

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 10 May 2016

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 an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 10 May 2016 at 1.30pm.**

Greg Preece
GENERAL MANAGER

Table of Contents

TABLING OF CERTIFICATE OF ELECTION AND DECLARATION OF OFFICE	5
CONFIRMATION OF MINUTES:.....	5
COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:.....	6
ANNOUNCEMENTS BY THE MAYOR:.....	6
DECLARATIONS OF INTEREST:.....	7
TABLING OF PETITIONS:.....	7
PUBLIC QUESTION TIME.....	8
COUNCILLOR QUESTION TIME.....	8
DEPUTATIONS BY MEMBERS OF THE PUBLIC.....	10
NOTICE OF MOTIONS BY COUNCILLORS.....	10
DEV 1 SUBDIVISION – 1A BAYVIEW DRIVE, BLACKSTONE HEIGHTS.....	12
DEV 2 AMENDMENT 3/2015 - MEANDER VALLEY INTERIM PLANNING SCHEME 2013.....	37
DEV 3 SUBMISSION ON THE TASMANIAN PLANNING SCHEME AND INTERIM PLANNING DIRECTIVE 5	89
DEV 4 DOG REGISTRATION FEES 2016–2017	93
DEV 5 ENVIRONMENTAL HEALTH FEES 2016-2017	96
GOV 1 2015-2016 COMMUNITY GRANTS APPLICATION ASSESSMENTS – ROUND 4 APRIL 2016	100
GOV 2 NOTICE OF MOTION – GENERAL MANAGER’S RESIGNATION – MAYOR CRAIG PERKINS	105
INFRA 1 REVIEW OF BUDGETS FOR THE 2015-2016 CAPITAL WORKS PROGRAM.	108
INFRA 2 CAPITAL WORKS PROGRAM 2016-2017	122
ITEMS FOR CLOSED SECTION OF THE MEETING:.....	127
GOV 3 LEAVE OF ABSENCE.....	127
GOV 4 DEVELOPMENT SERVICES DEPARTMENT.....	127
INFRA 3 CONTRACT FOR THE MANAGEMENT AND OPERATION OF DELORAINE AND CLUAN REFUSE DISPOSAL SITES AND MOLE CREEK TRANSFER STATION – CONTACT NO. 167-2015/16.	127

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 right;*
- *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 an ordinary meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 10 May 2016 at 1.30pm.

PRESENT:**APOLOGIES:****IN ATTENDANCE:****TABLING OF CERTIFICATE OF ELECTION AND DECLARATION OF OFFICE**

The General Manager will table the Certificate of Election by Recount for the Meander Valley Council dated 26 April 2016 by the Tasmanian Electoral Commission.

A Declaration of Office will be completed by Councillor John Temple.

CONFIRMATION OF MINUTES:

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary meeting of Council held on Tuesday 12 April, 2016, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
26 April 2016	<ul style="list-style-type: none">• Deloraine Outline Development Plan• Bus Tour• 2016-17 Draft Capital Works Program• Proposed Planning Scheme Amendment – 1 Harley Parade, Prospect Vale

ANNOUNCEMENTS BY THE MAYOR:

12 April 2016

Attended Youth Week Masterchef cook-off (Deloraine Trade Training Centre)

16 April 2016

Attended Westbury Showground Community Services Shed official opening

18 April 2016

Attended Meander Falls future access meeting (Meander)

19 April 2016

Citizenship Ceremony (Westbury)

Meeting with Alex Wadley (MV Suns Football Club) regarding Westbury Recreation Ground

21 April 2016

Attended LGAT Mayors Professional Development Day

22 April 2016

LGAT General Meeting

25 April 2016

Provided Municipal Introduction at ANZAC Day Deloraine Service

26 April 2016

Council workshop

28 April 2016

Attended 'Bonnet presentation Our Lady of Mercy Catholic Primary School

30 April 2016

Attended Deloraine Amateur Basketball Association 50th Birthday celebrations

6 May 2016

Attended Agfest

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

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 – APRIL 2016

Nil

2. QUESTIONS WITHOUT NOTICE – MAY 2016

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – APRIL 2016

1.1 Cr Bob Richardson

a) Targa and Road Safety

This week, hundreds of middle-aged, mostly well-to-do men will be travelling the State's roads at excessive speed, and at what would normally be considered reckless driving behaviour.

Does this set a good introduction to next week's theme, namely Road Safety Week"? It seems to be somewhat ironic, does it not?

Response by Greg Preece, General Manager

There are some important messages from Targa that support the themes of Road Safety Week, these being:-

- **Vehicles should be regularly checked and inspected to ensure no defects;**
- **Drivers are required to meet set driving standards;**
- **A total zero tolerance of alcohol and drugs;**
- **Drive to the road conditions at all times.**

Whether this is ironic or not is up to individuals to decide.

b) Govt/Local Govt Subsidy to MVEC

Over the past decade Council has augmented government funds in support of the Meander Valley Enterprise Centre.

Could we be supplied with Council and, if possible, Government funding to the Centre for each of those years?

Response by Rick Dunn, Director Economic Development & Sustainability

The following table shows Council and the Governments contributions for the past nine years:

Contributor	2016	2015	2014	2013	2012	2011	2010	2009	2008
Meander Valley Council	\$30,000	\$30,000	\$30,000	\$22,000	\$22,000	\$22,000	\$33,000	\$30,000	\$30,000
Tasmanian Government	\$50,000	\$50,000	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

c) MVC contributions to Great Western Tiers Visitor Centre/Yarns

During the past several years the Great Western Tiers Visitor Centre/Yarns Museum has received significant subsidy from Council. Could Council please supply for, say, the last 3 years, of the cost to Council, year on year, including wages and on-costs, overheads, including rates equivalents, depreciation and electricity?

Response by Rick Dunn, Director Economic Development & Sustainability

The following income and expenditure is provided for Council's Visitor Centre for the 2013, 2014 and 2015 financial years:

	2015	2014	2013
Income Visitor Centre & Yarns	159,934	150,265	151,315
Expenditure Wages & On-costs	-211,021	-193,186	-177,485
Expenditure Materials	-142,211	-127,164	-122,346
Expenditure Depreciation	-23,686	-19,414	-17,931
Expenditure General Rates Equivalent	-2,352	-2,284	-2,402
Net Cost of Operations	-\$219,336	-\$191,783	-\$168,849

1.2 Cr Andrew Connor

Can Council officers respond to reports of horses and carts being allowed to operate on the Town Common.

I have been advised that this has caused damage to the surface, killed wildlife and is not provided for in the Town Common strategic plan?

Response by Matthew Millwood, Director Works

In February 2016 Council Officers formally approved a resident of Westbury to use horse and buggy at the Town Common. If managed appropriately this activity is considered to be suitable and consistent with the type of passive recreational activities that could be undertaken within a Town Common area. It has been alleged that wildlife has been killed by the horse and buggy activity. The alleged wildlife deaths occurred before this activity was formally approved by Council and although any wildlife death at the Town Common is very unfortunate, it cannot be proven that these deaths were resultant from the horse and/or buggy.

The activity does not contravene or oppose any detail contained in the Westbury Town Common Redevelopment Plan.

2. COUNCILLOR QUESTIONS ON NOTICE – MAY 2016

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – MAY 2016

DEPUTATIONS BY MEMBERS OF THE PUBLIC

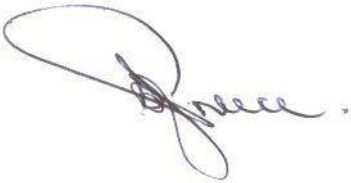
NOTICE OF MOTIONS BY COUNCILLORS

GOV 2 GENERAL MANAGERS RESIGNATION – MAYOR CRAIG PERKINS

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 3 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

DEV 1 SUBDIVISION – 1A BAYVIEW DRIVE, BLACKSTONE HEIGHTS

1) Introduction

This report considers the planning application PA\16\0145 for a 2 Lot Subdivision for land located at 1A Bayview Drive, Blackstone Heights (CT 159573/1).

2) Background

Applicant

DJ McCulloch Surveying

Planning Controls

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

Part of the property (which extends into Lake Trevallyn) is within the West Tamar municipality. The West Tamar Council has been notified of this application.

Development

The application is for a 2 lot subdivision at 1A Bayview Drive in Blackstone Heights. The property has access off the cul-de-sac at the western end of Bayview Drive.

Lot 1 contains an existing house and outbuilding, while Lot 2 (an internal lot) is vacant land. The proposal is to utilise the existing driveway to service both lots via a reciprocal Right-of-Way.

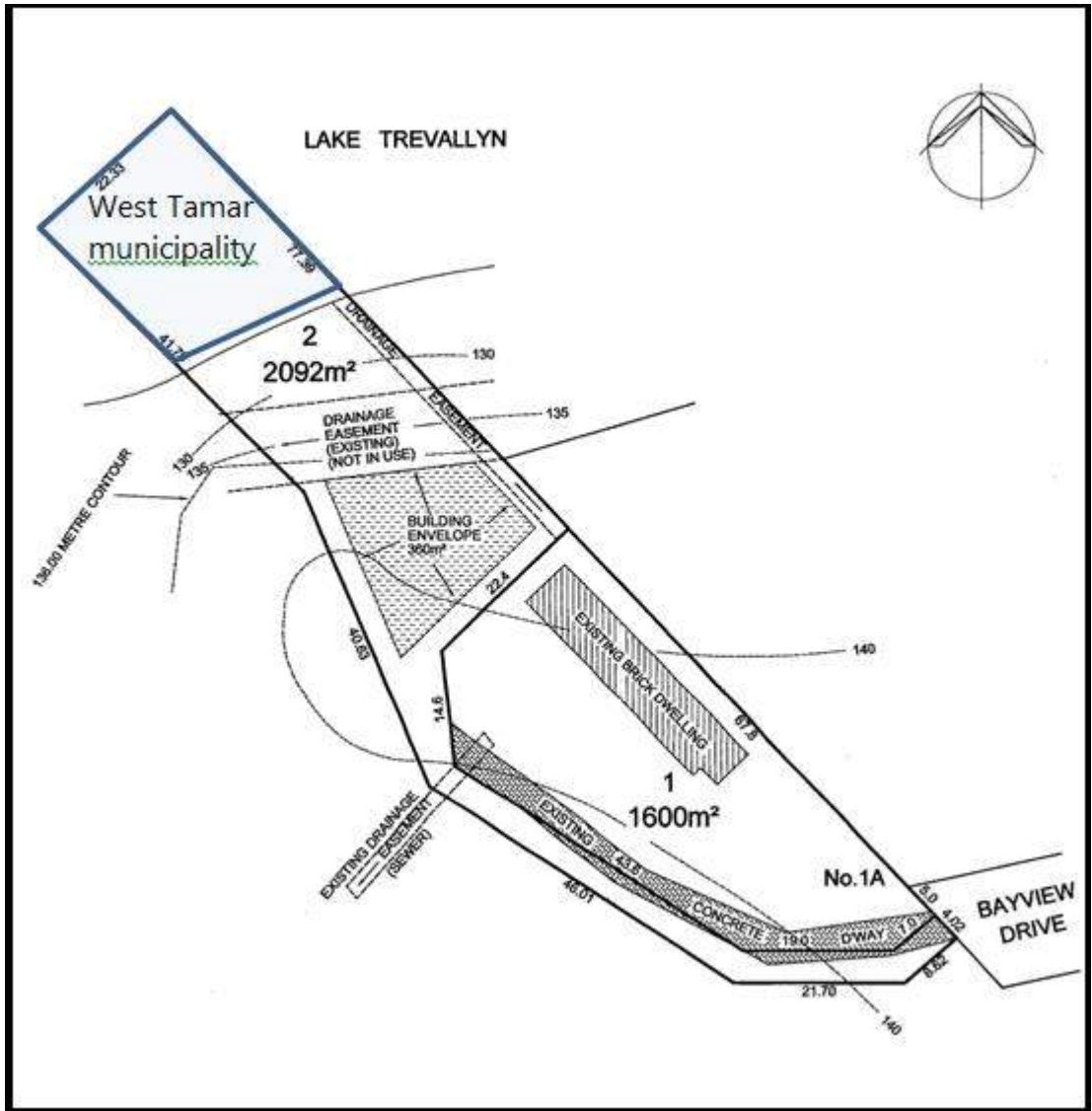


Figure 1: Proposed plan of subdivision (with notation showing West Tamar municipality area).



Photo 1: Aerial photo of subject property and surrounding land.

Site & Surrounds

The subject land and neighbouring properties are used for residential purposes (see Photos 1 & 2). The existing access to the land is off Bayview Drive.

The property extends from Bayview Drive, sloping downwards into Lake Trevallyn. As shown on the title document (Folio Plan – Figure 2) the rear boundary is the original bank of the South Esk River. That majority of the portion of land submerged (shown in Photo 1) is within the West Tamar municipality.

The Folio Plan also shows a *129.54m contour Agreement for Flooding*. This allows the Hydro Electric Commission (Hydro Tasmania) to flood land to this specific contour line.

The property contains three drainage easements (see Figure 2 below). The northern 2 m wide easement provides for a stormwater connection for the neighbouring house (1-3 Bayview Drive). The southern 2m wide easement provides for sewerage and stormwater connection to the house. The 10m wide drainage easement contains sewerage infrastructure. These easements provide the ability for the proposed Lot 2 to be serviced. A *Submission to Planning Authority Notice* from TasWater has been received.

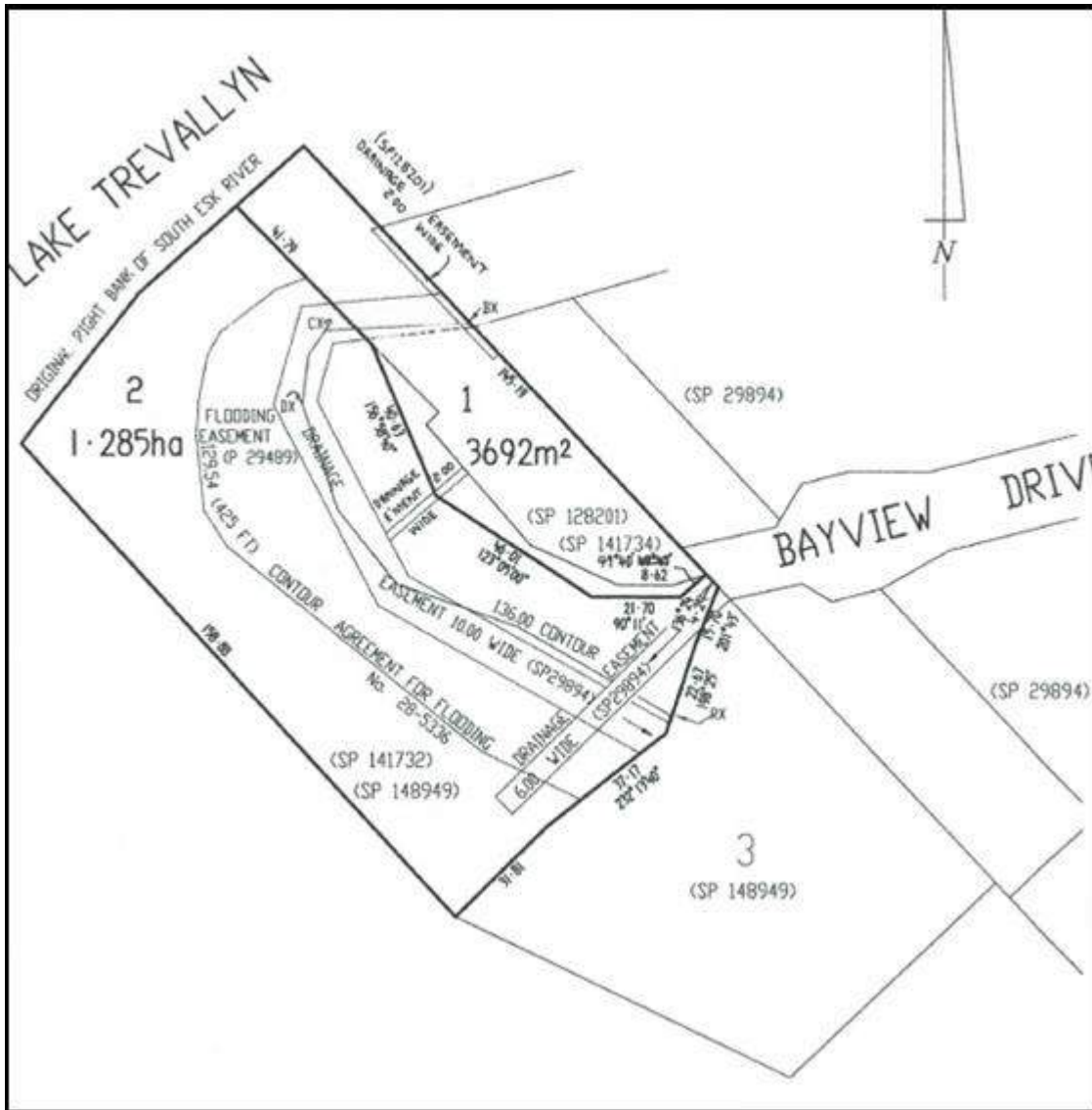


Figure 2: Extract from title document (Folio Plan CT 159573/1) showing easements on 1A (1) and 1B (2) Bayview Drive, Blackstone.



Photo 2: Aerial photo with 2m contours internal shown.

Statutory Timeframes

Date Received:	1 April 2016
Request for further information:	Not Applicable
Information received:	Not Applicable
Advertised:	9 April 2016
Closing date for representations:	26 April 2016
Extension of time granted:	Not Applicable
Extension of time expires:	Not Applicable
Decision due:	12 May 2016

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

Not Applicable

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A *Submission to Planning Authority Notice* (TWDA 2016/00413-MVC) was received on the 22 April 2016.

8) Community Consultation

The application was advertised for the 14-day period required under legislation. One representation from Adam Martin (on behalf of A Smith) was received (attached document). The representation is 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 Low Density Residential and Environmental Management (see Figure 3 below). The portion of land shown as white is within the West Tamar municipality area. The West Tamar Interim Planning Scheme 2013 zones that portion of land Environmental Management.

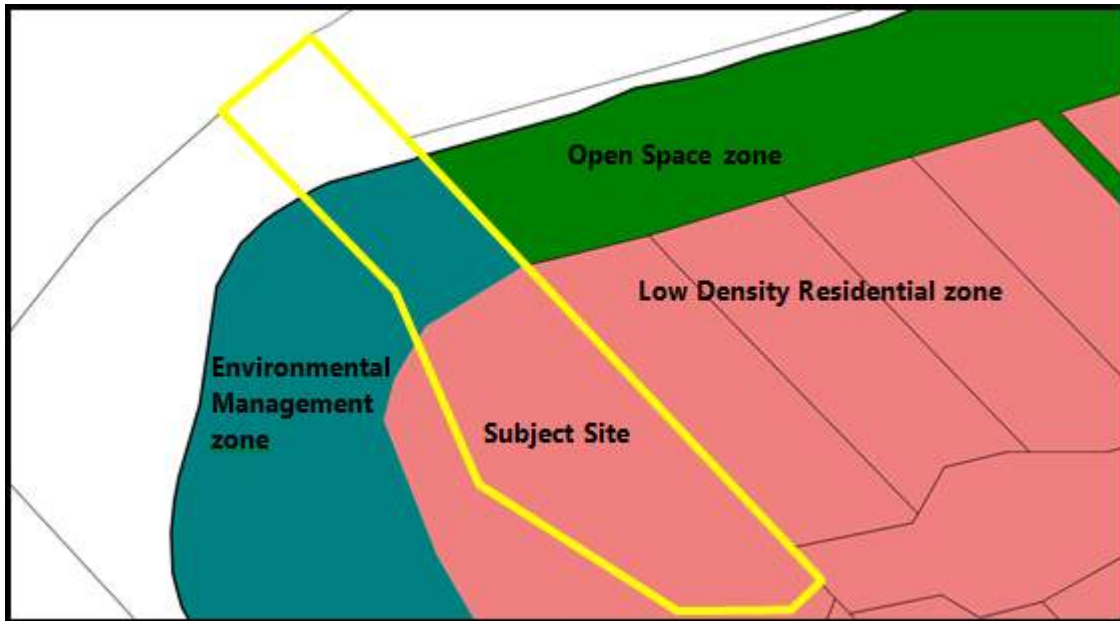


Figure 3: Zoning of subject property and surrounding land. The area coloured white is within the West Tamar municipality area.

- **Overlays**

The title is subject to the Salinity Risk Overlay (see Figure 4 below).

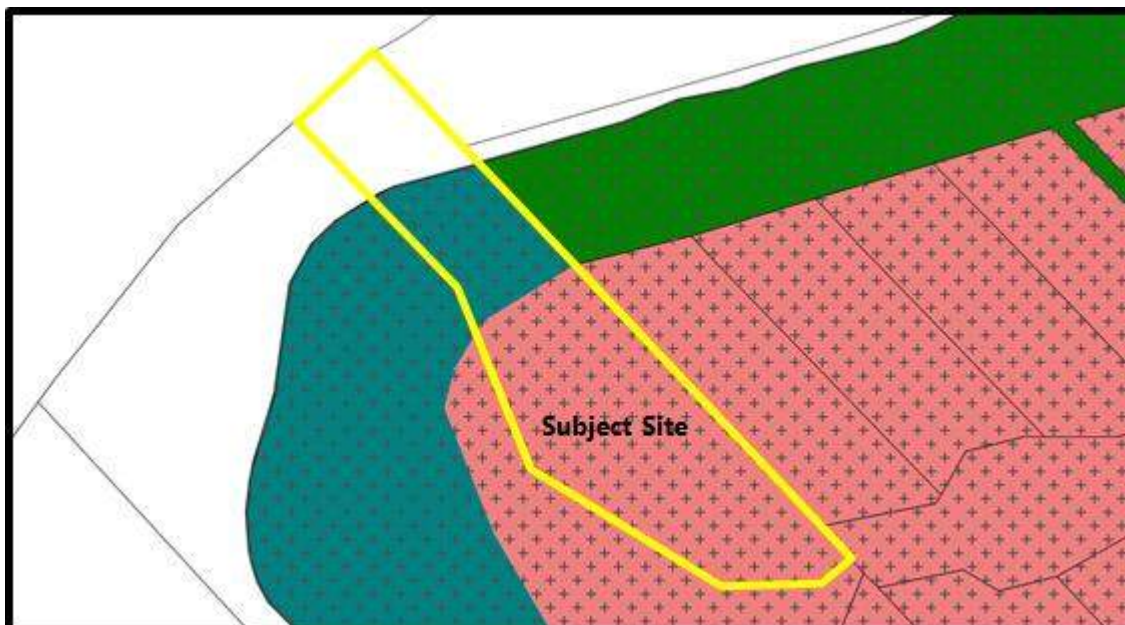


Figure 4: Overlays of subject property and surrounding land.

Use Class

In accordance with Table 8.2 in the Scheme the proposed Use Class is:

- Residential

The use class is specified in Table 12.2 (Low Density Residential) as being *No Permit Required*.

The use class is specified in Table 29.2 (Environmental Management) as being *Discretionary*.

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.

Compliance Assessment

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

12. Low Density Residential Zone			
Scheme Standard		Comment	Assessment
12.3.1 Amenity			
A1	If for permitted or no permit required uses.	No permit required use class - as the proposed subdivision is for residential purposes.	Complies
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 below; and</p> <p>Table 12.4.3.1 – Lot Size</p> <table border="1" data-bbox="288 577 608 667"> <tr> <td>Blackstone Heights</td> <td>1600m²</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>	Blackstone Heights	1600m ²	<p>Lot 1 is wholly contained within the Low Density Residential Zone and is 1600m².</p> <p>Lot 2 is partially within the Low Density Zone and that portion is approximately 754m².</p> <p>Lots 1 and 2 are unable to contain a 35m diameter circle within the first 35m from the frontage.</p> <p>The setback from the existing dwelling on Lot 1 to the proposed north west boundary is 3m.</p>	<p>Complies</p> <p>Relies on Performance Criteria</p> <p>Relies on Performance Criteria</p> <p>Complies</p>
Blackstone Heights	1600m ²				
A2	Each lot must have a frontage of at least 4 metres.	<p>Lot 1 has a frontage of 5m.</p> <p>Lot 2 has a frontage of 4.02m.</p>	Complies		
A3	<p>Each lot must be connected to a reticulated:</p> <p>a) water supply; and</p> <p>b) sewerage system.</p>	A Submission to Planning Authority Notice (TWDA 2016/00413-MVC) from TasWater has been received.	Complies		
A4	Each lot must be connected to a reticulated stormwater system.	<p>The stormwater from the existing house on Lot 1 is directed to the 10m wide drainage easement via the 2m wide 'existing drainage easement'.</p> <p>Stormwater from Lot 2 has the ability to connect directly to Lake Trevallyn.</p>	Complies		

29.0 Environmental Management Zone			
Scheme Standard		Comment	Assessment
29.4.3.1 General Suitability			
A1	No Acceptable Solution		Relies on Performance Criteria
29.4.3.2 Lot Requirements and Frontage			
A1	Subdivision must be: a) for the consolidation of a lot with another lot with no additional titles created; or b) to align existing titles with zone boundaries and no additional lots are created.	An additional title is created.	Relies on Performance Criteria
A2	The lot must have a minimum frontage of 3.6 metres.	Lot 2 has a frontage of 4.02m.	Complies
A3	No Acceptable Solution		Relies on Performance Criteria

E4 Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
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.	A residential house generates 9 daily vehicle trips. Each lot will generate less than 40 vehicle movements per day.	Complies
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of	The proposal is to utilise the existing access with a Right-	Complies

	60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	of-Way. If in the future, each lot would require its own access, the length of frontage limit access potential to one access each.	
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...	The access is onto the end of a cul-de-sac. The sight distance is acceptable with direct line of sight up Bayview Drive.	Complies

E10 Recreation and Open Space Code			
E10.6.1 Provision of Public Open Space			
A1	The application must: a) 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 from the General Manager was provided.	Complies

Performance Criteria

12. Low Density Residential Zone	
12.4.3.1 General Suitability	
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>	
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.*

Comment:

The Zone Purpose for the Blackstone Heights area includes the Desired Future Character Statement: *Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.*

- a) slope, shape, orientation and topography of land

Lot 1

Lot 1 is 1600m² with a 5m wide frontage to Bayview Drive. The lot contains the existing house and outbuilding. Usable Private Open Space (over 100m²) is available to the south-western side of the house. Space for vehicle manoeuvring is available on the sealed area between the house and outbuilding.



