are considered to provide major benefits include:

- Develop process to inform AMPs and LTFP of projects which deliver strategic objectives and are approved and adopted by Council
- Capture corporate knowledge of assets and increase awareness of AM within Council with Councillors and Council officers
- Continue to improve asset information
- Outline improvements to Council processes as identified in the recommendations from the ' Tasmanian Audit Office, Report of the Auditor General No. 5 of 2013-14' detailed in Appendix E
- Annual review process detailed in Appendix G

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7.2 Improvement Programme

The AM improvement tasks identified from the AM maturity assessment and preparation of this SAMP are shown in Table 7.2.

Table 7.2: Improvement Plan

Task No	Task	Responsibility	Timeline	Resources Required
1	Meet AM Improvement targets outlined in the 2014/15 Annual Plan	AM Coordinator	30 Jun 15	-
2	Data and systems, improve asset data accuracy, document inspection processes and standards. Use Maturity Assessment to benchmark AM performance and AM practices	AM Coordinator	30 Dec 15	-
3	Fine tune AMP service levels to the standard that defines operational standards. Link AMP service levels to operational service standards. Costs of providing current levels of service can be described in value for money reporting for key activities. (e.g. mowing, gravel resheet, resurfacing, building maintenance)	AM Coordinator/Director of Works	30 Jun 16	-
4	Complete development of a corporate strategic plan that has a closer link between strategic plan and LTFP that reports on levels of service targets achievable under the LTFP and AMPs. Include a statement about future outlook for service levels in the update of the corporate strategic plan	Directors	30 Jun 16	-
5	Review of AM Plans to include documented hierarchies, asset utilisation and performance, where necessary (e.g. disposal plans, service request targets)	AM Coordinator	30 Jun 16	-
6	Include a schedule for roles and responsibilities in all AMPs (see example in the Buildings AMP) together with an overall matrix for key responsibilities for service level and risk monitoring	AM Coordinator	30 Jun 16	-
7	Review existing AM Policy to include defined training, roles, responsibilities, reporting frame work and areas identified as deficient in Maturity Assessment	AM Coordinator	30 Jun 16	-
8	Implement a state of asset reporting to provide overview for service level trends	AM Coordinator	30 Jun 16	-
9	Where relevant Annual Report needs to report on policy initiatives and how these changes might impact on Councils Strategic Plan	Director Infrastructure	TBC	-
10	Refer to Strategic Plan in the Annual Budget to establish the link. Review community engagement process as part of the Strategic Plan	Director Infrastructure	TBC	-
11	Formalise training and induction for Councillors and staff. Separate upgrade from renewal to allow annual review of unit costs for renewal activities	AM Team	TBC	-

Table 7.2: Improvement Plan continued - by AMP

Bridges				
12	Asset handover at PC, using Council's 'Asset Data Sheet' standard format	AM Coordinator & Technical Officer Roads	40 hours	Current
13	Review of bridge signage requirements. Use information provided in AusSpan inspections	Technical Officer Bridges	20 hours + Bridge Maintenance Contract	Current
14	Review of guard rail requirements. Use information provided in AusSpan inspections	Technical Officer Bridges	40 hours + Bridge Maintenance Contract	Current
15	Develop disposal plan for bridges - primarily low use bridges	Technical Officer Bridges	20 hours	Current
16	Report value of bridge assets in good/ very good, fair & poor/very poor against condition, function and capacity metrics	AM Coordinator	20 hours + Bridge Maintenance Contract	Current
Buildings				
17	Report value of buildings assets in good/ very good, fair & poor/very poor against condition, function and capacity metrics	Property Officer	40 hours + \$10k consultant	Current
18	Develop a service hierarchy to define quality of service standards to be delivered and maintained for each building category. Get current draft approved and added to AMP	Property Officer	40 hours	Current
19	Investigate componentisation and /or unit rate renewal costs as a method of valuation for calculating depreciation	Property Officer	40hrs PO + 20 hrs AM + \$20k consultant	Current
Recreation				
20	Develop and document a maintenance management plan including; general routine maintenance and defect maintenance	Technical Officer P&R	80 hours	Current
21	Develop a criterion for defect repairs to ensure that all defects are repaired in a timely manner.	AM Coordinator	40 hours	Current
22	Set up asset handover process at PC. , using Council's 'Asset Data Sheet' standard format	AM Coordinator	20 hours	Current
23	Record Capital Works jobs on Conquest as they are completed (ongoing)	Technical Officer P&R	40 hours	Current
24	Include new Westbury Industrial Estate footbridge and Pitcher Parade footbridge on bridge inspection and maintenance schedules	AM Coordinator	4 hours	Current
25	Develop and document a long term management strategy for parks trees, including a 3 year maintenance plan based on 3 yearly tree inspection cycle	Technical Officer P&R	40 hours	Current
26	Develop management of Elm Leaf Beetle issues within the municipality	Technical Officer P&R	40 hours + ~\$10k consultant	Current
27	Developing strategic direction for all recreational activities (HOSP)	Technical Officer P&R	160 hours + ODP & OSP	Current
28	Develop a management plan for sports grounds to ensure ground suitability between summer and winter club requirements - including inspections and hardness testing	Technical Officer P&R	20 hours	Current
29	Create a cyclic action for annual mechanical aeration of soft fall. Action is to start in October and finish in November	AM Coordinator	2 hours	Completed