Photo 3: Sealed area between house and outbuilding.

Lot 2

Lot 2 is an internal lot, with a 4.02m wide internal access strip. The plan shows a building envelope of 360m². This area is bordered by a garden bed, before sloping steeply to Lake Trevallyn.

The majority of the Building Envelope is located within the Low Density Residential zone, with a small portion within the Environmental Management zone. A single dwelling is a No Permit Required use class in the Low Density Residential zone, and is a Discretionary use class in the Environmental Management zone. As the purpose of this application is to create an additional residential lot, the assessment for a future building will focus on the area zoned Low Density Residential.

The area of the Building Envelope within the Low Density Residential zone is approximately 251m² with dimensions capable of containing a rectangular dwelling footprint measuring 10m x 15m. Usable private open space would ultimately depend on the future house design; however there is the potential for private open space to the eastern and northern side of the 10m x 15m footprint (see Figure 5 below).

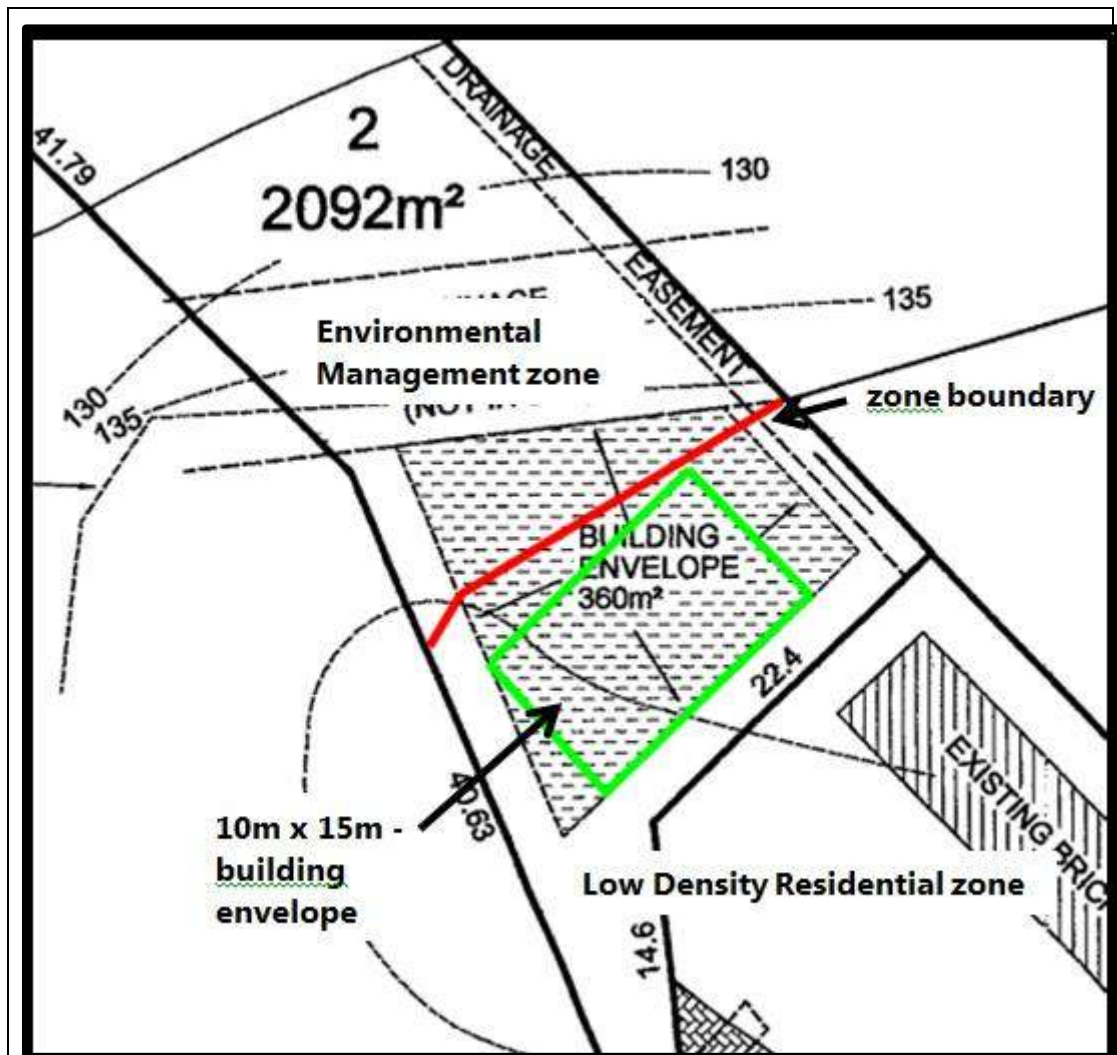


Figure 5: Showing the zone boundary and building envelope for Lot 2.

In considering the zone purpose, the use of a minimal building foot print of 10m x 15m is relatively small when compared with surrounding larger development. However, double storey dwelling with a 10m x 15m foot print and a maximum overall height of 8m, could be considered. It is noted that a dwelling could be constructed with a foot print of 251m², though it would compromise usable private open space, vehicle manoeuvrability on site and the ability to provide space for any outbuilding.

The access strip for Lot 2 is approximately 90m long. It would be unreasonable to expect a vehicle to reverse that entire distance before exiting onto Bayview Drive. Based on a 10m x 15m building footprint and the Australian Standard for off-street car parking (AS/NZS 2890.1), vehicles may be able to turn on site before exiting the lot. As stated above, a dwelling with a large foot print may compromise the ability for vehicles to turn on site. Vehicle manoeuvring will be assessed as part of any future development.

b) any established pattern of use and development;

The surrounding area is generally characterised by long rectangular-shaped lots, with large single dwellings and outbuildings. The sizes of the lots provide for large usable development areas. Development on some lots has resulted in a close linear development pattern, with large usable landscaped areas to the front and rear of the dwellings (such as off Bayview Drive). There are some internal lots within the Blackstone Heights area, however these lots contain large usable development areas (such as off Baker Court).

The location of the building envelope forces any future development to be in close proximity to the existing dwelling on Lot 1 and the dwelling at 1B Bayview Drive. The zoning and slope of the land limits the options for positioning any future development. This potential cluster of housing is not in keeping with the established surrounding pattern of use and development.

Lot 1

A lot with smaller frontages off a cul-de-sac is not unusual.

Lot 2

Lot 2 is an internal lot at the end of a cul-de-sac. Within the Blackstone Heights area there are other examples of internal lots off cul-de-sacs – such as the northern end of Bayview Drive and off Baker Court. The main feature of these examples is that the lots are wholly within the Low Density Residential zone, which provides greater flexibility in development area, allowing for larger dwellings/outbuildings and larger usable private open space.

The amount of usable development area within Lot 2 is restrained due to zone boundaries (see Figure 5). As stated above, there is the ability for a future dwelling to be designed to comply with the applicable setback and height standards. However, the location of the building envelope results in 3 dwellings in close proximity to each other. This is more in keeping with densities in the General Residential zone and, and not in keeping with the surrounding area.

c) connection to the road network;

Both lots have frontages to Bayview Drive. Lot 2 has a 90m long access strip. The planning scheme requires new development where parking is greater than 30m from the road to provide adequate vehicle manoeuvring space on site. As stated above, a dwelling with a small footprint could potentially meet these standards. A larger dwelling, would struggle to provide adequate manoeuvring space.

The proposal is for reciprocal right-of-ways over the existing driveway. This driveway is partially over both lots. It is noted that both lots have the sufficient space to create their own driveways, if required.

d) availability of or likely requirements for utilities;

Both lots are able to be serviced by sewerage, reticulated water and stormwater.

e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;

The property is not heritage listed. Council's mapping system does not identify any Priority Habitat or threatened species on the site.

The property is next to park land (Crown Land) that abuts Lake Trevallyn. Due to the setback of the Low Density Residential zone from Lake Trevallyn, any visual impact of a potential dwelling on Lot 2, from the park land, would be in keeping with existing surrounding residential development.

f) potential exposure to natural hazards.

There are no known potential natural hazards for this property. The land is not mapped having a landslip hazard.

The proposed lots are capable of containing a dwelling and provide for vehicle manoeuvrability and private open space. Lot 2 has some limitations in regards to the potential building envelope, which would need to be considered with any future development design. The future character

statement refers to *large, prominent single dwellings and outbuildings* on larger lots. When considering:

1. the size and shape of the building envelope limits the future development potential of the lot, when considering similar surrounding development, and
2. the location of the building envelope results in close residential living, which is not in keeping with the surrounding area,

it is considered that the proposed subdivision layout is inconsistent with the Zone Purpose.



Photo 4: Garden bed before land slopes downwards to Lake Trevallyn.



Photo 5: View of proposed building envelope for Lot 2.

12. Low Density Residential Zone

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.*

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 1600m² and Lot 2 is 2092m². It is noted that part of Lot 2 is located within Lake Trevallyn. Excluding that portion, Lot 2 is approximately 1470m² in size. And if the area below the 129.54m contour line is excluded, Lot 2 has an area of approximately 1266m². The Acceptable Solution For lot area is 1600m².

The standard is for a 35m diameter circle being located so that the centre of the circle is within 35m of the frontage. Both Lots 1 and 2 are unable to achieve this standard. At their widest points both lots are 31m wide.

As stated above, Lot 1 contains an existing house. The lot shape provides acceptable vehicle manoeuvring and usable private open space.

The zoning, lot shape and building envelope shape for Lot 2 does place some limitations on any future dwelling design (see comments above). Acceptable vehicle manoeuvring and private open space would need to be considered in the design phase. The planning scheme provides for buildings to be located within 3m of a side boundary and an overall height of 8m.

The amenity of the area is characterised by larger dwellings with large private open space. It is acknowledge that some established development along Bayview Drive has resulted in dwellings with are in close proximity to side boundaries. These lots are also characterised by large areas for private open space and landscaping to the front and rear.

The land within the Environmental Management zone contains native vegetation and weed species, with some cleared area. The majority of this area slopes steeply towards Lake Trevallyn. The use of this land for private open space is limited due to the slope of the land.

Based on the land area above potential inundation, the proposal effectively creates a lot significantly less than surrounding properties. As such the subdivision layout is considered inconsistent with the Objectives.

29.0 Environmental Management Zone
29.1 Zone Purpose
<p><i>To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.</i></p> <p><i>To only allow for complementary use or development where consistent with any strategies for protection and management.</i></p>
<p>Comment:</p> <p>It is noted that the proposed subdivision layout results in the area within the Environmental Management Zone being wholly contained within Lot 2. The proposal shows a building envelope that extends into the Environmental Management zone. This area is currently cleared on native vegetation and landscaped. A dwelling (or part of) in this zone is classified as a Discretionary use class. As such, any future dwelling application, the assessment would consider the zone purpose.</p> <p>In addition, it is anticipated that stormwater disposal would be directed to Lake Trevallyn through the land zoned Environmental Management. Presently, there is a 2m wide drainage easement along the north-eastern side boundary. This easement provides for stormwater disposal from the house at 1 Bayview Drive. Use of this easement for future stormwater disposal is considered in keeping with the existing situation.</p> <p>With the existing drainage easement, it is considered that the proposed subdivision layout is consistent with the Zone Purpose.</p>

29.0 Environmental Management Zone
29.4.3.1 General Suitability
<p>Objective:</p> <p><i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Environmental Management Zone.</i></p>
<p><i>P1</i></p> <p><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>

- 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.*

Comment:

As stated above, a dwelling (or part of) within this zone would be processed as a Discretionary application. Within this zone, the majority of the land is steeply sloped. There is a small portion of land that is part of the established levelled, landscaped area. As this land is already used for private open space, the continuation of that use would be considered acceptable. However, any future development (including vegetation removal and benching) would need to be considered on its individual merits.

As previously discussed, there is the ability for a dwelling to be constructed outside of the Environmental Management zone. This would allow for the land within the Environmental Management zone to be continually managed for natural values.

The subdivision is considered consistent with the Objectives.

29.0 Environmental Management Zone

29.4.3.2 Lot Requirements and Frontage

Objective:

To ensure that subdivision:

- a) is appropriate to the protection of the natural values identified on the subject land; and*
- b) provides for the intended use of the lots.*

P1

The lots must be used for:

- a) utilities; or*
- b) in accordance with a Reserve Activities Assessment approved under the National Parks and Reserves Management Act 2002; or*

- c) use by the public under the Crown Lands Act 1976; or*
d) a purpose that is consistent with the local area objectives , if any.

P3

Any lot created for building purposes must be:

- a) of sufficient size to allow for on-site disposal of any waste water if reticulated services are unavailable to the lot; or*
b) connected to reticulated services where available and needed for the development.

Comment:

As discussed above, Lot 2 contains a portion of land zoned Low Density Residential and a portion zoned Environment Management. Consideration of the zone purpose is considered above.

The development is considered consistent with the Objectives.

Representation

One representation was received during the advertising period (see attached documents).

A summary of the representation is as follows:

- *Overshadowing*
- *Traffic management/safety for the inclusion of an additional allotment.*
- *Inclusion of additional traffic load into Bayview Drive noting that the cul-de-sac is already densely developed.*
- *Specific site stormwater management relative to Lots 1A and 1B.*
- *Direction as to proposed on-site stormwater/sewer connection points.*
- *Sensible provision of waste service collection for this additional allotment.*

COMMENT:

The representation makes reference to PD4. PD4 is the Planning Directive No. 4.1 – being the standards for Residential Development in the General Residential zone. The subject land is zoned Low Density Residential and Environmental Management. As such, PD4 cannot be considered in the assessment of this application.

The planning scheme provides for residential buildings within the Low Density Residential zone to be built 3m from a side boundary and to an overall height of 8m without the requirement of a planning permit. In addition, a side boundary fence could be constructed to 2.1m in height and not require a planning permit.



Photo 6: Showing location of zone boundary on 1A Bayview Drive (yellow line) and dining room window location of 1B Bayview Drive (red line).

It is acknowledged that a future building on Lot 2 has the potential to cast a shadow onto 1B Bayview Drive. It is also noted that the impacts would be similar if the owners of 1A Bayview Drive built a *No Permit Required* outbuilding/ancillary apartment within 3m of the shared side boundary and to 8m in height. However, an additional dwelling would create a housing density similar to that of the General Residential zone, which is inconsistent with development in the surrounding area.



Photo 7: View from window from dwelling at 1B Bayview Drive.



Photos 8-11: Subject access (yellow arrow) and surrounding accesses.

Council's Infrastructure Department assessed the proposed subdivision and considered the cul-de-sac arrangement. Their assessment noted that the cul-de-sac has a length of 100 metres and has 10 properties accessing this portion of road.

In accordance with LGAT standard drawing TSD-R06-v1 the minimum requirements for the road width is 6.9 metres and a cul-de-sac head of 15.0 metres in diameter. Bayview Drive has the required width and has a turning head in excess of 15.0 metres.

The RTA *'Guide to Traffic Generating Developments'* indicates that a residential dwelling produces 9.0 daily vehicle trips. Given there are 90 daily vehicle trips from

the existing dwellings, the increase is only 10% and as such not considered significant.

Bayview Drive dwellings on the northern side discharge stormwater directly to Trevallyn Lake. The topography of 1A Bayview Drive indicates that stormwater runoff will run away from 1B Bayview Drive. Future sewerage connections for Lot 2 will be assessed by TasWater. There is an existing stormwater easement to Lake Trevallyn that Lot 2 may potentially utilise for stormwater management.

There is adequate nature strip in front of the possible 7 properties for the maximum 14 mobile garbage bins that could be presented on collection days.

Conclusion

In conclusion, it is considered that Lot 2 is not of sufficient size and shape to provide a housing density that is in keeping with the character of Blackstone Heights. It is considered that a 2 lot subdivision cannot be effectively managed by conditions and should be refused.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for a use and development for a Subdivision (2 lots), for land located at 1A Bayview Drive, Blackstone Heights (CT 159573/1) by DJ McCulloch Surveying, requiring the following discretions:

12.4.3.1 General Suitability

12.4.3.2 Lot Area, Building Envelopes and Frontage

29.4.3.1 General Suitability

29.4.3.2 Lot Requirements and Frontage

be REFUSED, on the following grounds:

- 1. The proposed Lot 2 is not suitable for use and development in an arrangement that is consistent with the zone purpose particularly section 12.1.3 Desired Future Character Statement for Blackstone Heights.***

DECISION:

D.J. McCulloch Surveying

AUTHORISED LAND, ENGINEERING & MINING SURVEYORS

A.B.N. 36 400 870 790

Dallas McCulloch, M.I.S.(Tas) M.I.S.V.
Registered Land Surveyor (Tas.)



P.O. BOX 725
148 West Tamar Road
RIVERSIDE, TAS, 7250
Phone (03) 63271394
Mobile 0417 526589
Facsimile (03) 63272934
mcculldj@bigpond.net.au

Your ref : 0516GL1MVC

Our ref :

The Manager
Meander Valley Council
PO Box 102,
Westbury
Tas. **7303**

Index No.	
Doc No.	
Batch No.	
RCVD	04 MAR 2016 MVC
Action Officer	Dept.
EO	OD BOX

2 March, 2016

Dear Sir,

**Re: - Proposed Development – Subdivision – 1A Bayview Drive, Blackstone Heights
Keith & Sandra Pybus owners**

Please find enclosed herewith, for Councils' consideration:

- 4 copies of our subdivision proposal plan
- Our planning report
- The completed Development Application Form
- Copy of the subject title and title plan
- The required planning fees.

Please do not hesitate to contact us to arrange a meeting with your planning staff to discuss any issues in respect of this submission.

Yours sincerely,

Dallas McCulloch

D.J.McCulloch & Associates
Consulting Land & Engineering Surveyors

P.O.BOX 725 Riverside,
TAS, 7250

148 West Tamar Road Riverside,
TAS, 7250

Phone:---03 63271394

Mobile:-- 0417 526589

Facsimile :- 63272934

Tuesday 1st March 2016

Planning Report

Proposed Subdivision

Land at 1A Bayview Drive, Blackstone Heights

Sandra Pybus owner

Planning Authority: - Meander Valley Council

Planning Scheme: - Meander Valley Interim Planning Scheme 2013

The Proposed Subdivision

It is proposed to subdivide the existing 3692m² title to create 1 new rural residential titles (Lot 2) and the balance of title (Lot 1).

Lot 1 includes the existing dwelling & outbuildings at No.1A Bayview Drive, Blackstone Heights.

No change in use of the existing buildings at No.1A Bayview Drive is proposed by this development application.

Zoning

The whole of the parent title is zoned **Low Density Residential** under the provisions of the Meander Valley Interim Planning Scheme 2013

Easements

A Drainage Easement 10.00 Wide and a Drainage Easement 2.00 Wide burden the subject title. These easements will be carried forward of the final Plan of Survey for the subdivision.

It is proposed that reciprocal Rights of Way will be created over the existing concrete driveway that is located within Lots 1 & 2

Compliance with the Development Requirements and Standards for Development in the Low Density Residential Zone

12.4.3 SUBDIVISION

12.4.3.1 General Suitability

Each lot in the proposed subdivision is suitable for use and development that is consistent with the Zone Purpose having made due regard to factors a) to f) listed in the Performance Criteria.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Each lot in the proposed subdivision satisfies the Acceptable Solutions A1 a), A1 c), A2, A3 a), A3 b) & A4.


Neither lot in the proposed subdivision satisfies Acceptable Solution A1 b) in respect of the 35 metre diameter circle but the Performance Criteria P1 is satisfied by:

- a) The existing dwelling on Lot 1 is in a convenient and hazard free location and the building envelope shown on Lot 2 will allow a dwelling to be erected in a convenient and hazard free location
- b) There is sufficient space on each lot for on site parking and manoeuvring.
- c) There is adequate private open space on each lot
- d) There is reasonable vehicular access from Bayview Drive to the building sites on each lot.
- e) The proposed development will not adversely affect the amenity of, or the character of, the surrounding development and streetscape.

General

This development complies with the objectives of the Meander Valley Interim Planning Scheme 2013 and satisfies the purposes of the Low Density Residential Zone thereof.

Dallas McCulloch



1st March 2016.

SEARCH OF TORRENS TITLE

VOLUME 159573	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Dec-2014

SEARCH DATE : 02-Mar-2016

SEARCH TIME : 02.59 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 1 on Sealed Plan 159573
 Derivation : Part of 500 Acres Located to Patrick Dalrymple
 Prior CTs 141734/1 and 148949/2

SCHEDULE 1

C559222, C636289 & M288295 TRANSFER to SANDRA ELAINE PYBUS

SCHEDULE 2

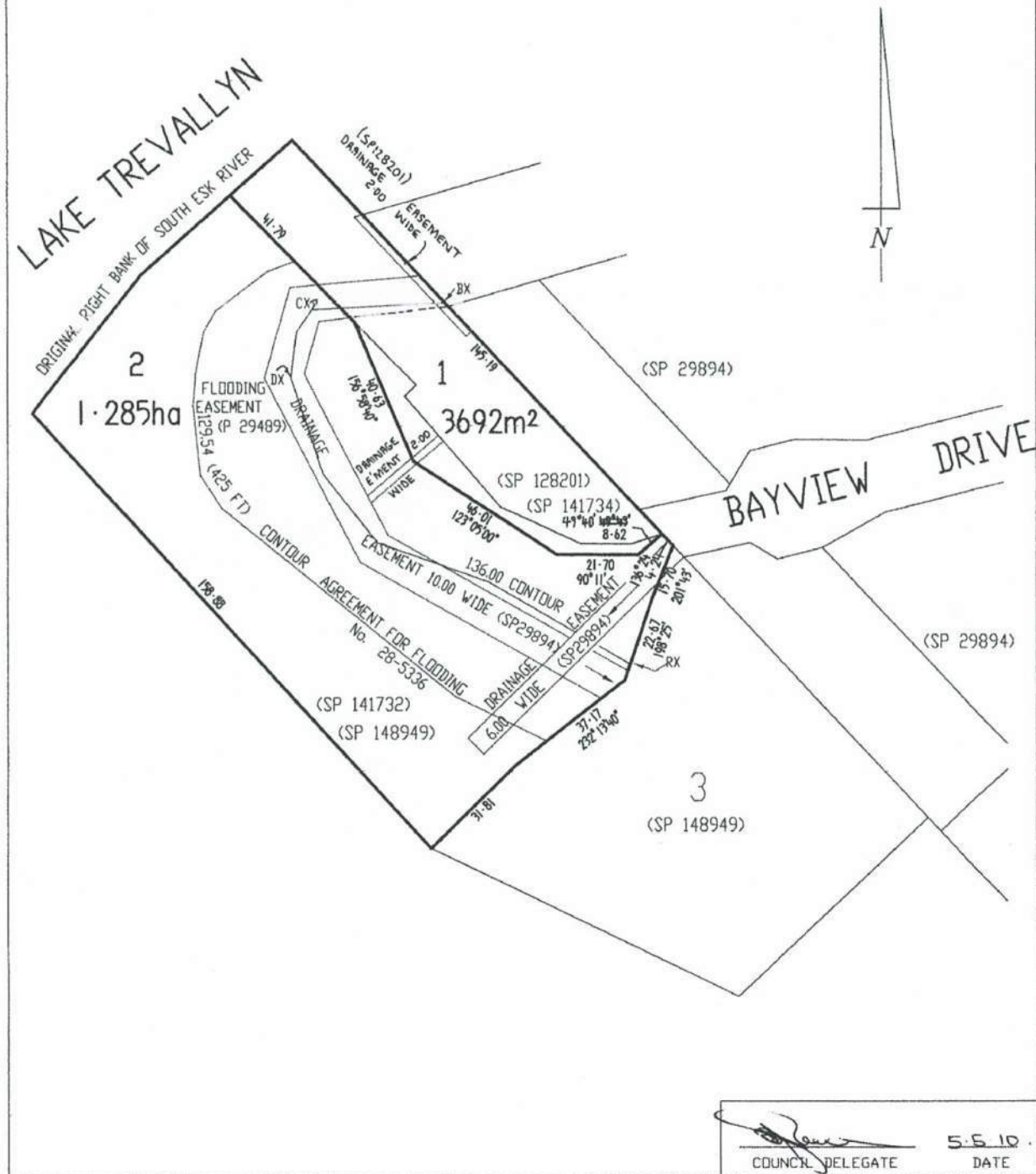
Reservations and conditions in the Crown Grant if any
 SP159573 EASEMENTS in Schedule of Easements
 SP159573 COVENANTS in Schedule of Easements
 SP159573 FENCING COVENANT in Schedule of Easements
 SP29894, SP128201, SP141734 & SP148949 COVENANTS in Schedule
 of Easements
 SP128201 & SP141734 FENCING COVENANT in Schedule of Easements
 C583712 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 22-Oct-2004 at noon
 D150944 MORTGAGE to Secure Funding Pty Ltd Registered
 19-Dec-2014 at 12.01 PM

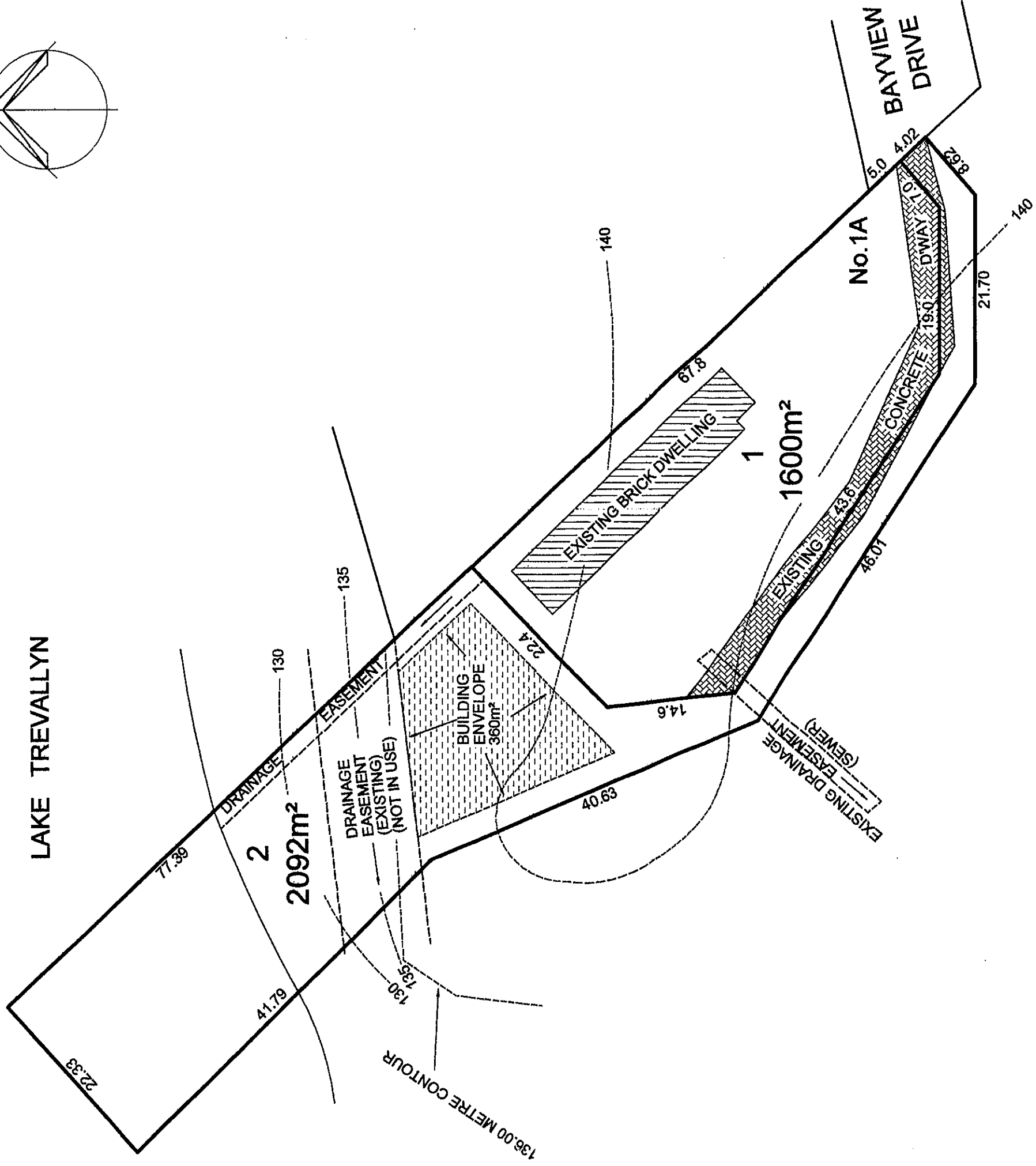
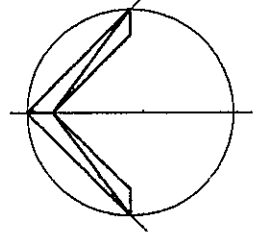
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: SANDRA ELAINE PYBUS ALAN KEITH PYBUS	PLAN OF SURVEY	REGISTERED NUMBER SP159573
FOLIO REFERENCE: FR 141734-1 FR 148949-2		BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART
GRANTEE PART OF 500ACRES LOCATED TO PATRICK DALRYMPLE	LOCATION LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON	APPROVED EFFECTIVE FROM 28 JUN 2010 <i>Mica Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 121 (5041-52)	LAST UPL No.	LAST PLAN No.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

NOTE - LOT 1 IS COMPILED FROM FR 141734-1 AND THIS SURVEY
LOT 2 IS COMPILED FROM FR 148949-2 AND THIS SURVEY





NOTES
 LOTS 1 & 2 COMPRISE THE WHOLE OF THE AREA IN F/R 159573-1
 LOT 1 & LOT 2 ARE TO HAVE RECIPROCAL RIGHTS OF WAY OVER APPURTENANT SECTIONS OF THE EXISTING CONCRETE DRIVEWAY
 THE PHYSICAL ENTRANCES OFF BAYVIEW DRIVE WILL BE MODIFIED TO COMPLY WITH ANY APPLICABLE STATUTORY REQUIREMENT

D.J.MCCULLOCH SURVEYING


LAND, ENGINEERING & MINING SURVEYORS
 PO BOX 725 RIVERSIDE TAS 7250
 PHONE 03 63271984 A.B.N. 36 400 670 790
 MOBILE 0417526598 EMAIL: -mccullidj@gagpond.net.au

PROPOSED SUBDIVISION

1A BAYVIEW DRIVE, BLACKSTONE HEIGHTS
 SANDRA PYBUS - OWNER
 F/R 159573-1

Development Application for Planning Permit
 Meander Valley Council

SCALE 1:500 (A3)
 Job No. 1190-1605


 Registered Land Surveyor
 1/3/2016
 Date

Plan Number
 0516-01DA

Bushfire Exemption Report

1A Bayview Dr, Blackstone Heights

Report for: S. Pybus – D.J. McCulloch Surveying

Property Location: 1A Bayview Drive, Blackstone Heights

Prepared by: Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

Date: 21st March 2016



INTRODUCTION

The proponent is applying to subdivide the existing title CT 159573/1 into 2 lots. Lot 1 will contain the existing dwelling, while lot 2 will have sufficient area for a new dwelling to be constructed. The proposed subdivision will not affect the adjacent area of the existing dwelling for bushfire management.

RISK ASSESSMENT

The title is zoned a Low Density Residential under *the Meander Valley Council Interim Planning Scheme 2013*. Under this scheme in section 12.4.3.1.P1 it must be established that any potential subdivision must have considered potential exposure to natural hazards (bushfires).

The subject title and land immediately to the east, south and west is zoned as Low Density Residential. Land on the subject title plus the surrounding Low Density Residential titles is managed as managed land. Directly to the north and northwest is zoned as environmental management. This land is mostly managed land, with a thin band of trees that lines the bank of the South Esk River. To the northeast is a parcel of land that is managed by the crown as an open space. While this area does have some native vegetation and tree cover it is mostly managed as managed land.

The title is not considered to be within a Bushfire Prone area because it is not within proximity of bushfire prone vegetation greater than 1 ha. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures. The proposal is considered exempt under clause E1.6.1.1.A1a of the *Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code*.

FIREFIGHTING WATER SUPPLY

No water supply is required as the development is exempt.

The building area on Lot 2 will be within 120m of an existing hydrant located at the boundary of 1 & 3 Bayview Drive.

ACCESS

There are no access requirements as the development is exempt.

Access to Lot 2 will be greater than 30m, the existing and possible duplicate access, if constructed, will provide adequate access to within 30m of the building area on Lot 2.

CONCLUSIONS

The area is not bushfire prone, being not within 100m from vegetation greater than 1 ha in size. There is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision is considered exempt under clause E1.6.1.1.A1a of the *Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code*.

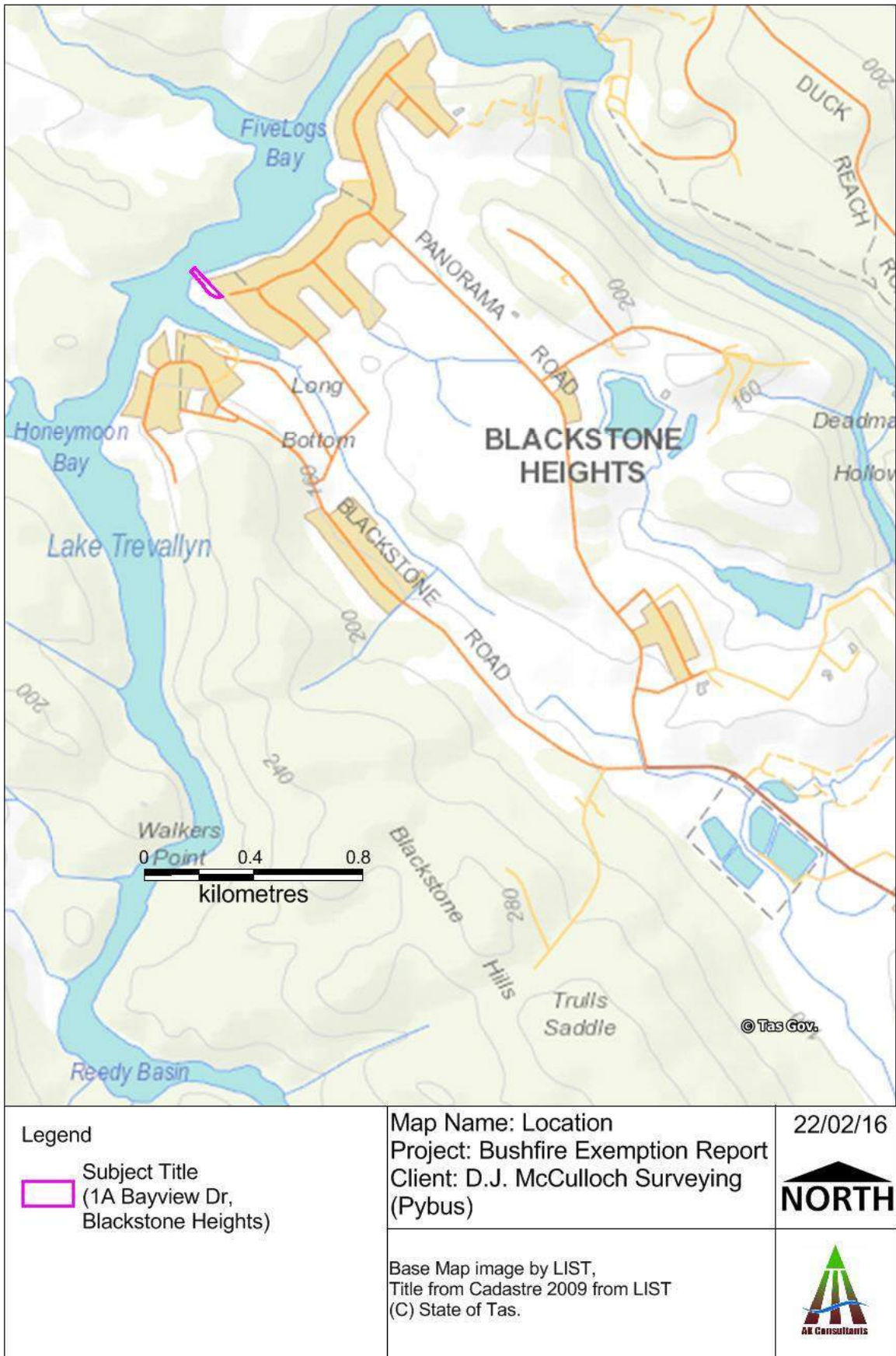


Figure 1: Location

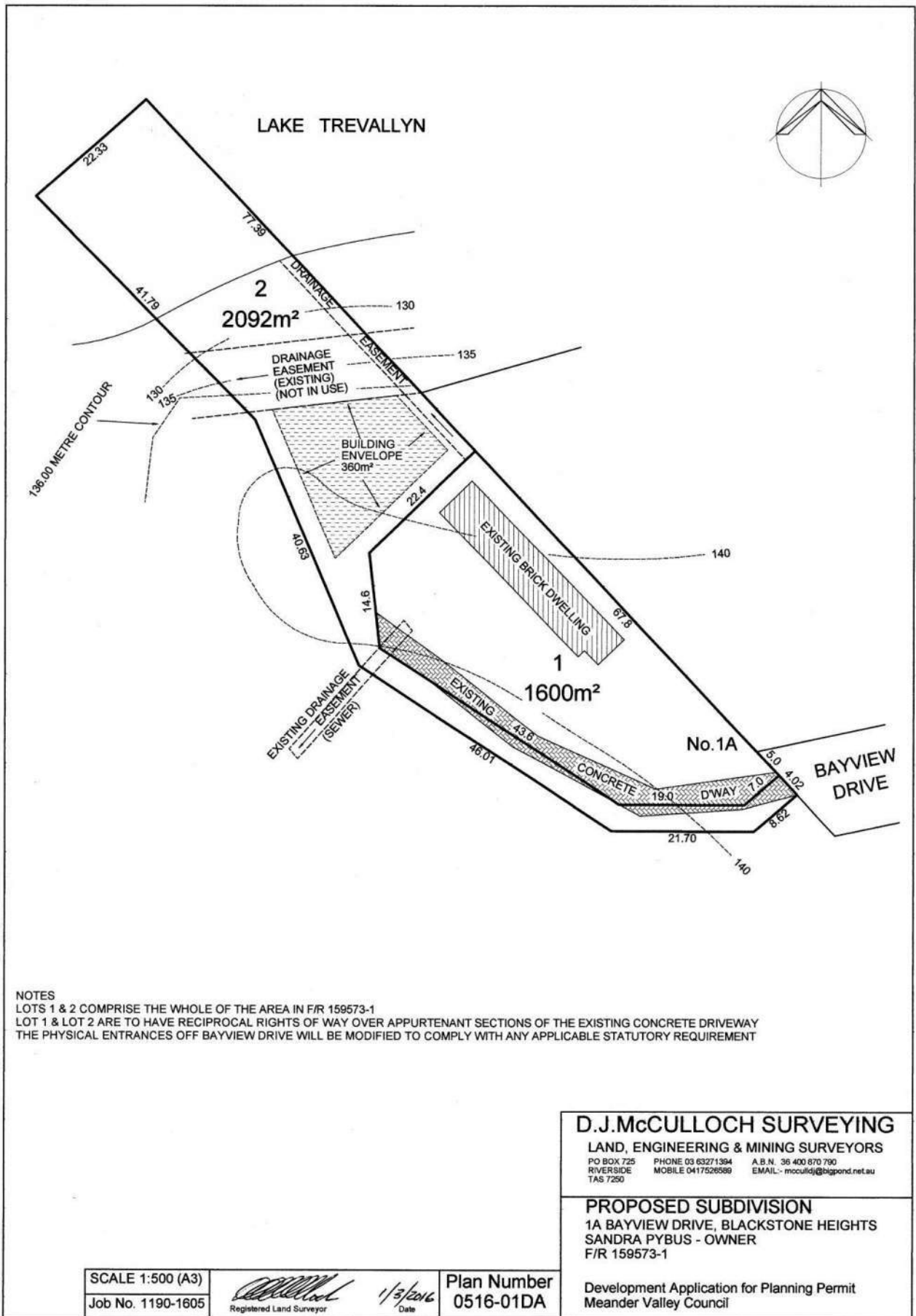


Figure 2: Site Plan

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

1A Bayview Drive, Blackstone Heights

Certificate of Title / PID:

CT 159573/1

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

N/A

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Subdivision of CT 159573/1 into 2 lots. Lot 1 will contain the existing dwelling and lot 2 will have sufficient area to construct a dwelling.

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² 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 Indicate by placing X in the corresponding for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate⁵

<input type="checkbox"/>	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
×	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	E1.5.1.1 Standards for vulnerable use		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.1.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.1.1 A2.2	Emergency Plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	E1.5.2.1 Standards for hazardous use		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.2.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.2.1 A2.2	Emergency Plan	

×	E1.6.1 – Development standards for subdivision		
	E1.6.1.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.1 P1.	Hazard Management Areas are sufficient to mitigate risk	
×	E1.6.1.1 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	

⁵ The certificate must indicate by placing X 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

E1.6.1.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
✘	E1.6.1.2 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
✘	E1.6.1.3 A1. (a)	Insufficient increase in risk	1a Bayview Bushfire Report
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	

5. Bushfire Hazard Practitioner⁶

Name:	Scott Livingston	Phone No:	03 6334 1033
Address:	40 Tamar Street	Fax No:	03 6334 1117
	Launceston	Email Address:	scott@akconsultants.com.au
	Tasmania		
			7250
Accreditation No:	BFP – 105	Scope:	1. 2. 3A. 3B. 3C.

6. Certification⁷

I, certify that in accordance with the authority given under 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 the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
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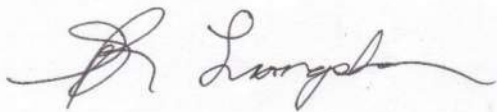
or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of 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 type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------

Signed:
certifier



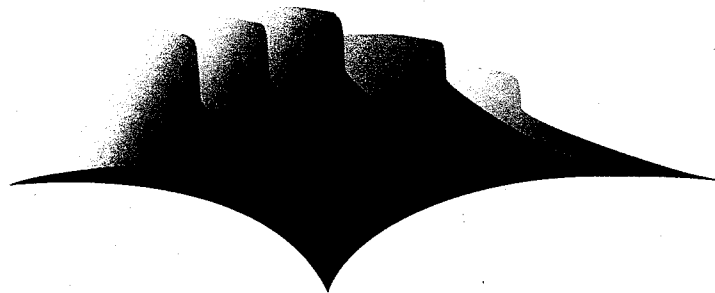
Date: 21/03/16

Certificate No: BFP - 105

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding .

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Meander Valley Council

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

Public Open Space contribution

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\16\0145 Subdivision (2 lots) at 1A Bayview Drive, Blackstone Heights CT159573/1 .

Signed:

Greg Preece

GENERAL MANAGER

15 March 2016

From: Adam Martin
Sent: 22 Apr 2016 15:37:02 +1000
To: Planning @ Meander Valley Council
Cc: Leanne Rabjohns; Amanda Smith
Subject: REPRESENTATION TO PLANNING APPLICATION - PA/16/0145
Attachments: Figures 1.1 & 1.2.pdf, Figures 1.3.pdf, Representation Letter - PLANNING APPLICATION - 160145 .pdf

Attention Leanne Rabjohns

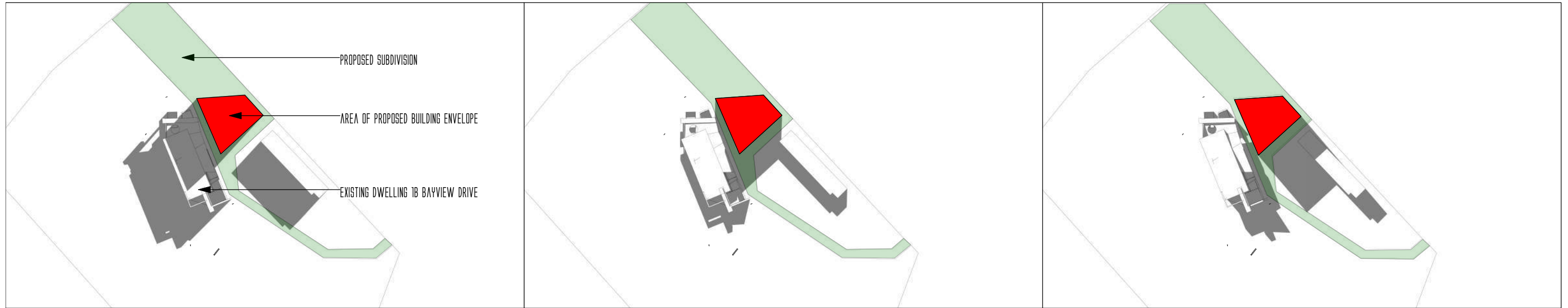
Hi Leanne -

Further to our meeting on the 13th April, please find attached representation documents, relative to the above planning application.

Regards,
Adam

Adam Martin
AM/A
Director
0417 389 404

DEV 1



SUNSHADOW DIAGRAMS
 21ST JUNE @ 9AM
 PROPOSED BUILDING ENVELOPE @ BM

SUNSHADOW DIAGRAMS
 21ST JUNE @ 12PM
 PROPOSED BUILDING ENVELOPE @ BM

SUNSHADOW DIAGRAMS
 21ST JUNE @ 3PM
 PROPOSED BUILDING ENVELOPE @ BM

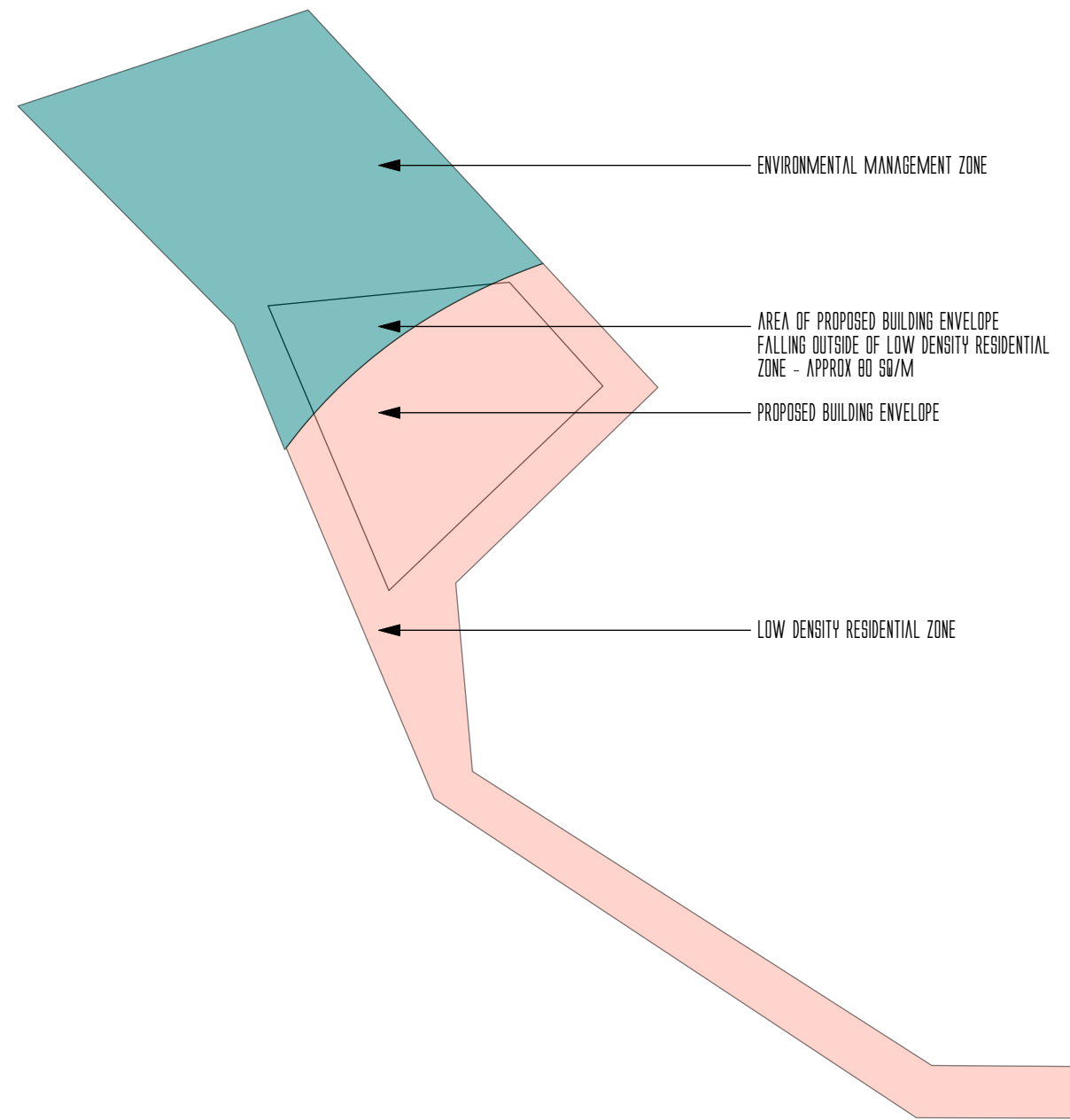
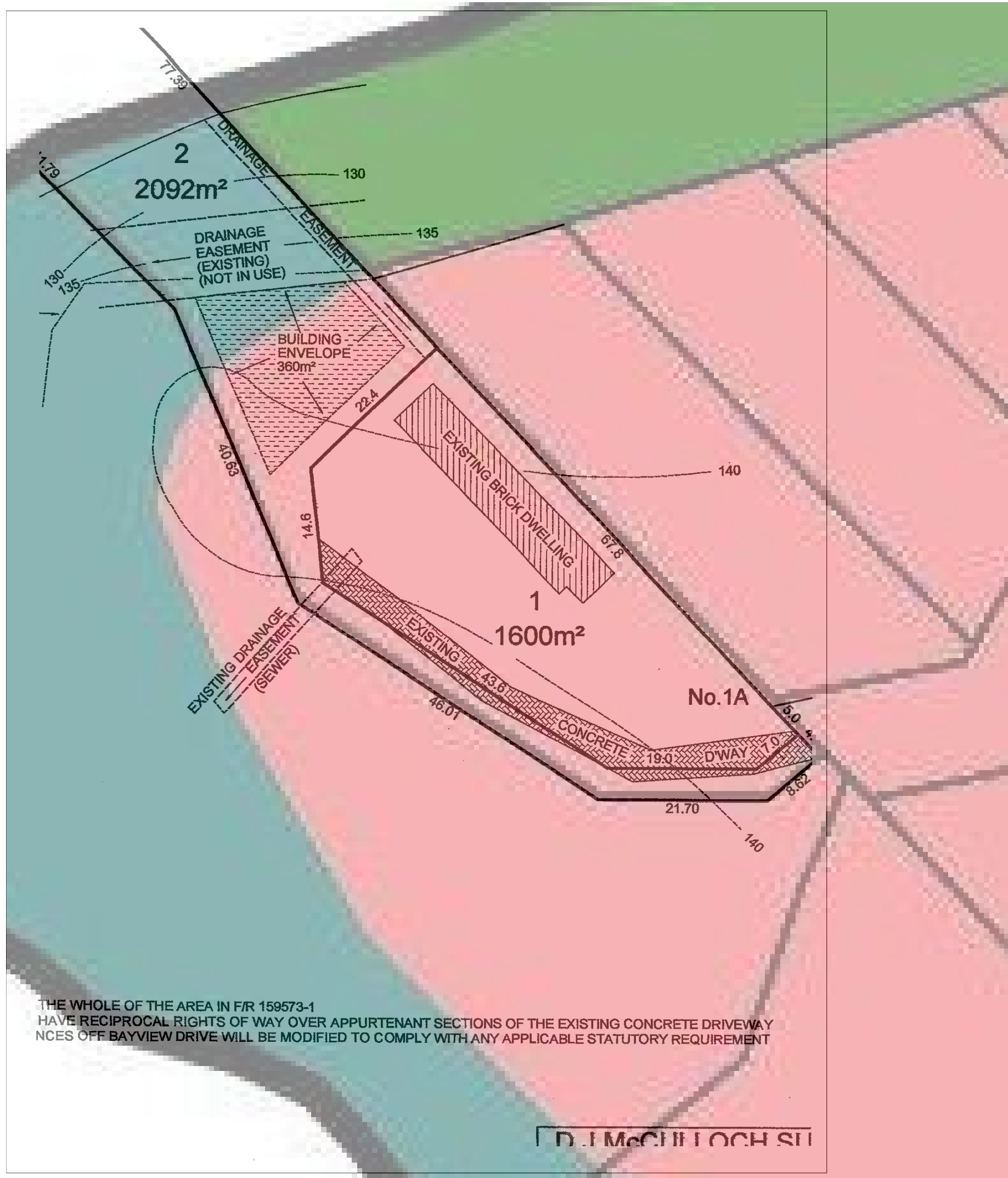