Table 7.2: Improvement Plan continued - by AMP

Roads				
30	Develop Special Conditions of Contract and processes for managing officers, to assist in the update of asset information and GIS. Including – Sub divisions, as-constructed data, contract management & Safety Management Plan	Technical Officer Rds & AM Coordinator	80 hours + ~\$5k consulting (mapping)	Current
31	Road Revaluation – TAO Valuation Report Outcomes and develop a checklist of minimum requirements (use accounting principle of a checklist etc)	AM Coordinator	240 hours	Current
32	Meet Tas Audit Office AM requirements: <ul style="list-style-type: none"> - Develop maintenance plans - Annual RUL assessment (condition, capacity & function) - Annual depreciation method assessment - Disposal of assets - Report annually on renewal & upgrade/new (others as identified) 	AM Coordinator	120 hours	Current
33	Develop service levels responses for defect identification, eg potholes (depth, size, location)	AM Coordinator	40 hours	Current
34	Implement new Council Road Hierarchy	AM Coordinator	20 hours	Current
Stormwater				
35	Develop data collection systems for new assets from works programme <ul style="list-style-type: none"> • CWP jobs first • Relate to Special Condition of Contract format • sub division assets 	AM Coordinator	40 hours	Current
36	Develop catchment plan with risk overlay. Based on; Flooding ,Environment & Development	Technical Officer Stormwater	120 hours	Current
37	Stormwater modelling <ul style="list-style-type: none"> • Develop standard for modelling reports (eg Harley Parade catchment) • Update GIS & asset register data to include asset IDs • Pick up data (include open drains) • Asset IDs linked to modelling data • Look at adding modelling data to conquest not GIS tables • Quantify extent of network for catchment modelling (length of network, number of catchments, priority) • Consultant to assist with data management 	Technical Officer Stormwater	40 hours + \$10K consulting	Current
38	Stormwater modelling <ul style="list-style-type: none"> • Pick up data including open drains & updated existing data • Update GIS/Asset register attributes for modelling 	Technical Officer Stormwater	160 hours Current (ongoing)	Current
39	Asset & GIS officers to develop: <ul style="list-style-type: none"> • standard requirements for data to be recorded in Conquest & GIS • best process for modelling data management (MapInfo tables – Conquest) 	AM Coordinator	40 hours	Current
40	Inspections to respond to heavy rainfall events & onsite truthing during and after flood events. Record defects/actions against stormwater assets (eg pits, pipes) from flood events	Technical Officer Stormwater & Works	40 hours	Current

Table 7.2: Improvement Plan continued - by AMP

41	<p>Asset handover at PC :</p> <ul style="list-style-type: none"> • Include all construction costs • useful life (including consideration of function, capacity & condition) • Valuation considerations (eg unit rates) • Renewal requirements & timeframes specified • Specify minimum maintenance standard, inspections requirements & timeframes (eg rain gardens) • Maintenance actions & reminders action tasks recorded in Conquest, at time of asset handover. Include list of works done prior year & add to new actions for current year 	AM Coordinator	40 hours	Current
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7.3 Monitoring and Review Procedures

The SAMP has a life of 4 years (Council election cycle) and is due for complete revision and updating within 12 months of each Council election.

The SAMP is reviewed and updated annually to ensure this document’s currency and accuracy is maintained.