FIGURE 1.2
DEV 1

DRAINAGE
EASEMENT
T 2.00
WIDE

TITLE BOUNDARY CT1

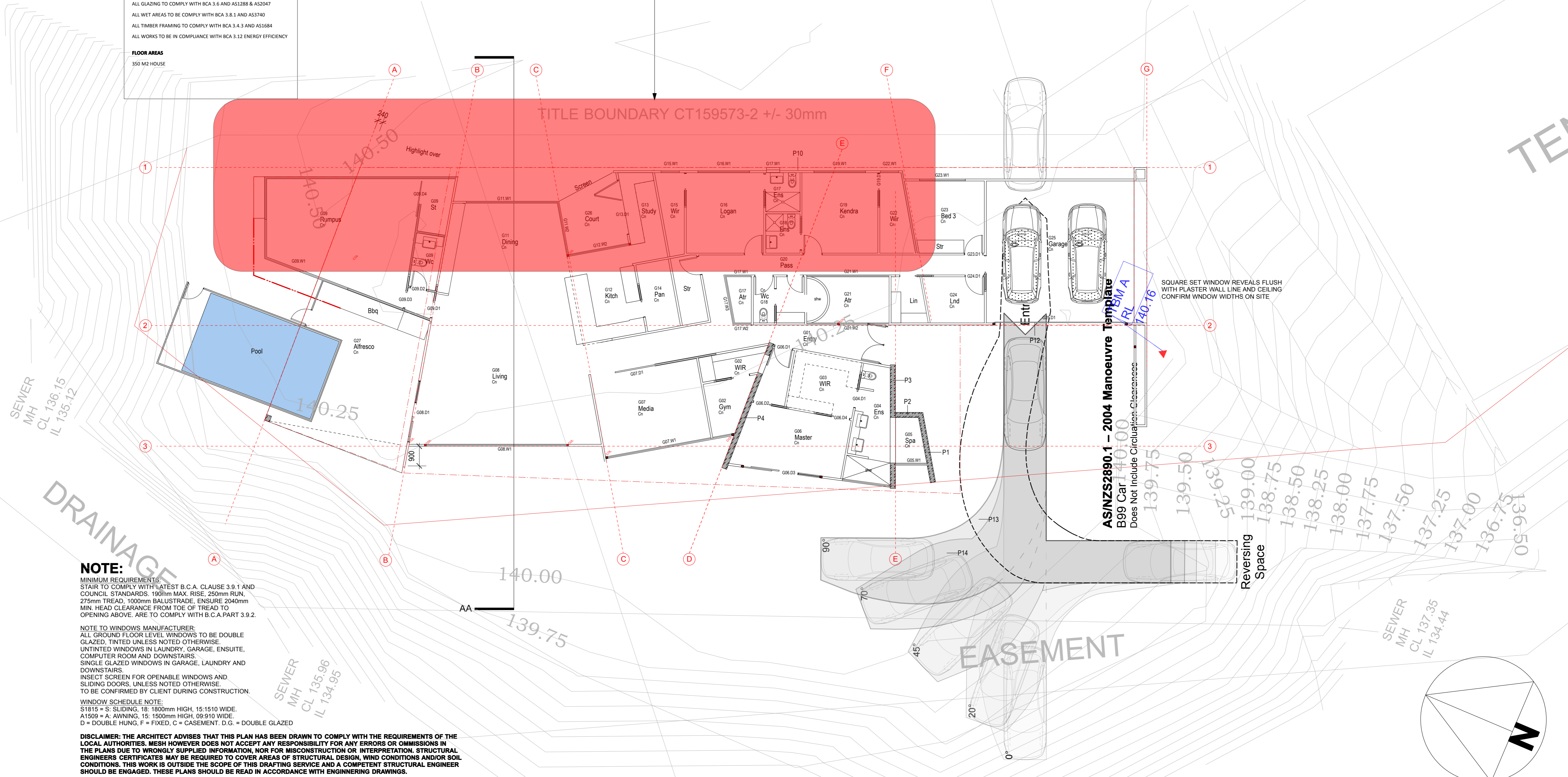
TEN

ALL WINDOW DIMENSIONS TO ALUMINIUM
ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
ALL WET AREAS TO 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

FLOOR AREAS
350 M2 HOUSE

ELEVATION EFFECTED BY OVER SHADOWING

TITLE BOUNDARY CT159573-2 +/- 30mm



SQUARE SET WINDOW REVEALS FLUSH WITH PLASTER WALL LINE AND CEILING
CONFIRM WINDOW WIDTHS ON SITE

AS/NZS2890.1 - 2004 Manoeuvre Template
B99 Car 140.00
Does Not Include Circulation Clearance

NOTE:
MINIMUM REQUIREMENTS:
STAIR TO COMPLY WITH LATEST B.C.A. CLAUSE 3.9.1 AND COUNCIL STANDARDS. 190mm MAX. RISE, 250mm RUN, 275mm TREAD, 1000mm BALUSTRADE. ENSURE 2040mm MIN. HEAD CLEARANCE FROM TOE OF TREAD TO OPENING ABOVE. ARE TO COMPLY WITH B.C.A. PART 3.9.2.

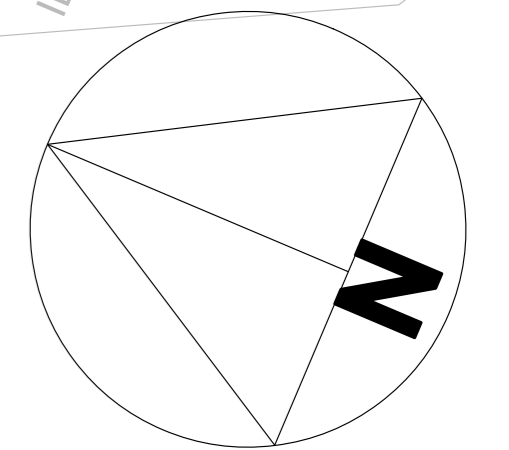
NOTE TO WINDOWS MANUFACTURER:
ALL GROUND FLOOR LEVEL WINDOWS TO BE DOUBLE GLAZED. TINTED UNLESS NOTED OTHERWISE.
UNTINTED WINDOWS IN LAUNDRY, GARAGE, ENSUITE, COMPUTER ROOM AND DOWNSTAIRS.
SINGLE GLAZED WINDOWS IN GARAGE, LAUNDRY AND DOWNSTAIRS.
INSECT SCREEN FOR OPENABLE WINDOWS AND SLIDING DOORS, UNLESS NOTED OTHERWISE.
TO BE CONFIRMED BY CLIENT DURING CONSTRUCTION.

WINDOW SCHEDULE NOTE:
S1815 = S. SLIDING, 18. 1800mm HIGH, 151510 WIDE.
A1509 = A. AWNING, 15. 1500mm HIGH, 09.910 WIDE.
D = DOUBLE HUNG, F = FIXED, C = CASEMENT, D.G. = DOUBLE GLAZED

DISCLAIMER: THE ARCHITECT ADVISES THAT THIS PLAN HAS BEEN DRAWN TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. MESH HOWEVER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED TO COVER AREAS OF STRUCTURAL DESIGN, WIND CONDITIONS AND/OR SOIL CONDITIONS. THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE AND A COMPETENT STRUCTURAL ENGINEER SHOULD BE ENGAGED. THESE PLANS SHOULD BE READ IN ACCORDANCE WITH ENGINEERING DRAWINGS.

- 90mm Hardwood Timber Frame
Precast Concrete Panel
- LEGEND**
- Vb Villaboard
 - Pb Plasterboard
 - Pb1 Plasterboard Type 1
 - Pbw Plasterboard Wet
 - Tf1 Amplelite
 - Pw Plywood
 - Cp# Carpet Type 1
 - T1 Tile Type 1
 - V1 Vinyl Type 1
 - Td Timber Decking
 - Cn Concrete (Trowel Finish)
 - ##.D# Room No. Door No.
 - ##.W# Room No. Window No.
 - G#.#.#.#.## Room No. Joinery No.
 - Col. Column

TOTAL AREA	85 SQM
BUILDING ENVELOPE (EXC DECK)	85 SQM
TERRACE AREA	30 SQM



PRELIMINARY

A01	TENDER & BUILDING APP.	ADM	28.02.13
REV	DESCRIPTION	APP'D	DATE

BAYVIEW DRIVE - BLACKSTONE HEIGHTS
SMITH DWELLING
DRAWING TITLE xx xxxxx

AMA

Conditions of Use: This document may only be used by the client and any other person who has been approved in writing by the architect for the purposes of which it was prepared and must not be used by any other person for any other purpose.

scale 1:100 for A2 job no. 13.SM1
date 1 MAR 2013 rev no.

approved - A.M.A.

Development and Planning Services
Meander Valley Council
26 Lyal St
Westbury
TAS 7303

20th April 2016

Dear Leanne

REPRESENTATION TO PLANNING APPLICATION - PA/16/0145

Proposed subdivision (2 Lots) erection at 1a Bayview Drive, BLACKSTONE HEIGHTS

On behalf of Ms Amanda Smith (owner of existing dwelling at 1b Bayview Drive), I write in connection with the above planning application. Further to our meeting on the 13th April, I have examined the plans and I know the site well. We wish to object to the current proposal based on the following points -

Over Shadowing

As per Figure 1.1, the building envelope proposed in the above application, presents serious overshadowing concerns / impact on Ms Smiths existing dwelling.

The relative application is for subdivision, however our understanding is that the respective building envelope is also subject to approval under the current application. Under the current zoning elements of Low Density, the elements of the Planning Policy Framework relevant to future or proposed Single Dwellings (which are normally replaced by PD4) will not be relevant to future development of this land - hence, there are no protective measure in place, mitigating overshadowing to adjacent dwellings (specifically 1B Bayview Drive). As the current zone provision enables a height limit (for future dwellings) to be 8m, as demonstrated in the overshadowing diagrams, there will be significant impact to Ms Smiths dwelling.

PD4 establishes 6 standards by which the development of a single dwelling must be considered.

- A Single Dwelling is a permitted as of right development if it complies with the acceptable solutions for each of the relevant standards of PD4.
- The proposal if assessed under PD4 relies upon discretion with respect to Standard 3 meaning that a Discretionary Planning Permit is therefore require giving Ms Smith an opportunity to forward concerns to Council.

As demonstrated in by Figure 1.1, Standard 3: Building Envelope under PD4 “P1. The siting and scale of single dwellings must be designed to:

- Ensure there is no unreasonable loss of amenity on -
- Adjoining lots by: (i) overshadowing and reduction of sunlight to
- Habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21 June or by increasing existing overshadowing where greater than above”.

Analysis of the likely overshadowing to result from the proposed building envelope (8m-height limit) to habitable rooms and private open space of the adjoining properties is substantial. As demonstrated, the adjoining property will not retain existing sunlight between approximately 8am and 2pm in mid winter.

Given the nil protection of PD4 measures, I would like Council to consider the additional and following impacts to Ms Smiths dwelling -

- Overlooking and loss of privacy;
- Visual impacts when viewed from adjoining lots;

We are requesting that Council consider a significant reduction in the nominated maximum height, as well as greater setbacks to assist in mitigating the above impacts of overshadowing to Ms Smiths dwelling.

Change of Zone

As demonstrated in Figure 1.2, there is a change of zone within the proposed subdivision that intercepts at the proposed building envelope (Low Density / Environmental Management).

Can Council please demonstrate or provide a response to the following points -

- How the proposed subdivision (along with proposed building envelope) is compliant under the necessary performance criteria needing to be exonerated for both zones. This question is specific to setback requirements that differ under both zones;
- Confirmation of required set-backs taken from the title boundaries or from waters edge?

Additional Concerns

Finally, I would appreciate if council could provide statements on the following points –

- Traffic management / safety for the inclusion of an additional allotment;
- Inclusion of additional traffic load into Bayview Drive noting that the Cul-de-sac is already densely developed;
- Specific site storm water management relative to Lots 1A and 1B;
- Direction as to proposed on-site storm water / sewer connection points;
- Sensible provision of waste service collection for this additional allotment;

If this application is to be decided by councilors, please take this as notice that I (on behalf of Ms Smith) would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Yours faithfully,

Adam D Martin AIA

b env des b arch

Director/Principal Architect

amartin.architect@gmail.com

From: TasWater - Development
Sent: 19 Apr 2016 01:27:29 +0000
To: Planning @ Meander Valley Council
Subject: Submission to Planning Authority Notice; TWDA 2016/00413-MVC; 1a BAYVIEW DR, BLACKSTONE HEIGHTS; 2 lot subdivision
Attachments: 1a BAYVIEW DR, BLACKSTONE HEIGHTS TasWater Submission to Planning Authority Notice 2015 DA ~ MVC.pdf

Please find attached TasWater's Submission to Planning Authority Notice
Please arrange for the TasWater Submission to Planning Authority Notice to be referenced within the permit and appended to it.
If you have any queries, please contact me.

[Greg Clausen](#)

Assessment Engineer, Development Services



D (03) 6237 8242
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
169 Main Road, Moonah, TAS 7009
E greg.clausen@taswater.com.au
W <http://www.taswater.com.au/>

Submission to Planning Authority Notice

Council Planning Permit No.	PA\16\0145	Council notice date	4/04/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00413-MVC	Date of response	19 April 2016
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	1a BAYVIEW DR, BLACKSTONE HEIGHTS	Property ID (PID)	3036391
Description of development	2 lot subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
D.J.McCulloch Surveying	Proposed Subdivision		1/3/2016
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> Suitably sized water supply and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 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; Pipeline easements must be created over existing/proposed sewerage pipelines on TasWater's standard pipeline easement conditions. Pipeline easement width, location of easements relative to pipes, and terms and conditions must be to TasWater's satisfaction. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$240.00 for development assessment and the fee will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice and payment is required within 30 days from the date of the invoice. 			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>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</p>			

developer's cost to locate the infrastructure.

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Our Ref:
Your Ref: PA16\0145

Enquiries: Planning Department
Phone: (03) 6323 9300
Fax: (03) 6323 9349

27 April 2016

Ms L Rabjohns
Meander Valley Council
P O Box 102
WESTBURY TAS 7303

12053

Index No.				
Doc No.				
Batch No.				
RCVD	28 APR 2016			MVC
Action Officer	LR	Dept.	OS	
EO		OD	✓	BOX

Dear Leanne

RE: PA16\0145 – subdivision 1A Bayview Drive, Blackstone Heights

Thank you for your letter dated 8 April 2016; and our subsequent discussion on 26 April 2016.

West Tamar Council cannot process this subdivision proposal under the Environmental Management Zone, West Tamar Interim Planning Scheme 2016.

We have no objection to the proposal.

If you have any queries regarding this matter, please contact Council's Planning Department on (03) 6323 9300.

Yours faithfully



Karin van Straten
Senior Statutory Planner

DEV 2 AMENDMENT 3/2015 - MEANDER VALLEY INTERIM PLANNING SCHEME 2013

1) Introduction

This purpose of this report is to consider the application by Woolcott Surveys to amend the Meander Valley Interim Planning Scheme 2013 to rezone land at Prospect Vale from Rural Resource Zone to General Residential Zone and to subdivide the land for an additional 66 residential lots.

2) Background

The application is made under Section 43A of the former provisions of the Land Use Planning & Approvals Act 1993 (LUPAA), whereby Council can concurrently consider a rezoning and an application for development permit over the land to be rezoned.

The application report relating to the proposed amendment is included as an Attachment E. It is noted that the application documentation refers to a 'Dispensation'. Since the lodgement of this proposal, LUPAA has been amended to remove the provisions that relate to Dispensations and reinstate the combined permit and amendment process under section 43A. For the purposes of this assessment, the terms 'Dispensation' and 'Amendment' can be used interchangeably as they are effectively the same. The change in terms does not affect the matters to be considered under the Act or the nature of the planning authority assessment.

The application involves:

- Rezoning 9.43 hectares of land on CT168190/1 (above Harley Parade, off Classic Drive and Buell Drive) from Rural Resource Zone to General Residential Zone;
- Subdividing the land into 66 residential lots accessed via four cul-de-sacs;
- Installation of sewer and water infrastructure connecting to existing reticulated Taswater services;
- Installation of stormwater infrastructure in conjunction with the upgrading of the existing public stormwater system;
- Clearance of native vegetation for development and bushfire hazard management areas.

Statutory Timeframes

Decision – Initiation/certification
and permit determination: 10 May 2016
Advertising: Saturday 14 & Saturday 21 May 2016
Closing date for
representations: Tuesday 14 June 2016

3) Strategic/Annual Plan Conformance

Furtheres the objectives of the Council's Community Strategic Plan 2014 to 2024 as follows:

- Future Direction 1 - A sustainable natural and built environment
- Future Direction 2 - A thriving local economy

This is discussed further below.

4) Policy Implications

The following Council policies will be applicable if the amendment and development permit are approved:

- Policy 11 - Public Open Space Contributions
- Policy 13 - Subdivision Servicing
- Policy 20 - Infrastructure Contributions

5) Statutory Requirements

Amendments to LUPAA 1993 to establish the Tasmanian Planning Scheme were gazetted on the 17 December 2015. Until the Minister declares a new planning scheme following the completion of the State Planning Provisions and the Local Provisions Schedule, processes for the consideration of planning scheme amendments continue in accordance with the Act as it was written prior to the 17th December 2015. These provisions are defined as the 'former provisions' in Schedule 6 – Savings and Transitional Provisions in the amended LUPAA.

Under Sections 34(1) and 35 of LUPAA, Council may initiate and certify a draft amendment to the planning scheme.

In certifying a draft amendment to the planning scheme, Council must be satisfied that the amendment is in accordance with Section 30.O. and Section 32 of the Act. To do this Council must:

- describe the site and the surrounding uses;

- provide a full description of the proposed rezoning of land and any provisions to be inserted into the Scheme;
- be satisfied that the amendment is supported by strategy;
- demonstrate that the application does not revoke or amend overriding local provisions or common provision of the Scheme;
- determine that the proposal is in accordance with the State Policies made under Section 11 of the State Policies and Projects Act 1993;
- establish that the proposal is in accordance with the Regional Land Use Strategy of Northern Tasmania;
- demonstrate that the amendment furthers the objectives set out in Schedule 1 of the Act; and
- consider the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Upon initiation and certification of the draft amendment and determination of the development permit, Council is required to forward the amendment to the Tasmanian Planning Commission (the Commission), who will assess the proposal and determine whether to approve or reject the amendment and development permit. The Commission may also request additional information.

Public notification is a part of this process, whereby upon initiation and certification of an amendment, Council is required to advertise the amendment in two Saturday newspapers and provide for public comment for a period of 28 days, plus any days that the Council office is closed during normal business hours. Council must consider any public representations and provide a report to the Commission, who may hold hearings into representations received prior to making a decision on the amendment.

6) Risk Management

Risk is managed through the appropriate consideration of future development controls.

There is a risk of a compensation claim against Council if the Stormwater Authority is required to give notice to the Launceston Country Club for drainage works across the golf course. This is discussed in the officer's comments.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. TasWater have advised that it does not object to the application. The Submission to Planning Authority Notice is attached.

8) Community Consultation

Community consultation must be undertaken through formal notification if this amendment is initiated and certified by Council in accordance with the Act. At that time, the public will have an opportunity to comment on the proposal. Any comments received will be reported to Council at the conclusion of the exhibition period, where any potential modifications will be considered and forwarded to the Tasmanian Planning Commission.

9) Financial Impact

Upgrades to the existing public stormwater system will require a Council contribution for modifications to the public mains and open drains that service existing development.

10) Alternative Options

Council can:

- Initiate and certify the rezoning and approve the development as submitted in the application; or
- Modify the rezoning/development before initiation and certification; or
- Initiate and certify the rezoning and refuse the permit; or
- refuse to initiate and certify the rezoning.

11) Officers Comments

DESCRIPTION OF PROPOSAL

Amendment:

Figure 1 below shows the area proposed to be rezoned from Rural Resource Zone to General Residential Zone. The proposal constitutes an expansion of the existing General Residential Zone at Harley Parade, Classic Drive and Buell Drive.

The land adjoining to the west is the Launceston Country Club, zoned Major Tourism. The land adjoining to the east forms part of the commercial strip along Westbury Road and is zoned Light Industrial. The balance of the subject title is retained in the Rural Resource Zone.

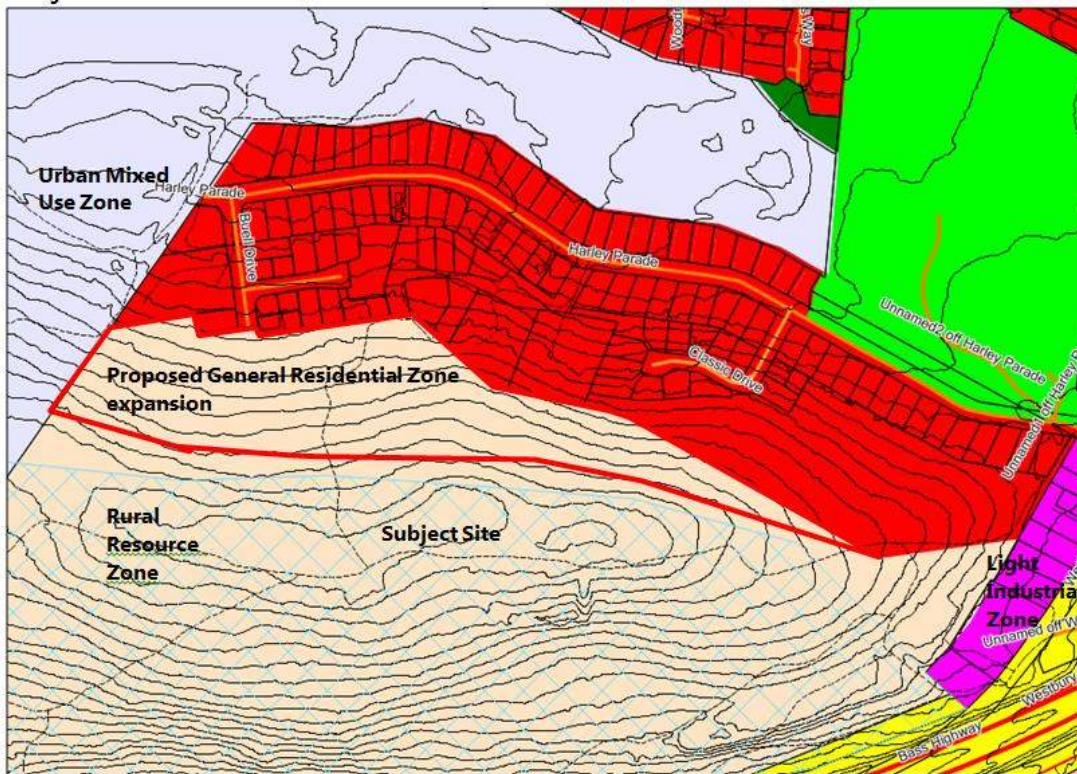


Figure 1 – Area of proposed rezoning showing current zoning of the site and adjoining land, Scenic Management Area overlay and contours.

Subdivision:

The proposed subdivision of 66 lots is located within the area to be rezoned and the existing undeveloped General Residential zoned land to the east. The application for subdivision is supported by a report (attached) providing more detailed information in regard to:

- flora and fauna values;
- traffic impacts;
- infrastructure and servicing;
- agricultural land;
- salinity;
- bushfire;
- visual impacts.

These matters are discussed further through the assessment.