7.4 Performance Measures

The effectiveness of the SAMP can be measured in the following ways:

- The degree to which the required projected expenditures identified in this SAMP are incorporated into the organisation’s LTFP
- The degree to which 1-5 year detailed works programmes, budgets, business plans and organisational structures take into account the ‘global’ works programme trends provided by the summarised AMPs
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the organisation’s Strategic Plan and associated plans
- **The Asset Renewal Funding Ratio achieving the target of 100% (AMP renewal verses budgeted renewal)**

8. REFERENCES

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- Meander Valley Council, 'Bridges Asset Management Plan'
- Meander Valley Council, 'Recreation Asset Management Plan'
- Meander Valley Council, 'Asset Management Maturity Assessment'

9. APPENDICES

- Appendix A Levels of Service Summaries for Services
- Appendix B Projected 10 year Capital Renewal and Replacement Works Programme
- Appendix C Projected 10 year Capital Upgrade/New Works Programme
- Appendix D Unfunded Initiatives and Capital Works proposals
- Appendix E Tasmanian Audit Office – Report No 5 2013-14 Recommendations
- Appendix F Asset Revaluation Process
- Appendix G Annual Reviews

Appendix A Summary Levels of Service for Services

Table A1: Summary Technical Levels of Service – Roads

Service Attribute	Service Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **	Agreed Sustainable Position ***
TECHNICAL LEVELS OF SERVICE					
Operations	Provide a safe and reliable road network		<i>Reactive and programmed activities</i>	<i>Develop programmed approach to operational activities</i>	<i>Costed services levels delivered over a planned programme approach</i>
		Budget	\$33,800	\$34,000	\$34,000
Maintenance	Provide a safe and reliable road network		<i>Reactive and proactive repairs</i>	<i>Move to high number of proactive and planned maintenance tasks</i>	<i>Cost effective planned maintenance activities that reduces overall cost to Council</i>
		Budget	\$1,880,600	\$1,900,000	\$1,900,000
Renewal	Planned renewal of road network assets		<i>Renewal budget as per Transport AMP generic budget allocations</i>	<i>Renewal to included road condition data</i>	<i>Renewal budget based on AMP budget informed by road condition survey</i>
		Budget	\$2,765,000 (included additional R2R funding)	\$2,251,000	\$2,765,000 (due to additional R2R funding)
Upgrade/New	Upgrade road network as per road hierarchy and strategic planning		<i>Ad hoc upgrade of roads based on road hierarchy & new demand from Westbury Rd transport study</i>	<i>Upgrade/New budget as per Transport AMP & aligns to aligned to Strategic Plans & objectives</i>	<i>Upgrade/New budget as per Transport AMP & aligns to aligned to Strategic Plans & objectives</i>
		Budget	\$1,205,000	\$1,128,000	\$1,128,000

Note: * Current activities and costs (currently funded).

** Desired activities and costs to sustain current service levels and achieve minimum lifecycle costs (not currently funded).

*** Activities and costs communicated and agreed with the community as being sustainable (funded position following trade-offs, managing risks and delivering agreed service levels).

Table A2: Summary Technical Levels of Service - Stormwater

Service Attribute	Service Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **	Agreed Sustainable Position ***
TECHNICAL LEVELS OF SERVICE					
Operations	<i>Provide a safe & effective network which minimises flooding</i>		<i>Both planned and reactive tasks in an ad hoc approach</i>	<i>Developed programme of routine tasks to minimise costs & reduce reactive responses to issues</i>	<i>Developed programme of routine tasks to minimise costs & reduce reactive responses to issues</i>
		Budget	\$71,600	\$71,600	\$71,600
Maintenance	<i>Provide a safe & effective network which minimises flooding</i>		<i>Reactive maintenance activities</i>	<i>Understand cost/benefit of current maintenance techniques</i>	<i>Develop cost effective maintenance treatments, adopting planned programme approach</i>
		Budget	\$127,600	\$127,600	\$127,600
Renewal	Planned renewal of stormwater assets		<i>Renewals identified from network modelling, low level of confidence in renewal demand</i>	<i>Ensure stormwater assets reach the end of their useful life or remaining life aligns with predicted renewals</i>	<i>Ensure stormwater assets reach the end of their useful life or remaining life aligns with predicted renewals</i>
		Budget	\$61,000	\$25,000	\$25,000
Upgrade/New	<i>Upgrade to address identified network deficiencies</i>		<i>Low level of confidence in quantity of upgrade demand to address network deficiencies</i>	<i>Upgrade/New budget as per AMP & aligns to aligned to Strategic Plans & objectives</i>	<i>Upgrade/New budget as per AMP & aligns to aligned to Strategic Plans & outcomes from stormwater modelling</i>
		Budget	\$550,000	\$227,000	\$227,000

Note: * Current activities and costs (currently funded).
 ** Desired activities and costs to sustain current service levels and achieve minimum lifecycle costs (not currently funded).
 *** Activities and costs communicated and agreed with the community as being sustainable (funded position following trade-offs, managing risks and delivering agreed service levels).