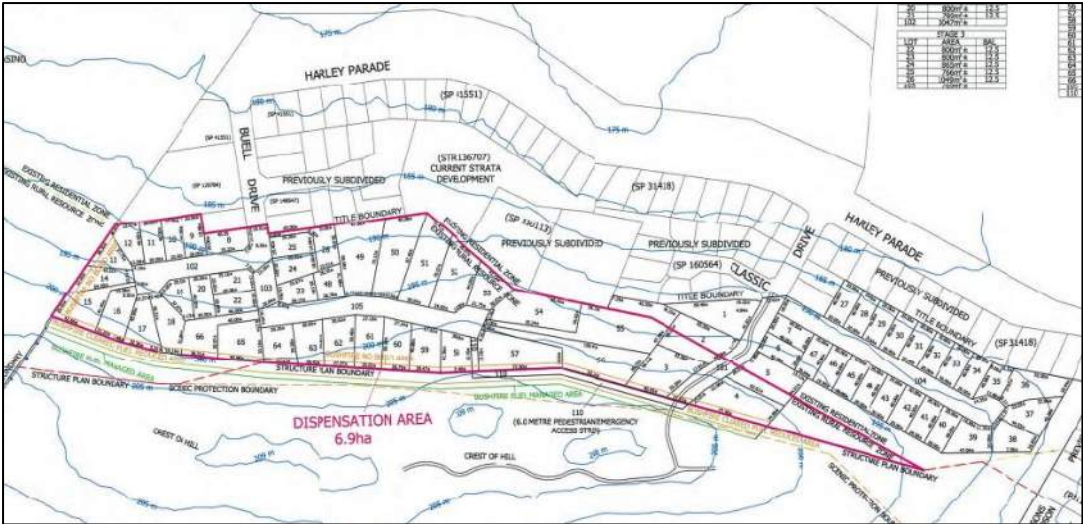


Figure 2 – Proposed Subdivision

SITE AND SURROUNDS

The site is located across a north facing slope, above existing development along Harley Parade, Classic Drive and Buell Drive. The slope generally has a gradient of 1:9 and is a rocky profile.



Figure 3 – Aerial photo of the subject site showing 2 metre contours and development area.

Currently the land is covered by native vegetation, however has areas of disturbance for access tracks, fire breaks and open drains.



Photo 1 – View to site along Buell Drive, at junction with Harley Parade.



Photo 2 – View of site from Prospect Vale Park pedestrian entrance, across Harley Parade, to the top of Classic Drive.

The site is also visible in the broader landscape when viewed from other locations within the Prospect Vale area, with the hills forming a prominent ridgeline (refer photos 3-5).



Photo 3 – View to the site from Prospect Vale Park sports ground, looking south west.



Photo 4 – View to the site from public open space off Country Club Avenue, looking south west.



Photo 5 – View to the site from Westbury Road, looking south west.

Land adjoining the site to the north is standard urban development, with Classic Drive lots still under construction as this is the most recent release of land.



Photo 6 – View of northern edge of the site from the top corner of Classic Drive, looking west along the boundary.



Photo 7 – View upslope from the cul-de-sac end of Classic Drive, looking south.



Photo 8 – View upslope from the top of Buell Drive, looking east along the boundary.

Land to the west of the site forms part of the Launceston Country Club, however is currently vegetated with the boundary area generally used for maintenance access. The Country Club land is zoned Major Tourism.



Photo 9 – View to Launceston Country Club land from gate access at the end of Harley Parade, looking south west.

Land to the east of the site forms part of the commercial strip along Westbury Road and currently includes residential, retail, food services, service industry, warehousing and small manufacturing uses. This area is zoned Light Industrial.



Photo 10 – View of mixed uses adjoining the site to the east along Westbury Road, looking south west.

The balance land to the south maintains a residential use, with a recent approval for a dwelling in the clearing at the crest of the hill, evident in the aerial photo above (Figure 3). There are no proposed works on the balance land included in this application.

STRATEGY

Regional Land Use Strategy of Northern Tasmania

Under Section 30.O. of LUPAA, an amendment must demonstrate that it is consistent with the Regional Land Use Strategy.

The Regional Land Use Strategy of Northern Tasmania (RLUS) is the statutory regional plan for Northern Tasmania. Updated in January 2016 for the Hadspen Specific Area Plan, it applies to all land in the northern region of Tasmania and sets out the strategy and policy basis to facilitate and manage change, growth and development to 2032.

The strategic direction and goals for future development of the region are set out in Parts B and C of this document.

Part D of the RLUS sets out the desired regional outcomes for the region by articulating the:

- *Planning directions / principles necessary to achieve those outcomes;*
- *Specific policies to be applied to guide state and local government planning processes and decision making; and*
- *Specific regional planning projects and programs to be actioned and initiated further and implemented over the life of the plan (Page 37, RLUS).*

The Desired Regional Outcomes are described under the following headings:

- 1 Regional Settlement Network;
- 2 Regional Activity Centre Network;
- 3 Regional Infrastructure Network;
- 4 Regional Economic Development;
- 5 Social Infrastructure and Community; and
- 6 Regional Environment.

The desired outcomes outlined under the Regional Settlement Network are most relevant to this amendment. The desired outcomes for the Regional Settlement Network are as follows:

Reinforce Urban Growth Boundary Areas with an efficient urban settlement pattern strategy to ensure sustainable use of land across the region:

- Consolidate the roles of the Greater Launceston Urban Area and the surrounding sub-regional urban centres; and
- Create well planned communities supported by an activity centre network that gives people good access to public transport and links residential areas to employment locations.

The primary role of the Urban Growth Boundary Areas is to guide urban development to 2032 and is pivotal in considering future growth and development within the Northern Region. The proposed rezoning of land is contained within the Urban Growth Boundary Area identified in the RLUS. The RLUS strategy through RSN-P1 and RSN-A1 (refer to Table 1) for the Regional Settlement Network, direct the preparation of structure plans that can support amendments to the Scheme.

The Prospect Vale and Blackstone Heights Structure Plan (PVBH Structure Plan), is a direct implementation of the policy and action articulated by the RLUS and builds on the desired outcomes, goals principles set by this high level document.

The amendment is consistent with this policy of the RLUS.

Table 1: Regional Settlement Network

Policy	Action
Regional Settlement Network	
<p>RSN – P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN – A1 Ensure there is an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p>
	<p>RSN – A2 Ensure that the zoning of land provides the flexibility to reflect appropriately the nature of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>

Comment:

The amendment is contained within the urban growth boundary area as shown within the RLUS. The PVBH Structure Plan further builds on the RLUS in terms of the urban growth framework that is appropriate for residential development of the site subject to this application.

The PVBH Structure Plan provides for appropriate residential densities in this location and infrastructure requirements to facilitate urban growth. The urban growth framework set by this document also reflects capability of the land.

The amendment is consistent with this policy of the RLUS.

Housing Dwelling and Densities

RSN – P5

Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region’s Urban Growth Areas to meet residential demand.

RSN – A9

Ensure that zoning provisions within municipal planning schemes provide for a higher proportion of the region’s growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.

Comment:

The proposed amendment will increase the area of land zoned General Residential to accommodate expansion of the established residential area. The proposed zoning reflects the residential density recommended by the PVBH Structure Plan for this location.

Integrated Land Use and Transport

RSN – P8

Ensure new development utilises existing infrastructure or can be provided with timely transport infrastructure, community services and employment.

RSN – A13

Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.

Comment:

The proposed amendment, while will require infrastructure investment, it will support the development of serviced land within the urban growth area. The expansion of land zoned General Residential in this location will utilise existing services, facilities and infrastructure already established in this location.

Prospect Vale – Blackstone Heights Structure Plan 2015

The Prospect Vale – Blackstone Heights Structure Plan (PVBH Structure Plan) constitutes Council’s most current position on the strategic future development of the Prospect Vale/Blackstone Heights area. The Structure Plan directly furthers the actions outlined in the RLUS and is the response to the historic rate of growth and the popular demand for settlement in the area. The Structure Plan *“provides a blueprint for this development in Prospect Vale and Blackstone Heights for the next twenty years. It identifies where new housing should be located, the future character of the area, and the facilities needed to service our growing community.”* (p3)

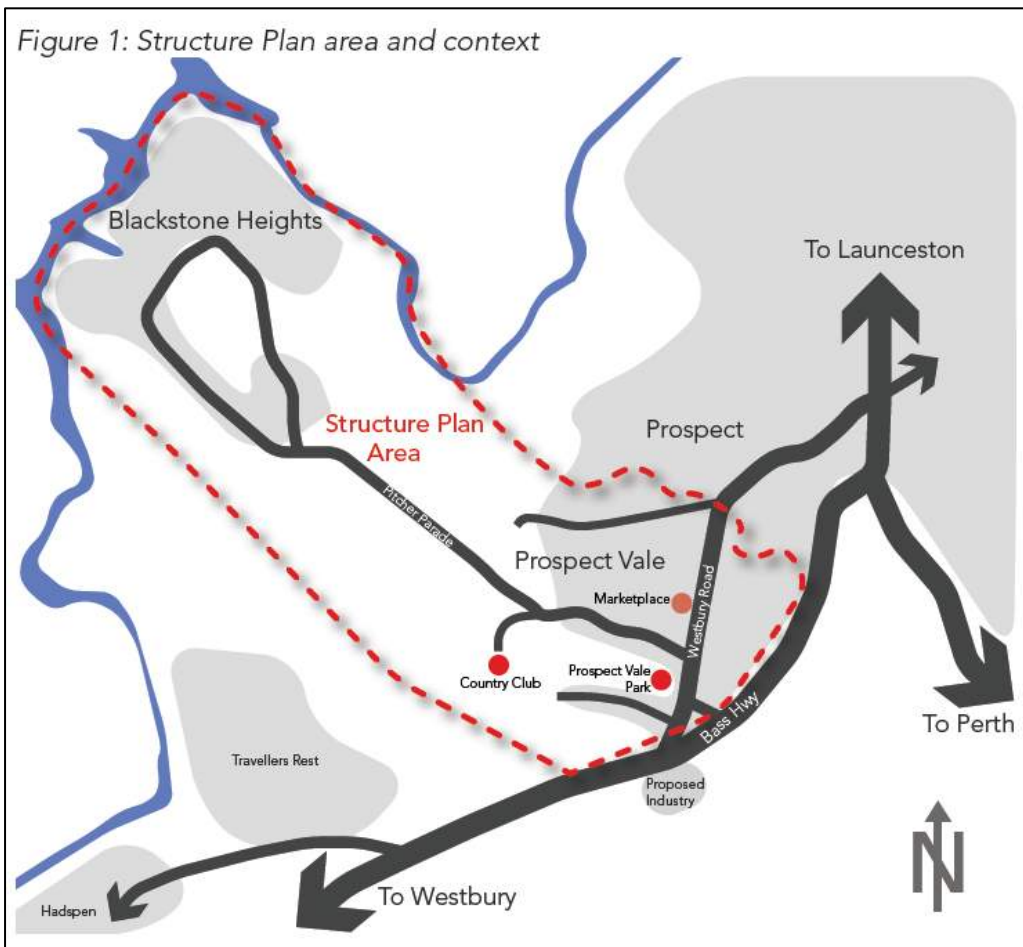


Figure 4 – Prospect Vale – Blackstone Heights Structure Plan area and context (p3)

The Structure Plan was widely consulted with the community and stakeholders to gauge community priorities and values. The consultation *"was complemented by urban planning, design and transport analysis to understand the constraints, opportunities and future needs of the local community. This analysis has included site assessments, demographic projections, transport demand modelling, and facilities and services analysis"*. (p.3)

The community priorities highlighted through the consultation are:

Community disconnection – physical and social

In Blackstone Heights, the lack of pedestrian pathways were an important issue. In Prospect Vale, issues of community cohesion, social connection and limited community activities were prominent.

Access risks in Blackstone Heights

There was high awareness of the safety issues associated with having a single road access into Blackstone Heights, especially during emergencies such as bush fires.

Welcoming further growth

There was strong support for further population growth, recognising the service, facility and employment benefits it would bring.

Access to Lake Trevallyn and the river

Poor public access to Lake Trevallyn limits recreational opportunities along the Lake for walkers, watercraft and swimming. Creating better pedestrian links and infrastructure around the Lake was a key theme throughout consultation.

Public transport

Infrequent bus services, lack of shelters and poor walking access to bus stops were prominent issues.

Internet access

Poor Internet speeds throughout the study area were commonly cited as an impediment to both home businesses and entertainment.

Traffic issues

Many community members noted traffic issues at particular 'pinch points' including Mount Leslie Road near where it meets Westbury Road.

Value of the natural environment

There is a strong value of the local natural amenity and environment, including open space, Lake Trevallyn, views and hills in the area.

Regionally significant tourism assets

There is an opportunity to build upon tourism assets such as Country Club Casino and Golf Course, and Richardson's Harley Davidson. (p6)

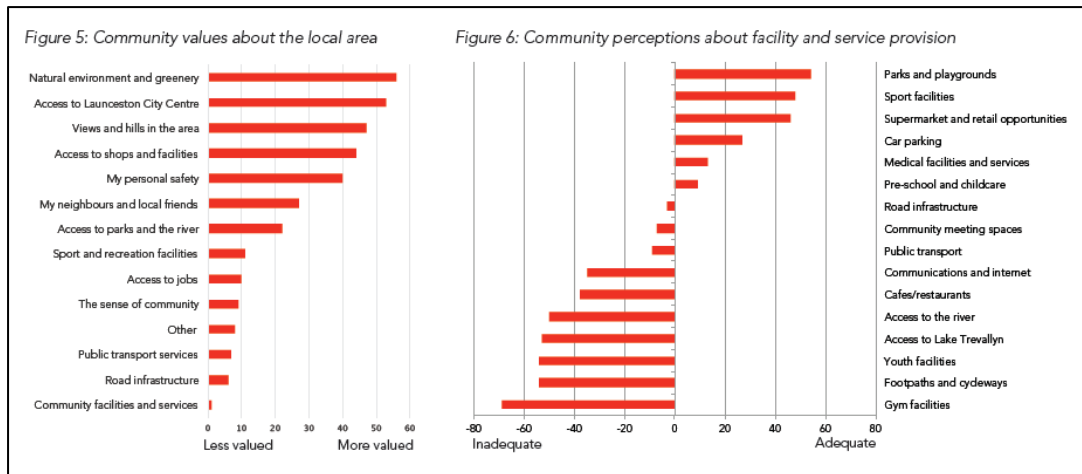


Figure 5 – Community priorities (p7)

The Structure Plan establishes a series of planning strategies to guide future development in the area. The following considers the proposal against the applicable strategies:

Create a network of linear open space, pedestrian and cycling pathways:

- *Maximise connections between individual pieces of open space to create a network;*
- *Extend open space to major community and commercial activities and services;*
- *Plan for open space and pathways that follow natural linear networks such as creeks, low points and ridge lines.*

Comment:

The proposed zone extension cannot directly link to existing areas of public open space, due to its peripheral location at the urban fringe. For the same reasons and also the nature of the topography, it is not considered appropriate to provide public open space within the expanded General Residential Zone.

However, the site is located in reasonably close proximity to the Prospect Vale Park sports ground with a walking range of 200 to 800 metres. Prospect Vale Park also provides passive recreation facilities and pedestrian connectivity through to Westbury Road and to the north, through to Country Club Avenue. The potential for pedestrian connection through to the Country Club facilities and bus stop from the end of Harley Parade has been identified in the Structure Plan.

It is noted that a pedestrian link is proposed in the subdivision plan. This is discussed below against the planning scheme provisions for subdivision.

Distribute road traffic to enhance safety and minimise congestion:

- *Provide alternative to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania;*
- *Create a more permeable network of roads in the growth areas of Prospect Vale and Blackstone Heights;*
- *Encourage new development in Prospect Vale to connect to both Mount Leslie Road and Country Club Avenue wherever possible.*

Comment:

It is noted that Harley Parade, the collector road for the proposed zone expansion, is a one way 'in and out' road with singular access to Westbury Road. This is due to the location of existing development and topographical constraints and cannot be readily modified to accommodate an alternative route. The Structure Plan notes a 'private road' from the end of Harley Parade through the Country Club, however the status and function of the 'private road' is not clarified.

A traffic impact assessment has been provided with the application, which appropriately notes that the principal direction of traffic will be to and from the Bass Highway, primarily accessing the Launceston CBD through the nearby connector. It is noted that a roundabout is scheduled to be constructed at the junction of Westbury Road with the Bass Highway connector in the next couple of years. This will result in improved traffic movement accessing Westbury Road, the new entrance to the sports ground and the connector to the Bass Highway.

The linear configuration of the proposed zone expansion with two road junctions to Harley Parade, lends itself to a permeable road network. The proposed road layout is discussed below against the planning scheme provisions for subdivision.

Protect and leverage the area's environmental qualities:

- *Maximise connections between urban areas and environmental assets such as Lake Trevallyn, the South Esk River and Cataract Gorge.*
- *Maximise vistas to natural assets such as waterways and hills.*
- *Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.*
- *Maintain predominately low-density housing in Blackstone Heights.*
- *Promote environmentally sustainable design (ESD) in new housing.*

Comment:

The table above indicates the higher order value that the community places on the natural environment, greenery and "views and hills in the area". The strategy requires

the consideration of prominence, profile and vegetation values in regard to development on the hills in the area, presumably balanced with the strategy to support further population growth. Determining the appropriate extent of development in the topography is a strategic issue.

The application submits a visual impact analysis and refers to the current scenic management overlay, which is also shown as a constraint in the Structure Plan. It is noted that this overlay is the former 'scenic protection area' carried forward from the 1995 planning scheme. This area was included in the 1995 planning scheme in response to the development of Travellers Rest with its purpose to protect the landscape from 'scarring' when viewed from the Bass Highway and Meander Valley Road on a western approach. The Structure Plan has not analysed the appropriateness of this overlay in the context of the northern slopes of the ridge when viewed from Prospect Vale having regard to community consultation feedback. Instead, it defers this 'consideration' to the assessment of individual proposals such as this application.

The development area, which includes land required to be cleared for bushfire hazard management areas, is located high in the landscape. The uppermost extent of vegetation clearance varies in its proximity to the ridgeline, due to the undulating topography. At its highest point, the bushfire hazard management area is situated on the 207 metre contour, with the ridgeline located at 209 metres. The subdivision plan shows that the hazard management area allows for a 5 metre wide band of standing vegetation in the 'fuel managed area' with a cleared understorey, however all other vegetation below will be required to be removed. It is likely that there will be a skyline impact at this highest point, given that the ridge at this location also has a clearing relating to a prior approval for a dwelling.

To the eastern end of the expanded zone, the development area is located approximately 3 metres below the ridge and to the west, approximately 7 metres below the ridge. Attachment A shows the proposed upper most bushfire management area (correlates with the pink and green lines on the subdivision plan) superimposed over the aerial photograph with half metre contours. The orange dashed line in the photographs below indicates approximately the line of vegetation clearance that will be required for the development area. The green line indicates vegetation in the foreground that is retained.



Photo 11 – View from Prospect Vale Park car park.



Photo 12 – View to the eastern end from Prospect Vale Park sports ground.



Photo 13 – View to the south west from Prospect Vale Park club rooms.



Photo 14 – View to the western end from Country Club Avenue.



Photo 15 – View from public open space off Country Club Avenue



Photo 16 – View from Westbury Road, near Country Club Avenue roundabout.

Develop new community focal points

- *Cluster community activities and facilities together in 'activity centres';*
- *Plan for the medium to long term provision of a community centre in Prospect Vale;*
- *Encourage the provision of key services (e.g. doctors, local retail and childcare) in the identified activity centres.*
-

Comment:

The proposed area of zone expansion is located in close, walkable proximity to the identified future activity centre.

Naturally manage the impacts of storm water

- *Respond to the natural environment, and reserve low-lying land and creek corridors for the capture and management of storm-water;*
- *Vegetate swales, creek corridors and develop wetlands where applicable to naturally capture, hold and filter storm water;*
- *Encourage public access and interaction with natural assets in the urban area, such as creek corridors, vegetated swales, and wetlands.*

Comment:

The existing stormwater catchment for the Harley Parade area is discharged into the public open drain system and the dam on the Country Club golf course. Works will be required to accept the stormwater generated by the additional urban catchment, however the current accessible, open system downstream will be maintained.

Provide a diversity of housing choices

- *Provide for a mix of housing styles, including smaller dwellings that are suitable to both older and younger persons.*
- *Maximise housing affordability by maintaining land supply and minimising barriers to smaller lot subdivision.*
- *Plan for the provision of aged care facilities and other alternative housing choices for the older population.*
- *Provide the opportunity for innovative development models that respond to the unique natural attributes of the area. Specifically, there is potential to develop housing models such as cluster residences that would be unique in the Tasmanian housing market.*

Comment:

The proposed zone expansion and subdivision provides for a range of lot sizes that can accommodate diversity in housing choice. The zone expansion maintains residential land supply as other subdivisions in the area are nearing full take-up.

Provide for a mix of transport choices

- *Design a street layout that facilitates efficient bus services;*
- *Plan for all households being located within 400m of bus;*
- *Encourage higher density housing to cluster around activity centres and bus corridors;*

- *Connect new destinations with Prospect Vale's off-road pedestrian and cycling network;*
- *Resolve pedestrian and cycling infrastructure shortfalls in Blackstone Heights;*
- *Improve pedestrian amenity along Westbury Road;*
- *Maximise public transport access to key activities along Westbury Road.*

Comment:

As discussed above, the alignment of the zone expansion with two junctions provides opportunity for permeability, facilitating public transport access. However, it is noted that the submitted subdivision design does not include a through road, instead accessing either end through cul-de-sacs off Classic Drive and Buell Drive. The proposed road layout is discussed below against the planning scheme provisions for subdivision.

A potential 'private road' from Harley Parade to the Country Club is discussed above, however its status is uncertain.

MEANDER VALLEY INTERIM PLANNING SCHEME

The following section of this report examines the relevant provisions of the Scheme with respect to the application made for a planning permit seeking approval for subdivision. The assessment is undertaken as if the amendment to the Scheme has been approved. This examines whether the subdivision can satisfy the applicable use and development standards of the General Residential Zone and the relevant codes.

GENERAL RESIDENTIAL ZONE

10.1 Zone Purpose

10.1.1 Zone Purpose Statement

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

10.1.2 Local Area Objectives

Prospect Vale

<p>a) Prospect Vale will be maintained as a key centre of urban expansion. Where areas currently zoned General Residential adjoin the Particular Purpose Zone, development is to provide for the long term strategic outcomes in the design of urban environment.</p> <p>b) Promote opportunities to alter the urban environment to make more efficient use of alternative modes of transport.</p>	<p>a) Subdivision design is to consider the relationship and connectivity to future urban growth areas.</p> <p>b) Development design is to complement any public works to provide improved connectivity for alternative modes of transport.</p>
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10.1.3 Desired Future Character Statements

Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development.

Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries.

COMMENT:

The subdivision forms a logical extension to the established residential area accessed from Harley Parade. The proposed lot sizes reflect the density sought and will facilitate a pattern of development consistent with the neighbourhood character. The lot layout of the proposed subdivision is likely to encourage single dwellings as the dominant form of development in this location.

While the proposed lots adjoin land zoned Rural Resource, the subdivision will not constrain or conflict with resource development as demonstrated by the agricultural consultant assessment provided with the application.

The lot configuration does need to have regard to future urban growth areas as these will have been exhausted in this location on approval of this subdivision.

The proposed residential lots conform to the zone purpose, local area objectives and the desired future character statements.

General Residential Zone - Use and Development Standards

The following table is an assessment against the applicable standards of the Scheme as they apply to subdivision.

Subdivision	
10.4.15.1 General Suitability	
<i>Objective</i>	
<i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the General Residential Zone.</i>	
<i>A1 No Acceptable Solution</i>	<p><i>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:</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> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and</i> <i>f) potential exposure to natural hazards.</i>
<p>COMMENT:</p> <p>There is no acceptable solution and accordingly the proposed subdivision relies on the corresponding performance criterion P1.</p> <p>The proposed lots have a range of areas which have given regard to the slope, shape, orientation and topography of the site.</p> <p>The established pattern of use and development of the residential area is predominately single detached dwellings, interspersed with some multiple dwellings. Single dwellings are the dominant visual element in this location. The established pattern of use will be continued through the proposed lot configuration.</p> <p>The proposed lots will be serviced by new roads which will connect to Harley Parade via the junctions with Buell Drive and Classic Drive. While connection</p>	

to the road network is provided, the suitability of this layout is questioned when there are objectives for connectivity. This is discussed further in regard to the neighbourhood road network.

An engineering assessment has been undertaken for the proposed subdivision. Each lot can be connected to reticulated services.

There are no ecological, scientific, historic, cultural or aesthetic values identified for the site (if rezoned without qualification).

A bushfire assessment is provided for the proposed lots. This demonstrates that the hazard can be appropriately managed through vegetation clearance.

Each lot is capable of containing a dwelling and can be developed in accordance with the Zone Purpose.

10.4.15.2 Lot Area, Envelopes and Frontage

Objective:

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.

A1 Lots must:

- a) have a minimum area of at least 700m² which:*
- i) is capable of containing a rectangle measuring 10m by 15m; and*
- ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or*
- b) 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*
- c) for the provision of utilities; or*
- d) for the consolidation of a lot with another lot with no additional titles created; or*
- e) to align existing titles with zone boundaries and no additional lots are created.*

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.*

A2 Each lot must have a frontage of at least 4 metres.

P2 Each lot must have appropriate, permanent access by a Right of

	<i>Carriageway registered over all relevant titles.</i>
<p>COMMENT:</p> <p>The acceptable solution A1 a) and A2 is applicable to the proposed subdivision. The minimum lot areas shown on the site plan demonstrate that all lots have a minimum area of 700m² and a minimum frontage of 4m. Each lot is also capable of containing a rectangle measuring 10m by 15m.</p>	
<p>10.4.4.3 Provision of Services</p>	
<p><i>Objective</i></p> <p><i>To provide lots with appropriate levels of utility services</i></p>	
<p><i>A1 Each lot must be connected to a reticulated:</i></p> <ul style="list-style-type: none"> <i>a) water supply; and</i> <i>b) sewerage system.</i> 	<p><i>P1 Each lot created must be:</i></p> <ul style="list-style-type: none"> <i>a) in a locality for which reticulated services are not available or capable of being connected; and</i> <i>b) capable of accommodating an on-site wastewater management system.</i>
<p><i>A2 Each lot must be connected to a reticulated stormwater system.</i></p>	<p><i>P2 Each lot created must be capable of disposal of storm water to a legal discharge point.</i></p>
<p>COMMENT:</p> <p>Taswater have confirmed that each lot can be connected to reticulated water and sewerage services.</p> <p>Council's stormwater system does not currently have capacity to connect the proposed subdivision, without works to modify and upgrade the public mains in Harley Parade and modifications to upgrade the public open drainage system across the Country Club golf course. Council's stormwater assessment report is attached as Attachment B. Council's assessment has found that the existing Harley Parade system is undersized for the additional load generated by the expansion of urban development. Complicating this matter is the fact that the Harley Parade system was not designed with overland flow paths for peak storm events, consistent with contemporary standards. Connecting the proposed urban expansion into the existing piped network significantly exacerbates the risk of flooding through the existing housing lots at the low points along Harley Parade, during peak storm events.</p> <p>The application submitted an option to include stormwater detention within the subdivision, however the proposed dimensions are inadequate and the lot</p>	

presents a liability for Council as it is impractical for future maintenance and at high risk of failure in a peak event, flooding housing immediately below if the basin overtops. The stormwater authority will not accept detention within this subdivision.

In order to manage the stormwater generated by the subdivision, an alternate approach must be taken. Council's stormwater modelling and assessment has determined that with a part diversion of the existing system to the eastern and western end of the housing strip along the northern side of Harley Parade, which then connects to the public open drains across the golf course, the additional stormwater load can be taken from the proposed subdivision. This will require the establishment of a new open drain to the west on the Country Club land and a new combined piped/open drain to the east on Council and Country Club land. This will then connect to the existing public open drains. The two public open drains across the golf course will also require works to upgrade the profile of the drain and increase the size of culverts to prevent back-up and flooding. Council, as the stormwater authority, can serve notice on third parties to rectify and improve stormwater drainage. This carries some risk of a claim for compensation. The potential works on the drains across the Country Club land has been discussed with the Federal Group who is considering the proposal.

It is recommended that any permit issued include a requirement for a Part 5 Agreement requiring the developer to indemnify Council for compensation that may be claimed by the Launceston Country Club, arising from the need to serve notice for stormwater drainage works across the golf course.

The detail of current stormwater issues and Council's proposed solution is outlined in the attached stormwater report.

If the subdivision is approved, any permit issued will include a requirement that the developer make a contribution to the cost of the works to upgrade the public stormwater system, equivalent to the proportional load generated by new development. Council will be responsible for that part of the works to modify the existing system, however it is noted that the proposed development provides an opportunity to improve current deficiencies in the existing system concurrently with works to accept the development stormwater load.

10.4.4.4 Solar Orientation of Lots

Objective

To provide for solar orientation of lots and solar access for future dwellings

<p><i>A1 At least 50% of lots must have a long axis within the range of:</i></p> <ul style="list-style-type: none"> <i>a) north 20 degrees west to north 30 degrees east; or</i> <i>b) east 20 degrees north to east 30 degrees south.</i> 	<p><i>P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.</i></p>
<p><i>A2 The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</i></p>	<p><i>P2 Lots less than 500 m² must provide adequate solar access to future dwellings, having regard to the:</i></p> <ul style="list-style-type: none"> <i>a) size and shape of the development of the subject site; and</i> <i>b) topography; and</i> <i>c) location of access way(s) and roads.</i>

COMMENT:

The subdivision creates 66 lots intended for residential use. From the site plan it is determined that the subdivision complies with the acceptable solution A1 of this clause as more than 50% of the proposed lots have the long axis in accordance with this standard.

The acceptable solution A2 is not applicable in this instance as all lots have a minimum area of 700m².

10.4.4.5 Interaction, Safety and Security

Objective

To provide a lot layout that contributes to community social interaction, personal safety and property security.

A1 Subdivisions must not create any internal lots.

P1 Subdivisions that create internal lots must provide for adequate levels of visibility and surveillance.

COMMENT:

The proposed subdivision will create five internal lots (Lots; 15, 26, 55, 56 and 66). For this reason the subdivision cannot comply with the acceptable solution A1 and accordingly it relies on the corresponding performance criterion P1.

The location of internal lots within the proposed subdivision is configured to share their lot boundaries with a minimum of two adjoining residential properties. The construction of dwellings on these internal lots will provide surveillance, particularly to the rear of adjoining lots.

Additionally, the lot orientation and elevated topography of these five lots will offer opportunity for adequate levels of visibility and surveillance over sections of the proposed and established residential area in this location.

The majority of lots within the subdivision will have dwellings orientated towards a new road, creating passive surveillance over the streetscape. The number of internal lots proposed is marginal (8%) and it is concluded that the subdivision provides a lot layout that contributes to community social interaction, personal safety and property security.

10.4.4.6 Integrated Urban Landscape

Objective

To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:

- a) character and identity of new neighbourhoods and urban places; or*
- b) to existing or preferred neighbourhood character, if any*

A1 The subdivision must not create any new road, public open space or other reserves.

P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:

- a) it has regard to existing, significant features; and*
- b) accessibility and mobility through public spaces and roads are protected or enhanced; and*
- c) connectivity through the urban environment is protected or enhanced; and*
- d) the visual amenity and attractiveness of the urban environment is enhanced; and*
- e) it furthers the local area objectives, if any.*

COMMENT:

The proposal creates a public walkway which also serves to provide bushfire emergency access. The subdivision also involves the construction of new roads forming an extension of Buell Drive and Classic Drive and three additional cul-de-sacs. For this reason the subdivision cannot comply with the acceptable solution A1, Accordingly, the corresponding performance criterion P1 must be applied in the assessment of this application.

The proposed subdivision is a greenfield site forming an extension of the urban area within Prospect Vale. The northern boundary of the site places

parameters on the proposed road layout given that this is defined by the established carriageway and junctions of Buell Drive and Classic Drive.

While parameters are set by the established urban environment, the proposed cul-de-sacs will primarily focus vehicle, cycling and pedestrian movements in a single direction towards Harley Parade either via Buell Drive or Classic Drive. The proposed pedestrian link requires travel upslope to then turn and travel downslope to access Harley Parade. It is unlikely that this connection will provide pedestrian benefit. The lack of connectivity between the local road networks will also create a residential area separated into two distinct clusters. This is contrary to the performance criterion which is seeking connectivity through the urban environment. The subdivision layout could be reconfigured to facilitate an east-west link through this area.

The visual amenity and attractiveness of the road layout could be improved with landscaping. Landscaping in roads is not defined by the application, but could be addressed through a condition of a permit to ensure that the application upholds the objective of this clause.

10.4.4.7 Walking and Cycling Network

Objective

- a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and*
- b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.*
- c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.*

A1 The subdivision must not create any new road, footpath or public open space.

P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:

- a) link to any existing pedestrian and cycling networks; and*
- b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and*
- c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the*

	<p><i>network of arterial roads, neighbourhood roads and regional public open spaces; and</i></p> <p><i>d) promote surveillance along roads and from abutting dwellings.</i></p>
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COMMENT:

The subdivision proposes to extend existing local road network by constructing new roads and proposes a new pedestrian link. The proposal cannot comply with the acceptable solution A1, clause 10.4.15.6 and therefore the corresponding performance criterion P1 must be applied.

As discussed above, it is considered that the proposed pedestrian link along the southern edge of the subdivision has limited value. A primary cycling and pedestrian route through the urban environment is established from Harley Parade via the sealed footpath running along the western edge of the Prospect Vale Park.

This network extends across Country Club Avenue to connect with the retail hub of the Prospect Marketplace via the existing pedestrian/cycle network. The new entrance to Prospect Vale Park from Westbury Road will also provide a more direct, off-road connection to Westbury Road. Walking and cycling distances from the proposed lots to the Prospect Marketplace will vary from approximately 1km for lots accessed from Classic Drive to around 1.8km for lots accessed from Buell Drive.

Similarly, walking distances to public transportation for future residents will vary significantly between the western and eastern side of the site. Public transportation, providing access to the Prospect Marketplace and Launceston CBD is located along Westbury Road. The walking distance from the proposed lots to public transport, will be around 500m for residents located on the eastern side of the site. For residents on the western side of the site walking distances to public transportation will be closer to 1km.

The recreation facilities of Prospect Vale Park are within 500m of the site and offer range of passive and active recreation facilities. Again future residents of lots accessed from Buell Drive will experience walking distances of around 1km, as the subdivision layout requires residents to utilise Harley Parade as their primary pedestrian route.

New roads should encourage the most practicable direct access for cycling and walking. The road layout and design incorporating cul-de-sacs can limit connectivity through the urban environment and does not provide for the

most practicable direct pedestrian and cycle route as demonstrated by the above discussion. This is contrary to the performance criterion P1 b). This could be resolved through the modification and reconfiguration of the road and lot layout proposed by this subdivision.

10.4.4.8 Neighbourhood Road Network

Objective

- a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and*
- b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.*

A1 The subdivision must not create any new road.

P1 The neighbourhood road network must:

- a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and*
- b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and*
- c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and*
- d) provide safe and efficient access to activity centres for commercial and freight vehicles; and*
- e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and*
- f) provide an interconnected and continuous network of roads within and between*

	<p><i>neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and</i></p> <p><i>g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</i></p> <p><i>h) take into account of any identified significant features.</i></p>
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COMMENT:

The proposal creates new roads and cannot comply with the acceptable solution A1, clause 10.4.15.6 and therefore the corresponding performance criterion P1 must be applied.

The proposed extension of the local road network will extend Buell Drive and Classic Drive by constructing four cul-de-sacs, including the terminus of Classic Drive. The new sections of road will incorporate footpaths on a single side. This will form an extension of the established footpath network of Harley Parade, Classic Drive and Buell Drive.

The subdivision and proposed neighbourhood road network satisfies numerous aspects of P1 as it:

- provides for a local speed environment suited to a residential area;
- does not compromise the hierarchy of Westbury Road;
- provides accessibility to recreational facilities and local services through the road network; and
- provides for service and emergency vehicles to safely turn at the end of a dead-end road.

However, the reliance on cul-de-sacs within the subdivision is contrary to the outcomes sought by P1 f) as it prevents any east-west linkages through the subdivision, creating two separate residential clusters that are disconnected from each other.

The applicant has stated there is no alternative with regard to the road layout and that the provision of the cul-de-sacs is necessary to service the residential lots. While physical limitations are set by the existing road network, there is opportunity to reconfigure the subdivision to create an east-west link through this area. This linkage would reduce the number of cul-de-sacs and improve the safe and easy movement of pedestrians and cyclists.

Another matter for consideration is the impact the provision of cul-de-sacs will have on the extended road network. The configuration of the subdivision and use of cul-de-sacs in directing a substantial traffic increase through Buell Drive, impacts on the road geometry of Harley Parade. The submitted traffic impact assessment indicates expected traffic generation and applies the Tascord road standard. However, an assessment against the Tasmanian road hierarchy and the broadly adopted LGAT/IPEWA standards, results in the increased traffic volumes reclassifying Harley Parade as a 'Link Road'. This requires either the widening of the road carriageway of Harley Parade or parking restrictions along one side, to accommodate two unencumbered lanes. This could be avoided through reconfiguration of the subdivision to enable greater traffic mobility through Classic Drive onto Harley Parade.

CODES

The following codes are relevant to the assessment of the subdivision.

Code		Comment
E1	Bushfire Hazard Code	A Bushfire Hazard Code assessment has been undertaken by an accredited person. As part of the bushfire management plan, a bushfire fuel managed area is recommended along the southern edge of the proposed residential lots. This demonstrates all aspects of the Code can be satisfied. It is noted that the Code was amended in February 2016 which occurred after this application became valid.
E4	Road and Railway Assets Code	<p>A Traffic Impact Assessment has been submitted, prepared by a suitably qualified engineer.</p> <p>As discussed above in regard to the road network provisions of the zone, the assessment of the anticipated traffic volumes is not disputed. Whilst Tascord is one standard that can be applied, Tasmanian Councils (LGAT) have adopted an updated IPWEA standard in conjunction with the reviewed State road hierarchy, which stipulates the expectations for the level of service relative to the traffic volume.</p> <p>Whilst the subdivision drawing does not indicate road pavement widths, the proposed new road</p>

		<p>reserves can adequately cater for the prescribed pavement widths for the anticipated traffic volumes. As discussed above, the principal impact is on the level of service provided by Harley Parade, whereby the threshold is now exceeded and the level of service will be below standard as the road is not wide enough to provide for two unencumbered lanes and parking to either side.</p> <p>This will require either widening of Harley Parade or parking restrictions along one side for the entire length. This will inconvenience existing residents on Harley Parade.</p> <p>A reconfiguration of the subdivision to provide a road connection within the subdivision with access through to Classic Drive will eliminate the need to upgrade Harley Parade or inconvenience existing residents as it is possible to introduce parking restrictions adjacent to Prospect Vale Park, noting that parking improvements for the sports ground have been scheduled.</p>
E8	Biodiversity Code	<p>The proposed subdivision will require removal of native vegetation. Accordingly this Code is applicable. A Flora and Fauna assessment was prepared by North Barker Ecosystem Services. This demonstrates that there are no communities of conservation significance and the proposed subdivision satisfies the objectives of this Code.</p>
E10	Open Space and Recreation Code	<p>The General Manager has given consent in writing that no land is required for public open space and that instead there is to be a cash payment in lieu. The proposed subdivision satisfies all aspects of this Code.</p>
E16	Urban Salinity Code	<p>The proposed subdivision requires the clearance of a contiguous area of vegetation at a rate of more than 1000m². A Salinity Study has been carried out by Geo-environmental Solutions demonstrating that the application satisfies all use and development standards of this Code. The Geo-environmental Solutions Assessment Report concludes that urban salinity is not exacerbated by the proposed subdivision.</p>

LAND USE PLANNING AND APPROVALS ACT 1993

The proposed amendment to the Scheme, must:

- as far as practical, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
- not conflict with the common provisions or any overriding local provisions of the Scheme; and
- have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

In initiating this amendment, the Council must satisfy itself that this amendment to the Scheme:

- is in accordance with the requirements of State Policies made under section 11 of the State Policies and Projects Act 1993;
- has regard to the strategic plan of the Council referred to in Division 2 of Part 7 of the Local Government Act 1993;
- has regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*.; and
- seeks to further the objectives set out in Schedule 1 of the Act

Land Use Conflicts

The proposed amendment, as far as practicable, must demonstrate that it avoids the potential for land use conflicts with use and development permissible under the Scheme applying to the adjacent area.

Comment:

The site is contained behind the established residential area, south of Harley Parade and involves rezoning approximately 9.4 ha of land from Rural Resource to General Residential. This amendment if approved will provide opportunity for further residential development in this location.

The site is bounded by residential development to the north, light industrial development to the east, the Bass Highway to the south and the Country Club land to the west.

Residential development will be located on the northern side of the hill face and will form an extension of the established residential area south of Harley Parade. The balance of the site, comprising some 40 ha, will remain the interface between

residential development and the Bass Highway. It is noted that approximately 25 metres setback is provided between the Light Industrial Zone and the rear boundary of the residential lots. The retention of native vegetation located on the southern hill face will protect the scenic interface of the site.

The extension of the existing residential area will provide opportunity for a continuation of development consistent with the established residential area.

The proposed amendment demonstrates that it avoids the potential for land use conflicts.

Northern Midlands Council and City of Launceston

The boundary with the adjoining Northern Midlands Council is approximately 1km to the south of the site, across the Bass Highway. The boundary with the adjoining City of Launceston is less than 500m and is to the other side of the Bass Highway to the east.

The land use character and zoning of the area within the Northern Midlands Council area comprises rural land zoned Rural Resource and rural residential areas zoned Rural Living. The land use character and zoning of the area within the Launceston City Council comprises land zoned Rural Resource and Environmental Management.

The proposed extension of the residential area of Prospect Vale will be restricted to the northern hill face of the site. The retention of land zoned Rural Resource in combination with the separation of the Bass Highway will result in the negligible likelihood that land use conflicts will occur across the local government boundary.

Impact of the Amendment on the Region as an Entity

The amendment supports regional planning policies providing for population growth in a sustainable manner. The amendment will facilitate the expansion of residential development which is contained within the Urban Growth Boundary Area of the RLUS and within the Urban Growth Framework of the Prospect Vale-Blackstone Heights Structure Plan.

The liveability of settlements is an important objective to create strong and vibrant urban settlements. Encouraging population growth in accordance with the Structure Plan, promotes sustainable outcomes for:

- The regional environment, as it avoids dispersed development impacts, allowing residential development to proceed in a logical and planned manner;

- The regional economy, as it provides for increased residential development that in turn supports established services and facilities; and
- Regional communities, as social outcomes can be strengthened with increased services and enhanced urban environments.

Overriding Local Provisions and Common Provisions

The amendment must demonstrate that the local provisions subject to this amendment do not conflict with the common provisions or the overriding local provisions of the Scheme.

Common Provisions:

The common provisions in the Scheme are as follows:

- Planning Directive No 1 – the Format and Structure of Planning Schemes;
- Planning Directive 4.1 Standards for Residential Development in the General Residential Zone; and
- Planning Directive No 5: Bushfire-Prone Areas Code.

The amendment will facilitate the future use and development of land associated with the expansion of the residential area of Prospect Vale. The amendment does not propose to modify the format and structure of the Scheme and is consistent with Planning Directive No 1.

The amendment involves rezoning land from Rural Resource to General Residential. Planning Directive 4.1 applies to land zoned General Residential. The provisions of PD4.1 will apply to any General Residential Zone expansion. The amendment will not create any conflict with Planning Directive 4.1.

A Bushfire Hazard Assessment has been undertaken for the site, ensuring that areas to be rezoned can satisfy the requirements of Planning Directive No 5 and therefore will not conflict with these provisions.

Overriding Local Provisions:

A planning purposes notice was issued on the 10 October 2013 for the Meander Valley Interim Planning Scheme by the then Minister, the Hon Brian Green MP.

The planning purposes notice allows for various local provisions to override the common provisions of the Scheme (outlined above).

The local provisions that can override a mandatory common provision in E1.0 Bushfire Prone Areas Code, where there is conflict between this code and the other codes are:

- E7.0 Scenic Management Code;
- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E13.0 Local Heritage Code;
- E15.0 Karst Management Code;
- E16.0 Urban Salinity Code.

Similarly, the planning purpose notice also allows a local provision to override a mandatory common provision of the General Residential Zone where there is conflict between the provisions of this zone and the codes listed below:

- E2.0 Potentially Contaminated Land;
- E3.0 Landslip Code;
- E4.0 Road and Railway Asset Code;
- E5.0 Flood Prone Areas Code;
- E7.0 Scenic Management Code;
- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E11.0 Environmental Impacts and Attenuation Code; and
- E13.0 Local Heritage Code.

The amendment will not modify any of the common or overriding provisions of the Scheme.

Meander Valley Community and Strategic Plan

1 A sustainable natural and built environment

- 1.1 Contemporary planning supports and guides growth and development across Meander Valley.*
- 1.2 Liveable townships, urban and rural areas across the local government area with individual character.*
- 1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.*
- 1.4 Meander Valley is environmentally sustainable.*
- 1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.*
- 1.6 Participate and support programs that improve water quality in our waterways.*

Comment:

The proposed amendment supports the Strategic Outcomes for a sustainable natural and built environment. The amendment reflects contemporary planning through the PVBS Structure Plan to identify areas for urban growth to consider the individual character and environment of areas.

2 A thriving local economy

- 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.*
- 2.3 *People are attracted to live in the rural townships, rural living areas and urban areas of Meander Valley.*

Comment:

The proposed amendment supports the Strategic Outcomes for a thriving local economy through growth of the urban population which in turn supports the enhancement of local services and activity centre.

STATE POLICIES

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

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

The National Environmental Protection Measures (NEPM's) are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

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

State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is *"to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land"*.

Comment:

The land is not prime agricultural land. The application has provided an agricultural report to demonstrate that the proposed rezoning of land has negligible impacts on the agricultural productivity of the land or adjoining land.

The amendment is consistent with this Policy.

State Policy on Water Quality Management 1997

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

Particularly, the following sections are relevant to the proposed amendment:

31. Control of erosion and stormwater runoff from land disturbance

31.1 Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material or serious environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.

31.2 Stormwater management strategies required pursuant to clause 31.1 should address both the construction phase and operational phase of the development and use of land and have the maintenance of water quality objectives (where these have been defined) as a performance objective.

31.5 Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.

33. Urban runoff

33.1 Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.

33.2 State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.

Comment:

A key management issue for urban areas is the management of surface water runoff prior to entry into watercourses. The system proposed for the expansion area for Prospect Vale has been modelled for the volume and velocity of stormwater for peak events. The stormwater system will be extended and constructed as a public system, incorporating appropriate measures to manage surface waters.

National Environmental Protection Measures

The National Environmental Protection Measures relate to:

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

Comment:

The listed NEPMs are not directly applicable to this amendment.

Gas Pipelines Act 2000

The amendment does not impact on the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000. The infrastructure corridor containing the gas pipeline is not located in the vicinity of the site.

Schedule 1 of the Land Use Planning and Approvals Act 1993

The amendment must demonstrate that it seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

Schedule 1 Part 1

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

Comment:

The amendment promotes the objectives for sustainable development of land as determined by the Prospect Vale-Blackstone Heights Structure Plan. The proposal has considered the natural and physical resources, particularly in regard to agriculture and biodiversity.

The amendment is consistent with this objective.

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

Comment:

The amendment will see the rezoning of land from Rural Resource to General Residential. The rezoning of land will provide for the extension of the residential area of Harley Parade. This extension is consistent with the RLUS and the PVBH Structure Plan. The expansion of the settlement will provide for fair, orderly and sustainable development.

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

Comment:

The strategic planning process for the preparation and drafting of the PVBH Structure Plan undertook extensive community consultation that included surveys and community workshops. Further public input will be available through the notification of this amendment.

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

Comment:

As stated above, consolidated and planned urban expansion of serviced land will facilitate economic development outcomes.

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

Comment:

The PVBH Structure Plan has included a wide range of stakeholder consultation, particularly utilities agencies. In implementing the planning objectives for the expansion of this area, Council will continue to liaise with stakeholders and the community through the public exhibition process

Schedule 1 Part 2

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

Comment:

The strategic planning process for the expansion of Prospect Vale has evolved through the PVBH Structure Plan, which builds on the objectives and goals of the RLUS. This process has required the liaison and co-operation between State and Local Government.

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

Comment:

The amendment proposes to rezone land. The Scheme sets out the objectives and use and development controls for the area to ensure it is developed in accordance with the shared vision. The Act and planning scheme provide for localised provisions, such a Specific Area Plan, to be included in the scheme where it is considered that a more refined approach to the development of land is warranted.

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

Comment:

The environmental values of the land that is proposed to be rezoned and the potential impacts of development have been assessed in detail. The amendment is supported by a range of professional reports providing expertise on flora and fauna, agriculture, stormwater management and salinity.

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

Comment:

The expansion of the General Residential Zone directly correlates with regional policies for settlements within Urban Growth Boundary Area. The regional policies align with Council's and the community's vision for urban growth as advocated by the PVBH Structure Plan.

The amendment is consistent with State policies. Refer to discussion on each applicable State Policy above.

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

Comment:

The combined amendment and permit process considers approval pathways for future development and facilitates known development outcomes as much as possible, to ensure that the objectives for the locality are met.

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

Comment:

The expansion of Prospect Vale will provide opportunity to create a living environment with high residential amenity. This location is supported and enhanced by existing services, recreational facilities and an attractive living environment. The bushfire hazard management plan also ensures that risks associated with the site can be appropriately managed.

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

Comment:

There are no known historic or cultural values on the site.

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

Comment:

The amendment considers the requirement of stormwater infrastructure and utilities to cater for the predicted development. Upgrades of stormwater infrastructure will be required to service this development.

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

Comment:

Land capability for agricultural use has been assessed and is discussed above under the State Policy on the protection of Agricultural Land. With appropriate measures in place to address off site impacts, the proposal is consistent with this objective.

CONCLUSION

In consideration of the application for a rezoning and subdivision permit, Council must determine firstly if the proposed expansion of the General Residential Zone is appropriate, having regard to all of the elements stipulated in the legislation. If

Council is satisfied that the rezoning is in order, it can then initiate and certify the rezoning. Alternatively, Council may modify the amendment if it considers that there is a more appropriate response to strategy.

The discussion above indicates that a peripheral expansion of the General Residential Zone in this location is consistent with regional and local strategy.

If it initiates and certifies the rezoning, Council must then consider the subdivision permit. The subdivision proposal is discussed above in regard to the strategic objectives of the PVBH Structure Plan and the provisions for subdivision in the General Residential Zone and planning scheme codes. The proposal does not achieve total compliance with the objectives and criteria for subdivision. Council has the discretion to waive compliance with the standards if it considers the development to be appropriate under the objectives.

Council's options in determining this application are:

1.
 - a) Initiate and certify the rezoning; and
 - b) Approve the subdivision as submitted in the application, subject to conditions; or
2.
 - a) Modify the rezoning before initiation and certification; and/or
 - b) Modify the subdivision development by conditions before approving the development application; or
3.
 - a) Initiate and certify the rezoning; and
 - b) Refuse the permit on particular grounds; or
4. Refuse to initiate and certify the rezoning, in which case the application ceases to progress any further.