Table A3: Summary Technical Levels of Service - Bridges

Service Attribute	Service Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **	Agreed Sustainable Position ***
TECHNICAL LEVELS OF SERVICE					
Operations	<i>Provide a safe & appropriate bridge network</i>		<i>Both planned and reactive tasks</i>	<i>Develop planned approach for operational tasks</i>	<i>Reduce reliance on unplanned tasks & reduce operating cost over the long term</i>
		Budget	\$55,000	\$55,000	\$55,000
Maintenance	<i>Provide a safe & appropriate bridge network</i>		<i>Work identified from BMS inspections</i>	<i>Understand cost/benefit of current maintenance techniques</i>	<i>Develop cost effective maintenance treatments, adopting planned programme approach</i>
		Budget	\$98,000	\$98,000	\$98,000
Renewal	<i>Renewal of bridges as per BMS programme</i>		<i>Renewal of timber bridges with concrete structures</i>	<i>Reduce lifecycle costs of bridges</i>	<i>Reduce lifecycle costs of bridges and maintain or extend life of both timber & concrete structures</i>
		Budget	\$1,047,000	\$979,000	\$979,000
Upgrade/New	<i>Safety upgrades and widening as identified appropriate</i>		<i>Nil</i>	<i>Guardrail upgrades</i>	<i>Guardrail upgrades & widening of selected bridges were demonstrated need has been identified</i>
		Budget	\$0	\$30,000	\$30,000

Note: * Current activities and costs (currently funded).

** Desired activities and costs to sustain current service levels and achieve minimum lifecycle costs (not currently funded).

*** Activities and costs communicated and agreed with the community as being sustainable (funded position following trade-offs, managing risks and delivering agreed service levels).

Table A4: Summary Technical Levels of Service - Buildings

Service Attribute	Service Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **	Agreed Sustainable Position ***
TECHNICAL LEVELS OF SERVICE					
Operations	<i>Provide safe buildings</i>		<i>Routine tasks undertaken on an as needed and routine basis</i>	<i>Develop planned tasks to maximise cost saving of routine tasks</i>	<i>Develop planned tasks to maximise cost saving of routine tasks</i>
		Budget	\$686,500	\$686,500	\$686,500
Maintenance	<i>Provide safe buildings & ensure they reach their intended life</i>		<i>Planned and reactive maintenance undertaken tasks undertaken on an as needed and routine basis</i>	<i>Utilise proactive maintenance activities to maximise benefits of cost saving & reduce reactive issues</i>	<i>Utilise proactive maintenance activities to maximise benefits of cost saving & reduce reactive issues</i>
		Budget	\$155,300	\$155,300	\$155,300
Renewal	<i>Building components replaced based on planned renewals</i>		<i>Planned renewals detailed in Building AMP</i>	<i>Develop optimum renewal which aligns to AMP based on condition assessments & component register</i>	<i>Develop optimum renewal which aligns to AMP based on condition assessments & component register</i>
		Budget	\$290,000	\$224,000	\$224,000
Upgrade/New	<i>New buildings & major upgrades are delivered in line with strategic objectives</i>		<i>Upgrade & new assets detailed in Building AMP</i>	<i>New & upgrades align with strategic planning, lifecycle costs impact considered during project assessment and selection</i>	<i>New & upgrades align with strategic planning, lifecycle costs impact considered during project assessment and selection</i>
		Budget	\$126,000	\$46,000	\$46,000

Note: * Current activities and costs (currently funded).

** Desired activities and costs to sustain current service levels and achieve minimum lifecycle costs (not currently funded).

*** Activities and costs communicated and agreed with the community as being sustainable (funded position following trade-offs, managing risks and delivering agreed service levels).

Table A5: Summary Technical Levels of Service – Recreation

Service Attribute	Service Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **	Agreed Sustainable Position ***
TECHNICAL LEVELS OF SERVICE					
Operations	<i>Provide safe & reliable park, reserves and sports grounds</i>		<i>Routine tasks undertaken on an as needed and routine basis</i>	<i>Identify levels of service and cost to deliver these service</i>	<i>Move to costed levels of service delivered on a structured planned approach</i>
		Budget	\$593,500	\$593,500	\$593,500
Maintenance	<i>Provide safe & reliable park, reserves and sports grounds</i>		<i>Planned and reactive maintenance undertaken tasks undertaken on an as needed and routine basis</i>	<i>Identify levels of service and cost to deliver these service</i>	<i>Move to costed levels of service delivered on a structured planned approach</i>
		Budget	\$259,500	\$259,500	\$259,500
Renewal	<i>Planned renewal of land improvement assets</i>		<i>Planned renewals detailed in Recreation AMP</i>	<i>Develop optimum renewal which aligns to AMP based on condition assessments & complete register</i>	<i>Develop optimum renewal which aligns to AMP based on condition assessments & complete register</i>
		Budget	\$110,000	\$250,000	\$250,000
Upgrade/New	<i>New & major upgrade of land improvement assets align to strategic objectives</i>		<i>Upgrade & new assets detailed in Recreation AMP</i>	<i>New & upgrades align with strategic planning, lifecycle costs impact considered during project assessment and selection</i>	<i>New & upgrades align with strategic planning, lifecycle costs impact considered during project assessment and selection</i>
		Budget	\$70,000	\$271,000	\$271,000

Note: * Current activities and costs (currently funded).

** Desired activities and costs to sustain current service levels and achieve minimum lifecycle costs (not currently funded).

*** Activities and costs communicated and agreed with the community as being sustainable (funded position following trade-offs, managing risks and delivering agreed service levels).

Appendix B Projected Capital Renewal Programme

Roads

Meander Valley Projected Capital Renewal Works Programme - Transport

(\$000)

Year	Item	Description	Estimate
2015		Network Renewals	
	1	201.k - Reseals	\$730
	2	201.j - Capital Graveling	\$310
	3	201.l - Urban Asphaltting	\$270
	4	201.b - Footpath renewal	\$105
	5	201.f - Road Reconstruction	\$550
	6	201.i - Street Trees	\$70
2015		Total	\$2,035

2016		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2016		Total	\$2,251

(\$000)

Year	Item	Description	Estimate
2017		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2017		Total	\$2,251

2018		Network Renewals	Estimate
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2018		Total	\$2,251

(\$000)

Year	Item	Description	Estimate
2019		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2019		Total	\$2,251

Roads cont.

2020		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2020		Total	\$2,251

(\$000)

Year	Item	Description	Estimate
2021		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2021		Total	\$2,251

2022		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2022		Total	\$2,251

(\$000)

Year	Item	Description	Estimate
2023		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2023		Total	\$2,251

2024		Network Renewals	
	1	201.k - Reseals	\$752
	2	201.j - Capital Graveling	\$301
	3	201.l - Urban Asphaltting	\$401
	4	201.b - Footpath renewal	\$166
	5	201.f - Road Reconstruction	\$552
	6	201.i - Miscellaneous (Street Trees, drainage, lighting)	\$30
	7	201.g - Kerb Renewals	\$50
2024		Total	\$2,251

Stormwater

**Meander Valley
Projected Capital Renewal Works Programme - Stormwater**

(\$000)

Year	Item	Description	Estimate
2015		Network Renewals	
	1	351 - Meander Valley Road Stormwater Renewal	\$10
2015		Total	\$10
2016		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$25
2016		Total	\$25
2017		Network Renewals	
	1	351 - Stormwater works (inc new, capacity restraints, WSUD and management of 80/45/45)	\$50
2017		Total	\$50
2018		Network Renewals	Estimate
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2018		Total	\$50
2019		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2019		Total	\$50
2020		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2020		Total	\$50
2021		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2021		Total	\$50
2022		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2022		Total	\$50
2023		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2023		Total	\$50
2024		Network Renewals	
	1	351 - Stormwater renewals resulting from capacity restraints	\$50
2024		Total	\$50

Buildings

**Meander Valley
Projected Capital Renewal Works Programme - Buildings**

(\$000)

Year	Item	Description	Estimate
2015		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting, Kitchen	\$15
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$110
2015		Total	\$125
2016		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting, Services	\$72
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting, Security System	\$31
	3	100b - HVAC	\$35
	4	525B - DEMOLITION OF 432 WESTBURY ROAD (SUBJECT TO SALE OF MATERIALS)*	\$50
	5	525B - SPORTS CLUBROOM RENEWALS	\$25
	6	515b - change room repairs	\$10
2016		Total	\$224
2017		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$36
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting, Flooring	\$31
	3	525B - WSC INDUCTION LIGHTING (CEEP FUTURE FUND)*	\$10
	4	525B - SPORTS CLUBROOM RENEWALS	\$25
	5	525b - Asbestos (proposed Del Racecourse) (Prioritised Removal of Asbestos) (was 505b)*	\$31
2017		Total	\$134

Buildings Cont.