If the amendment is initiated and certified, irrespective of which of options 1 to 3 is chosen, the proposal and Council's decision will be publicly notified and will progress to a hearing of the Commission. The Commission hearing process allows for unresolved matters, including those raised by any representors, to be negotiated and potentially re-notified and resolved. The benefit of this process is that it enables the process to progress toward a decision and potentially a permit, without additional delays. To refuse to initiate the amendment outright will restrict the applicant from making another application for substantially the same rezoning for a period of two years.

AUTHOR: Jo Oliver
SENIOR TOWN PLANNER

12) Recommendation

That Council determine the application in accordance with one of the following options:

Option 1

a) That under Section 34 of the former provisions of the Land Use Planning and Approvals Act 1993, the amendment to the Meander Valley Interim Planning Scheme 2013 to rezone land to General Residential Zone at CT 168190/1 is initiated and in accordance with Section 35 is certified as being in accordance with Sections 30(O) and 32 of the Act; and

b) Under Section 43C. determine the subdivision application as approved, subject to the following conditions:

1. The use and development must be carried out as shown and described in the endorsed Plans:

a) Woolcott Surveys – Plan of Subdivision – 2013-218

b) I.Abernethy – Bushfire Assessment and BAL Calculation – dated December 2014,

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. The developer is to widen Harley Parade from the junction with Buell Drive to the eastern boundary of No.15 Harley Parade to a width of 11 metres to provide for unencumbered two-way traffic movement in accordance with the LGAT/IPEWA standard, to the satisfaction of Council.

4. The developer is to enter into a Part 5 Agreement with Meander Valley Council, to indemnify Council for the costs of any

compensation that may be claimed by the Launceston Country Club, arising from the need to serve notice for stormwater drainage works across the golf course.

5. Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to Council for approval. Such plans and specifications must be prepared by a suitably qualified engineer in accordance with the Tasmanian Subdivision Guidelines October 2013 and include:

- a) All infrastructure works except for a component of the stormwater services (Refer Note 1), including design changes as required by the conditions of this permit;**
- b) Provision of a footpath as a continuation of the existing footpaths on Buell Drive and to the northern side of new cul-de-sacs;**
- c) Traffic calming measures at the offset junction of Classic Drive and the new eastern cul-de-sac;**
- d) All necessary line marking and signage;**
- e) A street landscaping plan, prepared by a suitably qualified person. The approved landscaping of the site must:**
 - i. Provide shade trees on one side of the road of an approved species with a minimum planted height of 2.5 metres, a minimum trunk diameter of 25mm (measured 1 metre above the surface) and at an average spacing of one per 20 metres of frontage.**
 - ii. Have each shade tree provided with a means of irrigation, a root guard to prevent damage to adjoining infrastructure and an anti-vandalism tie down to prevent removal.**
 - iii. Be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each shade tree.**

6. Prior to the sealing of the final Plan of Survey for each stage, the following must be completed to the satisfaction of Council:

- a) The infrastructure works for each stage must be completed as shown in the approved engineering drawings and specifications.**
- b) Construction documentation for each stage is to be submitted and must be sufficient to show that the works are completed**

in accordance with Council standards and are locatable for maintenance or connection purposes.

- c) The developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots as determined by a registered land valuer procured at the subdivider's expense.**
 - d) The developer is to pay a contribution to the upgrade of the public stormwater system, equivalent to the pro-rata value of the additional stormwater volume to be discharged to the public system, in accordance with Council's design and scheduled in Attachment 1 to this permit.**
- 7. No polluted and/or sediment laden runoff must be discharge directly or indirectly into Council's drains or watercourses during and after development.**
 - 8. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (No 2015/00137-MVC attached).**
 - 9. Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains.**
 - 10. All roads in the Subdivision must be conveyed to the Council upon the issue of Council's Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this must be met by the person responsible.**

Notes:

- 1. Council will undertake the design and construction of works to divert the existing catchment on Harley Parade and the upgrade of the public open drains across the Country Club golf course.*
- 2. 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.*

3. *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.*

Option 2

- a) **Initiate the amendment to the Meander Valley Interim Planning Scheme 2013 under Section 34 of the former provisions of the Land Use Planning and Approvals Act 1993, to rezone land to General Residential Zone at CT 168190/1; and**
- b) **Under Section 35 of the former provisions, modify the amendment and then certify the amendment as being in accordance with Sections 30(O) and 32 of the Act; and**
- c) **Under Section 43C. modify the subdivision for approval subject to conditions to be specified.**

Option 3

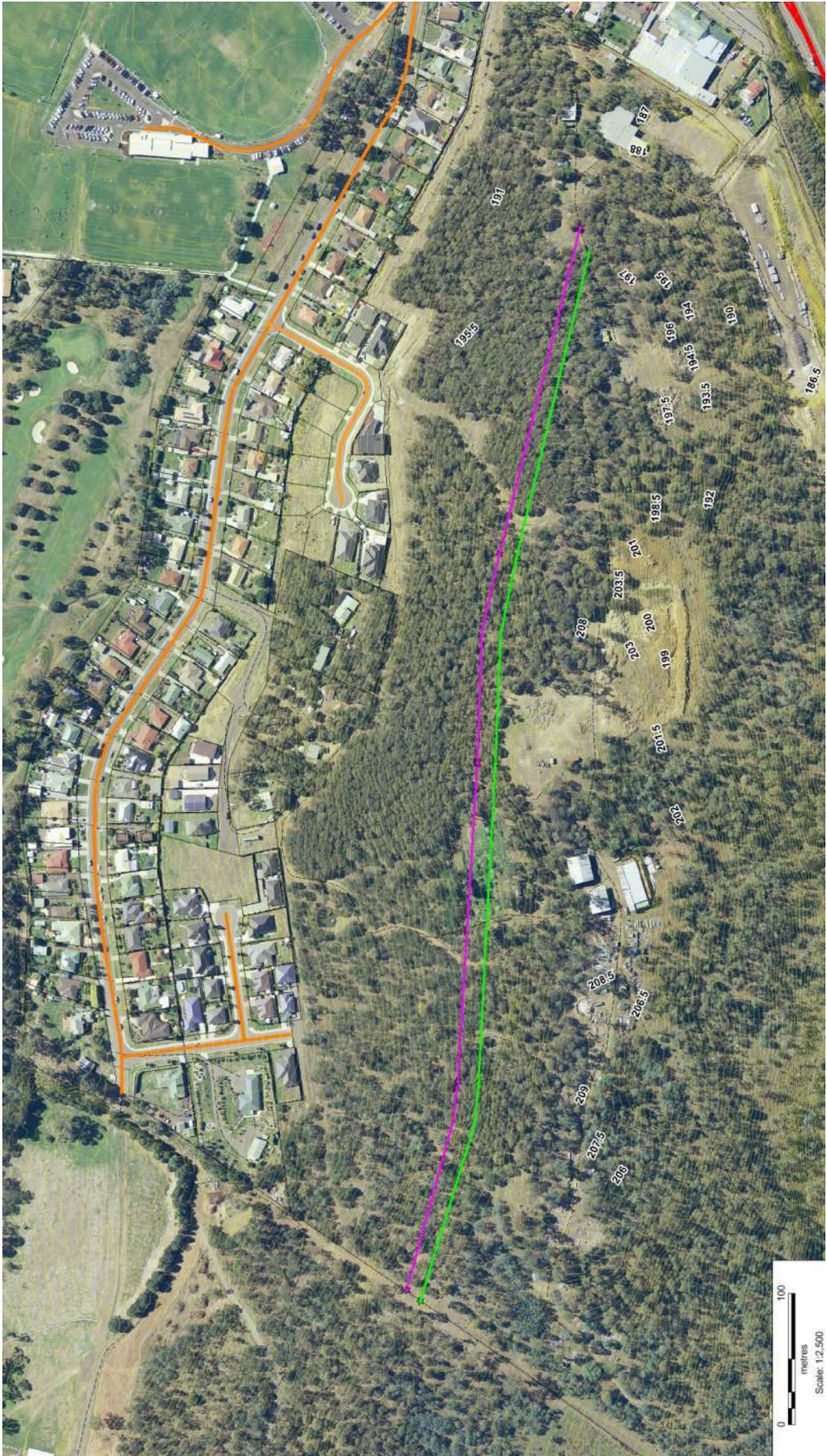
- a) **That under Section 34 of the former provisions of the Land Use Planning and Approvals Act 1993, the amendment to the Meander Valley Interim Planning Scheme 2013 to rezone land to General Residential Zone at CT 168190/1 is initiated and in accordance with Section 35 is certified as being in accordance with Sections 30(O) and 32 of the Act; and**
- b) **Under Section 43C. the subdivision application is refused on grounds to be specified.**

Option 4

Refuse to initiate the amendment.

DECISION:

DEV 2
ATTACHMENT A



DEV 2

DEV 2
ATTACHMENT B

Stormwater Assessment – proposed subdivision off Buell Drive and Classic Drive

Overview

The following assessment was undertaken in response to the proposed residential subdivision in Prospect Vale. The proposed subdivision extends to the ridgeline south of Harley Parade. Stormwater from the development is proposed to be connected to Meander Valley Council's (MVC) existing network and discharged into two open drains into the Launceston Country Club golf course.

Hydraulic modeling was conducted using Infoworks ICM in order to estimate the magnitude of stormwater runoff from the existing catchment, the capability of Council infrastructure, the effects of development, and works proposed to control the runoff. It has been undertaken in two parts. Part A consists of an assessment of the catchment upstream of the outlets into the golf course, and Part B from the outlets to the downstream ponds.

PART A – URBAN CATCHMENT

Introduction

The southern upper reaches of the catchment extends to the southern ridgeline. The upper reaches consist of remnant bushland. Runoff that is shed in the upper reaches are mostly intercepted by cut-off drains installed along the boundary of southern extent of the existing subdivision. Once concentrated these flows are collected by headwalls and transferred to Council's piped network.

The overall catchment shown in **Figure 1** consists of two subcatchments. The eastern subcatchment is approximately 20.5 hectares in size and eventually discharges through the piped network to a headwall at the rear of no. 48 Harley parade. The western subcatchment is approximately 11.2 hectares and discharges from a headwall at the rear of no. 78 Harley Parade.

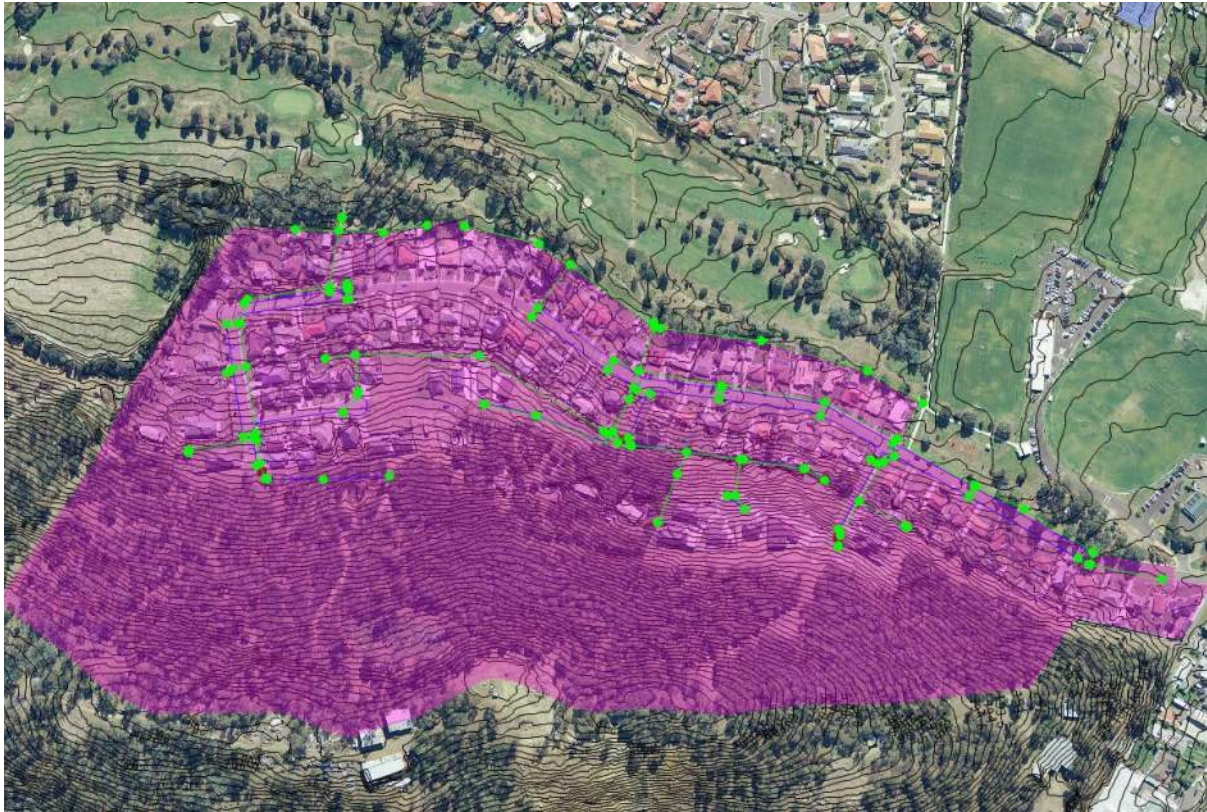


Figure 1. Harley Parade catchment extent with Council assets and 0.5m contours

Service Levels

Previous development has occurred without the allocation of a defined overland flow path to cater for major storm events. The historical flow paths appear to be in the vicinity of the outlet headwalls at the rear of nos. 48 and 78 Harley Parade. Lying across the slope, Harley Parade serves to intercept overland flows. However in the local depressions above numbers 48 and 78 ponding will occur at the sag-pits and overtopping of the kerb and channel will likely result in flooding through these private properties during peak storm events.

As such, a conservative approach has been taken and 1 in 20 year ARI storm events have been used to assess existing and proposed pipeline infrastructure, as opposed to the standard 5 year event with overland flow paths for residential subdivisions.

Hydrology & rainfall

InfoWorks ICM includes a variety of runoff volume and routing models, as well as the ability of the user to define the manner in which initial losses are applied. For the purposes of this assessment it was deemed appropriate to adopt the "Fixed" and "Horton" runoff models to represent the percentage runoff from impermeable and permeable surfaces respectively.

“Fixed” is commonly used for such purposes and the “Horton” model is able to be better aligned to Australian guidelines. It was decided to make use of the “SWMM” non-linear routing model for the routing of volume, which allows the use of a “Manning’s” roughness coefficient. A coefficient of 0.1 was used which lies between with the guidance range for ‘sparse vegetation’. The setup of the surfaces is provided in **Table 1** below:

Table 1. Runoff surfaces

Runoff surface ID	Description	Runoff routing type	Runoff routing value	Runoff volume type	Surface type	Ground slope (m/m)	Initial loss type	Initial loss value (m)	Routing model	Fixed runoff coefficient	Horton initial (mm/hr)	Horton limiting (mm/hr)	Horton decay (1/hour)
10	ROAD	Rel	0.01	Fixed	Impervious	0	Slope	0.000071	SWMM	1			
12	OPEN GROUND	Rel	0.1	Horton	Pervious	0	Abs	0.0025	SWMM		1.2	1.2	2
20	ROOF	Rel	0.01	Fixed	Impervious	0.05	Slope	0.000071	SWMM	0.7			

The catchment area proposed for development has little soil profile depth and rocks and rocky outstands are evident. As such permeable surfaces “open ground” have been created using the Horton model with a continuing loss of 1.2mm/hr (ref. AR&R Revision Project 6, 2013). This is a lower infiltration rate to that specified in AR&R (1987) (2.5mm/hr) and thus would yield conservative flow estimates.

For the purposes of this project the initial and limiting coefficients have been both set to 1.2mm/hr, since initial losses are already represented in the form of an absolute loss (25mm). Based on a review of the guidance provided in the InfoWorks ICM user information the decay rate has nominally been set to 2.

An “urban residential” land use was created based on a mixture the three runoff surfaces: 33% roads, 33% roof and 34% open ground.

Design rainfall events of various durations were generated using Bureau of Meteorology IFD data. An antecedent rainfall depth (the rainfall depth assumed to have fallen in the hour prior to the design storm) of 10mm was applied to the catchment in order to reduce available depression storage within the catchment and give conservative runoff volumes. This is the equivalent of assuming a ‘wet’ catchment prior to commencement of the simulations.

Results – existing catchment & proposed development

Assessment of both catchments determined maximum surcharge states within the network occur during the 30 minute and 60minute duration storm events. . The figures below show the maximum surcharge state of assets determined during modelling of the 20 year rainfall events of 30 and 60 minutes duration. The following colour coding applies:

- **Green** pipes have no capacity issues. The water level is below the soffit level at both ends of the pipe;

- **Blue** pipes have a water level at the upstream and/or downstream end which is above the soffit level but the flow rate is *less than or equal to* the pipe's full capacity;
- **Magenta** pipes have a water level at the upstream and/or downstream end which is above the soffit level and the flow rate is *greater than or equal to* the pipe's full capacity;
- **Black** circles show manholes or pits which have no predicted flooding.;
- **Blue** circles represent manholes and pits with marginal flooding or ponding (max. 100mm);
- **Magenta** circles show manholes and gully pits with extensive (500mm+) flooding. Unless overland flow paths are designated this flooded volume is stored at the node until capacity is available within the model to drain it.

Figures 2 and 3 show the results of the 20 year 30 minute duration storm event:

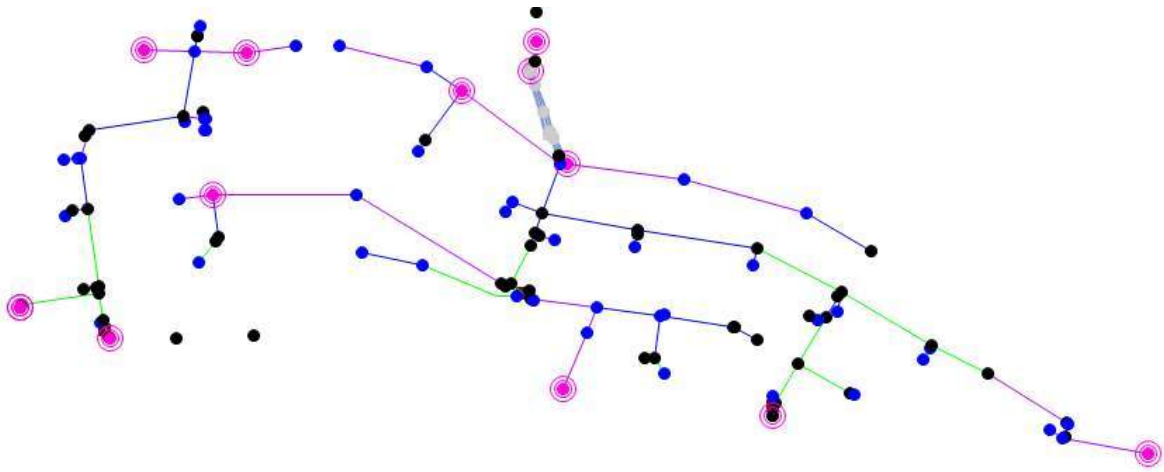


Figure 2. 20 yr 0.5 hr (pre-development)

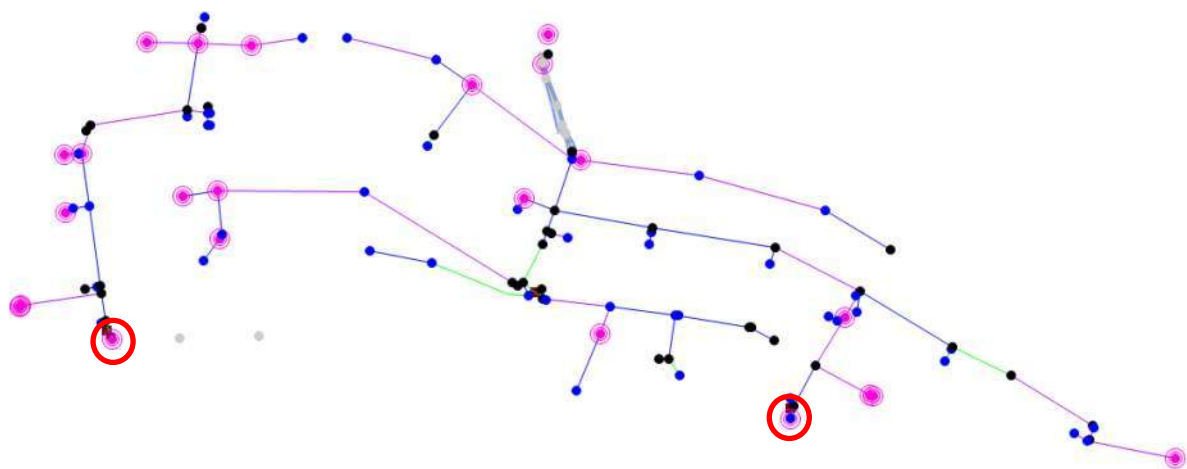


Figure 3. 20 yr 0.5 hr (post-development)

Magenta nodes along the southern extent of the model in **Figure 2** is in the location of headwalls which collect overland flows from some of the upper undeveloped catchment. Flooding over from these culverts will occur if there is insufficient freeboard to allow the head of water to be driven through.

In the post-development scenario (**Figure 3**) the culvert inlets at the locations circled were removed and the proposed subdivision drained directly to the attached pipes.

It can be seen that the number of manholes flooding to a level greater than 500mm above surface level increases through the network as a result of the change of land use in the upper catchment from 100% "open ground" to the urban residential mix.

Figures 4 and **5** show a similar outcome for the 20 year 60 minute duration storm event:

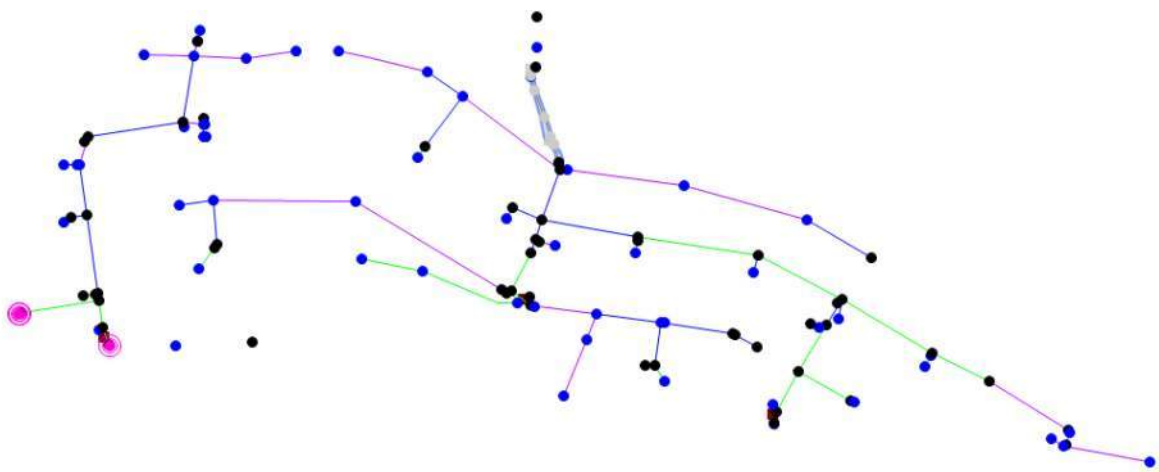


Figure 4. 20 yr 1 hr (pre-development)

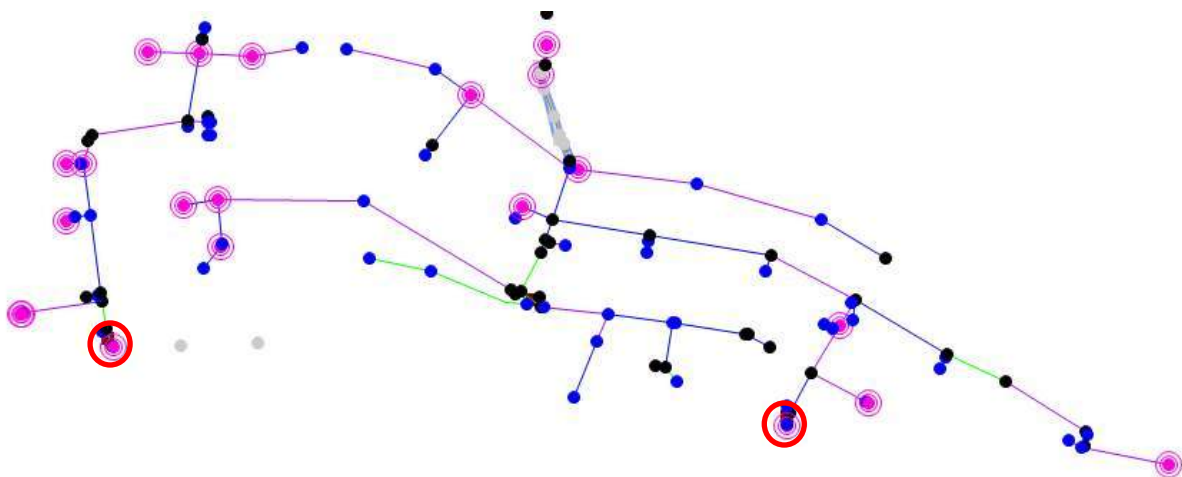


Figure 5. 20 yr 1 hr (post-development)

Figures 6 to 9 show the maximum predicted surcharging in longsection for the pre and post-development scenarios during the 20 year 1 hour storm event. **Figures 6 and 7** western catchment longsection from the top of Buell Drive. **Figures 8 and 9** show the eastern catchment longsection from the assumed connection point in Classic Drive. New and increased likelihood of flooding is evident.