2018		Network Renewals	Estimate
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	100b - HVAC	\$30
	4	525B - WSC KITCHEN REFURBISHMENT*	\$20
	5	525B - SPORTS CLUBROOM RENEWALS	\$25
2018		Total	\$164
2019		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	525B - SPORTS CLUBROOM RENEWALS	\$25
2019		Total	\$114
2020		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	100b - HVAC	\$30
	4	525B - SPORTS CLUBROOM RENEWALS	\$25
2020		Total	\$144
2021		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	525B - SPORTS CLUBROOM RENEWALS	\$25
2021		Total	\$114
2022		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	100b - HVAC	\$30
	4	525B - SPORTS CLUBROOM RENEWALS	\$25
2022		Total	\$144
2023		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	525B - DEMOLITION OF CHANGE ROOMS AND GRANDSTAND DELORAINE FC*	\$50
	4	525B - SPORTS CLUBROOM RENEWALS	\$25
2023		Total	\$164
2024		Network Renewals	
	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$68
	2	525b - Fitout, External, Internal, Rewire, Flooring, Lighting	\$21
	3	100b - HVAC	\$30
	4	525B - SPORTS CLUBROOM RENEWALS	\$25
2024		Total	\$144

Bridges

**Meander Valley
Projected Capital Renewal Works Programme - Bridges**

(\$000)

Year	Item	Description	Estimate
2015		Network Renewals	
	1	210 - Bridge Renewals	\$1,065
2015		Total	\$1,065
2016		Network Renewals	
	1	Bridge Renewals	\$959
	2	210 - Scoping Budget	\$20
2016		Total	\$979
2017		Network Renewals	
	1	Bridge Renewals (inc Union Bridge \$800k)	\$1,360
2017		Total	\$1,360
2018		Network Renewals	Estimate
	1	Bridge Renewals (inc Union Bridge \$800k)	\$1,686
2018		Total	\$1,686

Bridges Cont.

2019		Network Renewals	
	1	Bridge Renewals	\$644
2019		Total	\$644
2020		Network Renewals	
	1	Bridge Renewals	\$707
2020		Total	\$707
2021		Network Renewals	
	1	Bridge Renewals	\$1,353
2021		Total	\$1,353
2022		Network Renewals	
	1	Bridge Renewals	\$964
2022		Total	\$964
2023		Network Renewals	
	1	Bridge Renewals	\$1,840
2023		Total	\$1,840
2024		Network Renewals	
	1	Bridge Renewals	\$277
2024		Total	\$277

Recreation

**Meander Valley
Projected Capital Renewal Works Programme - Recreation**

(\$000)

Year	Item	Description	Estimate
2015		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$115
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$20
2015		Total	\$135

2016		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2016		Total	\$250

\$0

Year	Item	Description	Estimate
2017		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2017		Total	\$250

2018		Network Renewals	Estimate
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2018		Total	\$250

\$0

Year	Item	Description	Estimate
2019		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2019		Total	\$250

2020		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2020		Total	\$250

\$0

Land Improvements Cont.

Year	Item	Description	Estimate
2021		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2021		Total	\$250

2022		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2022		Total	\$250

\$0

Year	Item	Description	Estimate
2023		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2023		Total	\$250

2024		Network Renewals	
	1	525r - Rec Ground Renewals (PVP, Rec Grounds, Playgrounds, Skate parks, BMX, Furniture, etc)	\$100
	2	565r - Park Renewals (Waterways, Playgds, Skate parks, BMX, Outdoor gym, Trails, Trees, Furniture)	\$150
2024		Total	\$250

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Appendix C Projected Upgrade/Exp/New Capital Works Programme

Roads

Meander Valley Projected Capital Upgrade/New Works Programme - Transport

(\$000)

Year	Item	Description	Estimate
2015	1	201.b - New Footpaths (inc major link, DDA and new)	\$291
	2	201.g - Prospect Vale, Westbury Rd transport study	\$606
	3	201.f - Road Reconstruction Upgrades	\$475
	4	201.e - Main Street Kerbing upgrades (Meander Valley Rd, Mole Creek Rd)	\$63
	5	201.i - Drainage Improvements	\$50
2015		Total	\$1,485
2016	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.g - Prospect Vale, Westbury Rd Transport Study	\$553
	3	201.h - Road Safety Improvements	\$110
	4	201.f - Road Reconstruction Upgrades	\$110
	5	201.e - Main Street Upgrades	\$44
	6	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	7	201.b - Blackstone Footpath Programme (+\$300k State Funding 15/16)	\$150
	8	201 I - Kerb and channel	\$30
2016		Total	\$1,128
2017	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201.b - Blackstone Footpath Programme	\$150
	7	201 I - Kerb and channel	\$30
	8	201.g - Prospect Vale, Westbury Rd Transport Study	\$602
2017		Total	\$1,177
2018	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201.b - Blackstone Footpath Programme	\$150
	7	201 I - Kerb and channel	\$30
	8	201.g - Prospect Vale, Westbury Rd Transport Study	\$602
2018		Total	\$1,177
2019	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 I - Kerb and channel	\$30
2019		Total	\$425
2020	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 I - Kerb and channel	\$30
2020		Total	\$425
2021	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 I - Kerb and channel	\$30
2021		Total	\$425

Road Cont.

2022	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 l - Kerb and channel	\$30
2022		Total	\$425
2023	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 l - Kerb and channel	\$30
2023		Total	\$425
2024	1	201.b - New Footpaths (inc major link, DDA and new)	\$100
	2	201.h - Road Safety Improvements	\$110
	3	201.f - Road Reconstruction Upgrades	\$110
	4	201.e - Main Street Upgrades	\$44
	5	201.i - Miscellaneous (Street Trees, Lighting)	\$30
	6	201 l - Kerb and channel	\$30
2024		Total	\$425

Stormwater

**Meander Valley
Projected Capital Upgrade/New Works Programme - Stormwater**

(\$000)

Year	Item	Description	Estimate
2015	1	351 - Stormwater works (inc new, capacity restraints, WSUD and management of 80/45/45)	\$250
	2	351 - Stormwater upgrade, Emu Bay Rd	\$75
	3	351 - Stormwater improvements on Meander Valley Rd	\$37
	4	351 - Upgrade to rain garden, Martins Lane Exton	\$15
2015		Total	\$377

(\$000)

Year	Item	Description	Estimate
2016	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$227
2016		Total	\$227

(\$000)

Year	Item	Description	Estimate
2017	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2017		Total	\$201

(\$000)

Year	Item	Description	Estimate
2018	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2018		Total	\$201

(\$000)

Year	Item	Description	Estimate
2019	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2019		Total	\$201

(\$000)

Year	Item	Description	Estimate
2020	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2020		Total	\$201

(\$000)

Year	Item	Description	Estimate
2021	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2021		Total	\$201

(\$000)

Year	Item	Description	Estimate
2022	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201

Stormwater Cont.

Year	Item	Description	Estimate
2022		Total	\$201
2023	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2023		Total	\$201
(\$000)			
2024	1	351 -Stormwater works (inc modelling, new, capacity restraints, WSUD & 80/45/45 management)	\$201
2024		Total	\$201

Bridges

**Meander Valley
Projected Capital Upgrade/New Works Programme - Bridges**

(\$000)

Year	Item	Description	Estimate
2015	1	210 - Bridge Renewal Upgrade	\$470
	2	210 - Guardrail Upgrades	\$40
2015		Total	\$510

(\$000)

Year	Item	Description	Estimate
2016	1	210 - Guardrail Upgrades	\$30
2016		Total	\$30

(\$000)

Year	Item	Description	Estimate
2017	1	210 - Guardrail Upgrades	\$30
	2	Union Bridge Widening	\$201
2017		Total	\$231

(\$000)

Year	Item	Description	Estimate
2018	1	210 - Guardrail Upgrades	\$30
	2	Union Bridge Widening	\$201
2018		Total	\$231

(\$000)

Year	Item	Description	Estimate
2019	1	210 - Guardrail Upgrades	\$30
2019		Total	\$30

(\$000)

Year	Item	Description	Estimate
2020	1	210 - Guardrail Upgrades	\$30
2020		Total	\$30

(\$000)

Year	Item	Description	Estimate
2021	1	210 - Guardrail Upgrades	\$30
2021		Total	\$30

(\$000)

Year	Item	Description	Estimate
2022	1	210 - Guardrail Upgrades	\$30
2022		Total	\$30

(\$000)

Year	Item	Description	Estimate
2023	1	210 - Guardrail Upgrades	\$30
2023		Total	\$30

(\$000)

Year	Item	Description	Estimate
2024	1	210 - Guardrail Upgrades	\$30
2024		Total	\$30

Buildings

Meander Valley Projected Capital Upgrade/New Works Programme - Buildings

(\$000)

Year	Item	Description	Estimate
2015	1	505b - Roof, Rewire, Flooring, Lighting, Kitchen	\$32
	2	525b - Club Room Upgrade	\$238
2015		Total	\$270

(\$000)

Year	Item	Description	Estimate
2016	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525b - Security	\$16
	3	525B - SPORTS CLUBROOM UPGRADES	\$25
2016		Total	\$46

(\$000)

Year	Item	Description	Estimate
2017	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525b - Flooring	\$5
	3	525B - SPORTS CLUBROOM UPGRADES	\$25
2017		Total	\$35

(\$000)

Year	Item	Description	Estimate
2018	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2018		Total	\$30

Year	Item	Description	Estimate
2019	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2019		Total	\$30

(\$000)

Year	Item	Description	Estimate
2020	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2020		Total	\$30

(\$000)

Year	Item	Description	Estimate
2021	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2021		Total	\$30

(\$000)

Year	Item	Description	Estimate
2022	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2022		Total	\$30

(\$000)

Year	Item	Description	Estimate
2023	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2023		Total	\$30

(\$000)

Year	Item	Description	Estimate
2024	1	505b - Roof, Asbestos, Rewire, Flooring, Lighting	\$5
	2	525B - SPORTS CLUBROOM UPGRADES	\$25
2024		Total	\$30

Recreation

Meander Valley Projected Capital Upgrade/New Works Programme - Recreation

(\$000)

Year	Item	Description	Estimate
2015	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$509
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$37
2015		Total	\$546

(\$000)

Year	Item	Description	Estimate
2016	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2016		Total	\$271

Year	Item	Description	Estimate
2017	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2017		Total	\$271

Year	Item	Description	Estimate
2018	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2018		Total	\$271

Year	Item	Description	Estimate
2019	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2019		Total	\$271

Year	Item	Description	Estimate
2020	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2020		Total	\$271

Year	Item	Description	Estimate
2021	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2021		Total	\$271

Year	Item	Description	Estimate
2022	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2022		Total	\$271

Year	Item	Description	Estimate
2023	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2023		Total	\$271

Year	Item	Description	Estimate
2024	1	525r - Rec Ground Improvements (PVP, Sport Grounds, Playgrounds, Skate parks, Furniture, etc)	\$223
	2	565r - Park Renewals Improvements (Waterways, Playgds, Skate parks, Outdoor gym, Trails, Furniture)	\$47
2024		Total	\$271

Appendix D Unfunded Initiatives and Capital Works proposals

Projects generated from the following strategic documents have not been formally approved by Council.

Roads

- Blackstone Heights/Prospect Vale Structure Plan
- Hadspen Outline Development Plan (ODP)
- Westbury ODP

Stormwater

- Blackstone/Prospect Structure Plan
- Hadspen ODP
- Westbury ODP

Bridges

- Nil

Buildings

None identified

Recreation

- Blackstone/Prospect Structure Plan
- Hadspen ODP and Open Space Plan (OSP)
- Westbury ODP and OSP
- Deloraine OSP
- Water ways booklet
- Recreation and reserve play-space/scape improvements

Appendix E Tasmanian Audit Office – Report No 5 2013-14 Recommendations

A summary outline of the 23 recommendations is detailed on pages 8 to 10 in the report.

Link to [Report No 5 2013-14 Infrastructure Financial Accounting in Local Government](#)

Appendix F Asset Revaluation Process

The following detail outlines Meander Valley Council's approach to asset revaluations.

Fair Value - subsequent to the initial recognition of assets, non-current physical assets, other than Land Improvements, Plant and Equipment, Heritage and Intangibles, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement.

Council reviews the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximates its fair value. Where the carrying value materially differs from the fair value at balance date, this would lead to a revaluation of this asset class.

In addition, Council undertakes a formal revaluation of asset classes, measured on the fair value basis on a three-year rolling cycle. The valuation is performed either by experienced Council officers or independent experts. The cost of acquisitions and capital works during the year is considered to represent their fair value.

When assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense.

Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

(Meander Valley Council - Annual Report 2014)

Council annually reviews indicators that lead to the asset carrying value to materially differs from the fair value.

The following indicators may require a revaluation out of the ordinary cycle:

- Material change in costs
- Material change to an index (ABS, CCI)
- Unexpected and significant natural disaster

Asset Classes revalued on a three cycle as detailed below (notwithstanding the effect of indicators):

- 2014-15
 - Land
 - Bridges
- 2015-16
 - Roads
- 2016-17
 - Stormwater
- Buildings

Asset classes not revalued and valued at historical cost:

- Land Improvements
- Plant and Equipment
- Heritage
- Intangible
- Valuation

Appendix G Annual Reviews

Detail annual review process and include recommendations from LGAT Financial Sustainability Practice Summary 14.

The following link to [LGAT Practice Summary 14](#) details the practice summary information for Annual Reviews.

DECISION:

Councillor x moved and Councillor x seconded ***“that, pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public.”***

ITEMS FOR CLOSED SECTION OF THE MEETING:

GOV 4 APPLICATIONS FOR LEAVE OF ABSENCE
GOV 5 STANDARDS PANEL REPOR