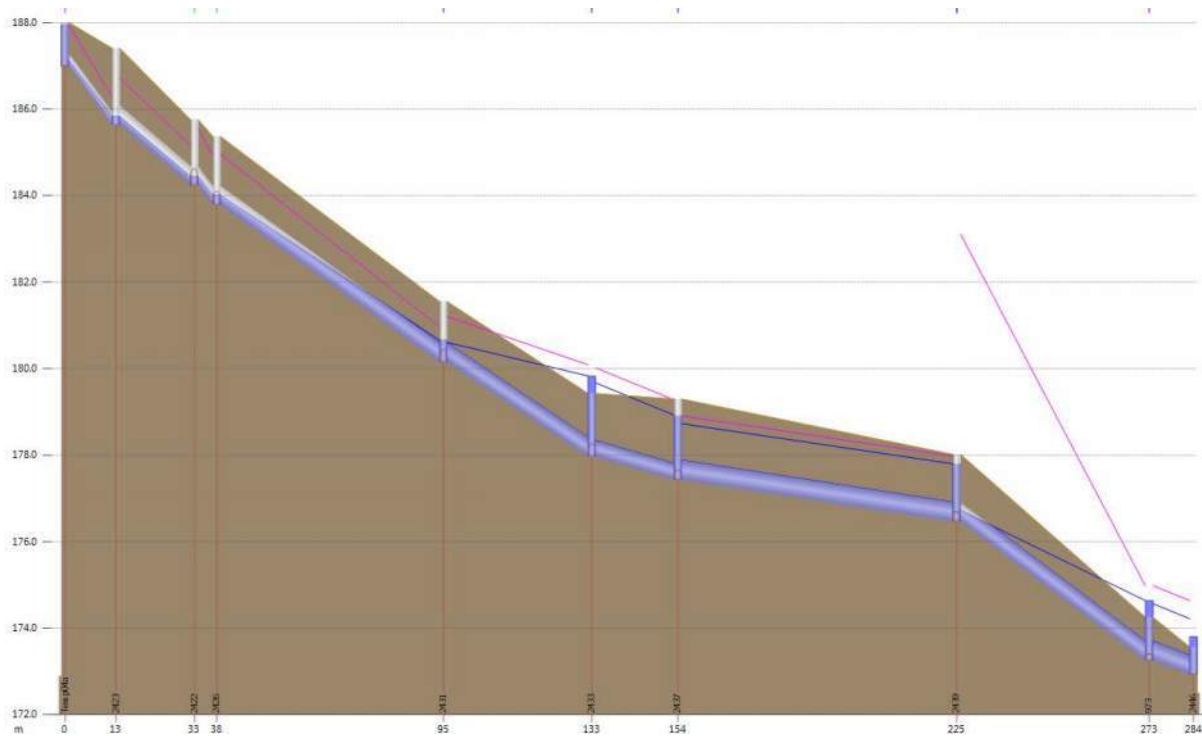


Figure 6. 20 yr 1 hr Long section from top of Buell Drive to outlet headwall (pre-development)

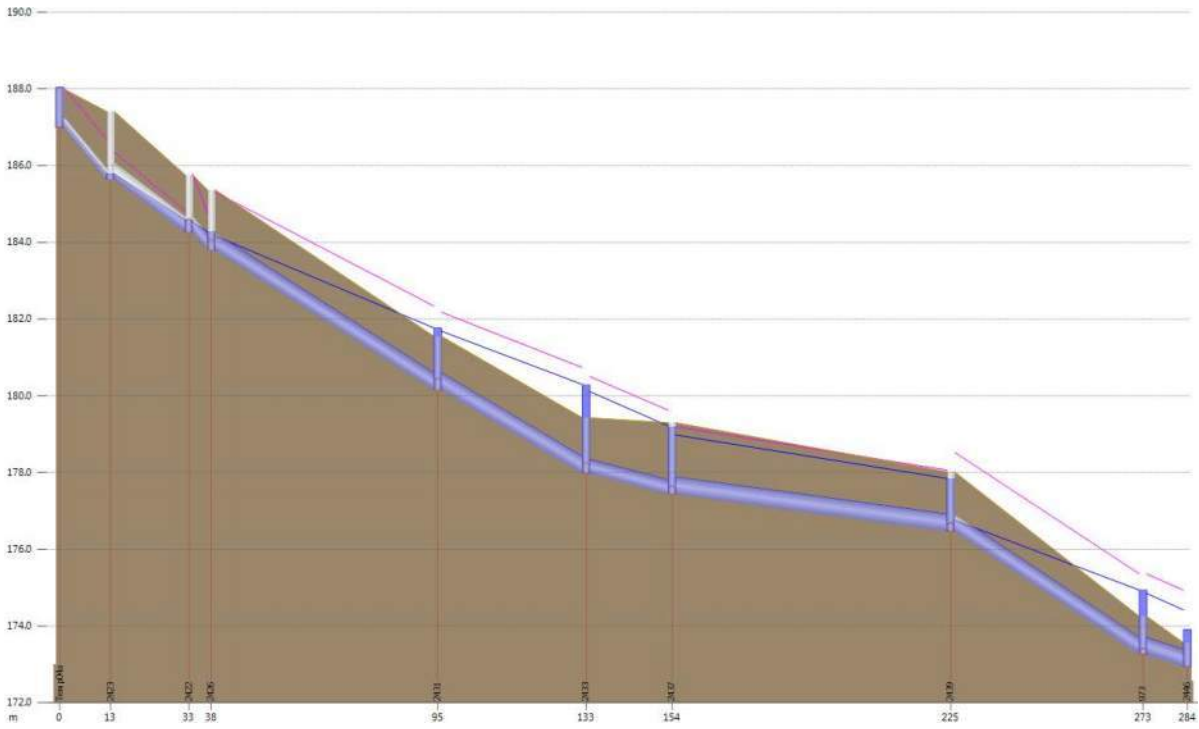


Figure 7. 20 yr 1 hr Long section from top of Buell Drive to outlet headwall (post-development)

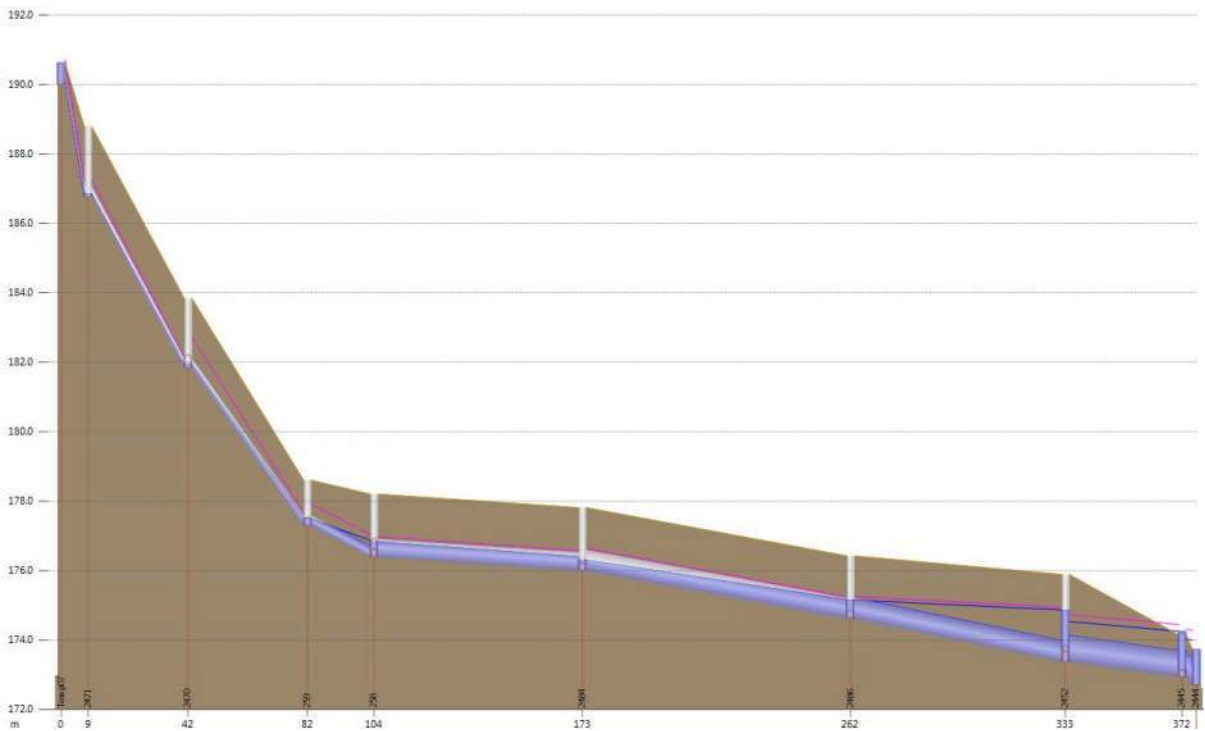


Figure 8. 20 yr 1 hr Long section from top of Classic Drive to outlet headwall (pre-development)

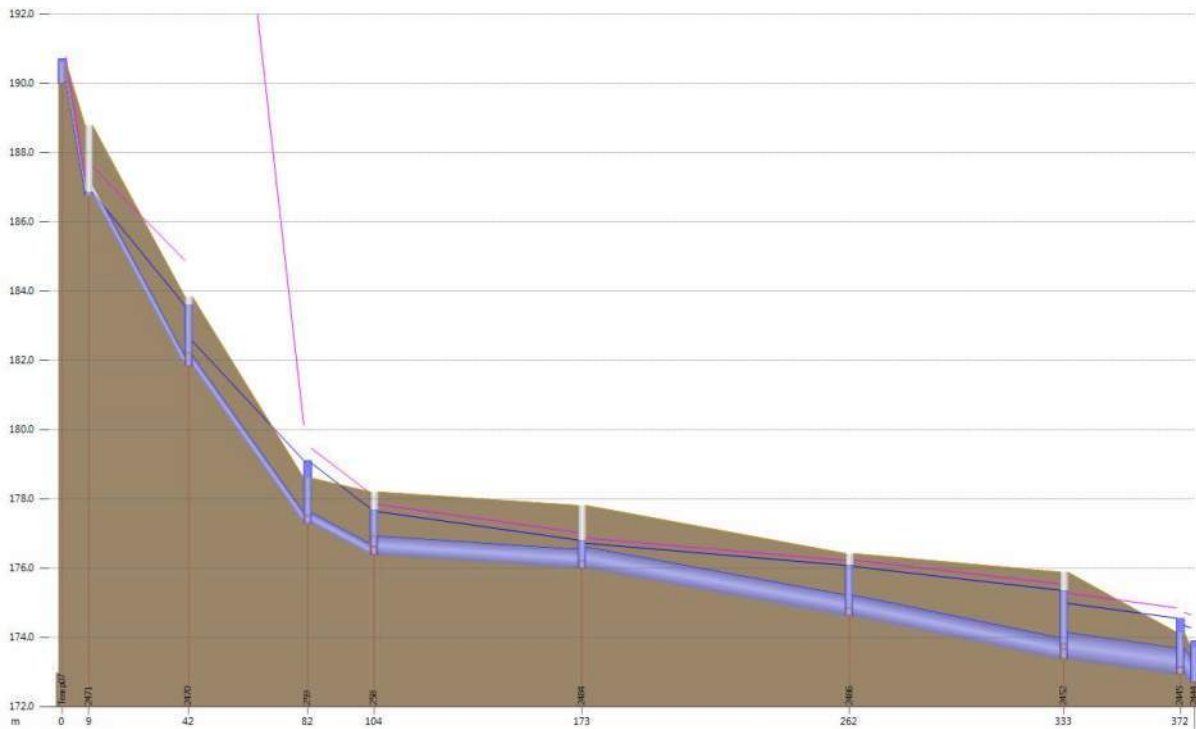


Figure 9. 20 yr 1 hr Long section from top of Classic Drive to outlet headwall (post-development)

Concept Design – new urban pipelines

Upgrades of the western and eastern networks were modelled to determine the options available to better contain the 20 year storm event including flows from the future subdivision. Detention within the proposed subdivision will not be accepted by the stormwater authority and the concept design has considered options to avoid the need for detention whilst providing for a practical maintenance regime.

Figures 10 and **11** show the modelled upgrades. These designs are conceptual and have not been informed by specific site survey or the locations of other utilities. The proposed layout includes modifications to divert stormwater and prevent additional flows from entering the existing key links through private property. The new alignment flows to a combination of pipes and new open drains to the north of the Harley Parade properties. The additional loads generated by the subdivision can achieve connection to the diverted lines through either parallel mains or potential upsizing of existing mains.

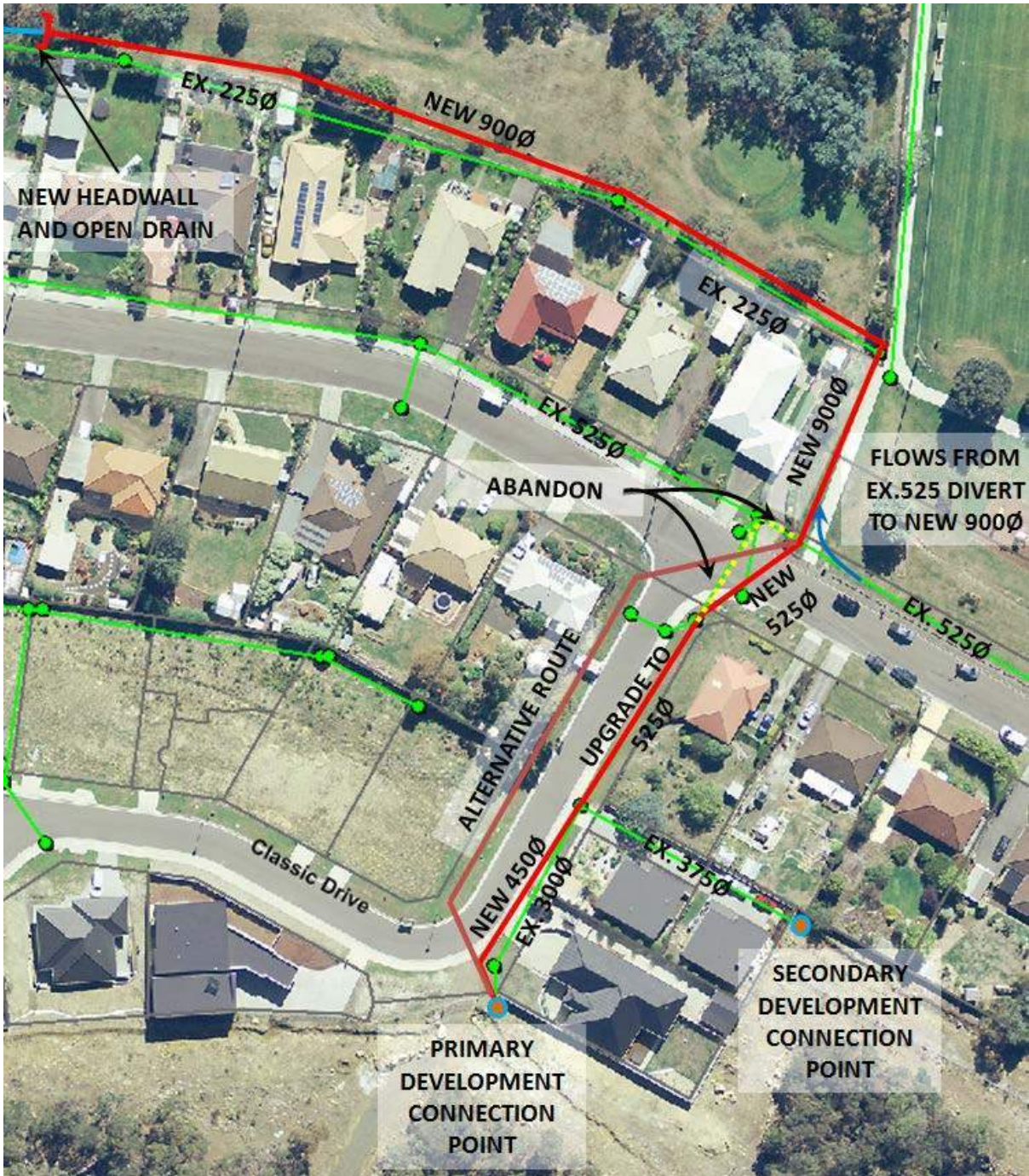


Figure 10. Eastern catchment concept stormwater design



Figure 11. Western catchment concept stormwater design

Figures 12 and 13 show results from the existing network and upgraded network. It can be seen that surcharge is prevented along both the the Buell Drive and Classive Drive main lines. Improvement in the existing network is evident.

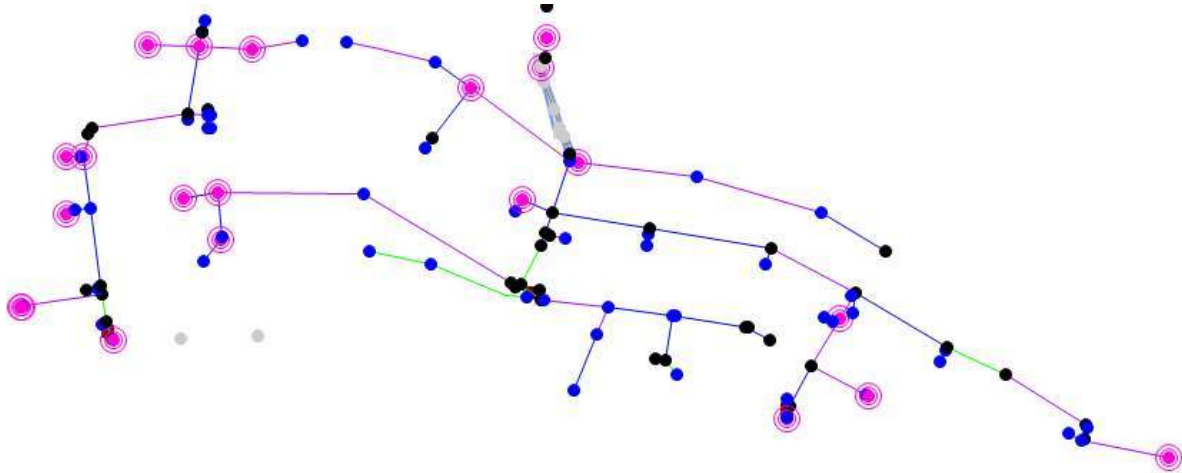


Figure 12. 20 yr 1 hr (post-development) existing network

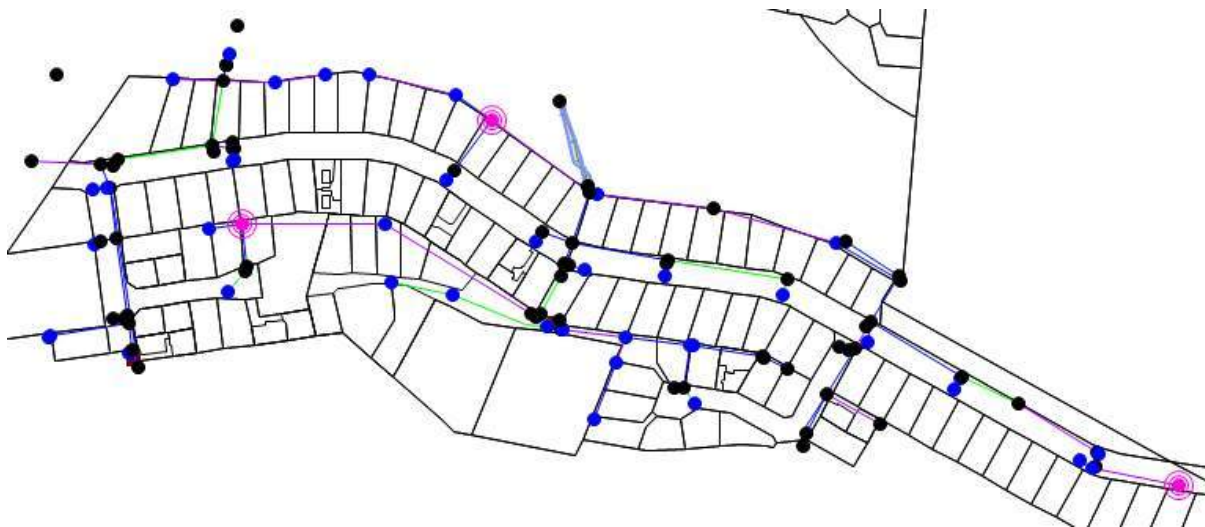


Figure 13. 20 yr 1 hr (post-development) upgraded network

The following indicative profile of the new eastern and western open drains is based on gradient and design flow rate:

- trapezoidal with 1m base and 1:4 side slopes, 350mm deep, 3.8m total width.

PART B – GOLF COURSE

Introduction

Two open drains service flows from the Harley Parade west and east subcatchments and direct them to two dams approximately 300 and 400 metres north-west. Detailed survey of the open drains and culvert have informed this assessment. **Figure 14** shows the location of these dams relative to the Harley Parade outlets and modelled structure of the open drains:

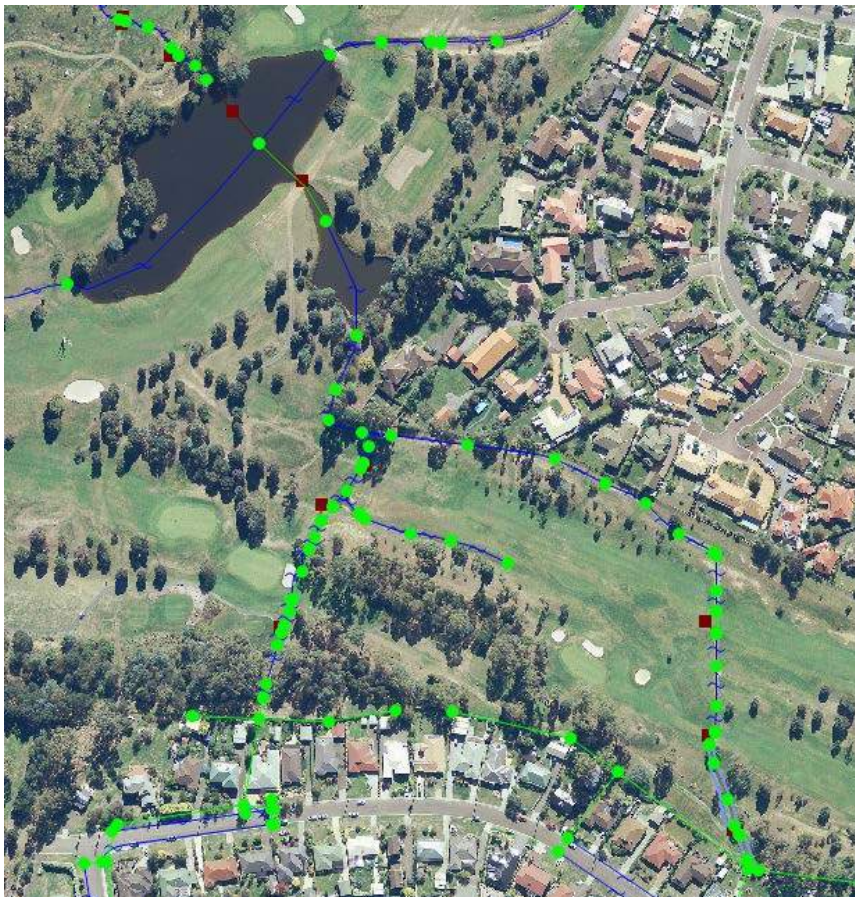


Figure 14. Modelled network through golf course to dams

These open drains service stormwater runoff from approximately 13 hectares golf course in addition to those from the Harley Parade catchment. The open channels are well defined but are restricted by regular culverts which have generally been installed underneath pathways and access tracks.

The open drains merge upstream of the first dam before entering a marshy area and spilling into the dam. This marshy area is created in part due to the very flat grade, common in stretches along both drains, and also due to the height of the dam spillway (169.8 mAHD) which effectively extends the dam footprint over the marshy area when full.

For the most part the drains are good order but with some low spots with ponding due to localised flat grades. The Country Club advise of localised flooding of residential properties.

The eastern drain averages 0.64% and the western 1.68%, though with some steeper sections and some very flat sections. The primary issue influencing their ability to pass flows through to the dams are the restrictions caused by the culverting of the channels. Generally the diameter of the culverts is much less than the cross-sectional area of the channels and there is little freeboard.

Service Levels

It is evident that the historic natural flow paths within the golf course were altered during its construction. Carrying overland flows, these channels and culverts form part of the major drainage system. As such the 1 in 100 year ARI storm events have been used to assess existing and proposed channel and culvert infrastructure.

Hydrology & rainfall

Both catchment hydrology and rainfall remains consistent with the assumptions made in Part A of this report.

Results – existing catchment & proposed development

The culverts in the eastern drain have are identified as A1 through to A3 from upstream to downstream. Those in the western channel are B1 to B4. **Figure 15** shows culvert locations along the eastern channel and **Figure 16** locations along the western channel.

Table 2 shows the predicted flows to which the culverts will be subjected to in the peak 100 year event, the actual ARI the culverts can actually service, and some upgrade options to achieve the 100 year service level. The upgrade options retain the existing culverts where possible and utilise the freeboard and surface levels currently available.

It must be noted that nodes in the upper network without overland flow paths attached, keep any floodwater at the node of origin until capacity within the network allows them to be recaptured. In effect this results in detention at those nodes rather than contributing to overland flows. As such these peak outlet flows from the upper catchment shown in **Table 2** may be slightly underestimated.

The modelling results suggest the existing arrangements have very limited capacity and in all cases additional culverts need to be added to allow flow rates greater than those generated during the 5 year ARI.



Figure 15. Eastern drain culverts



Figure 16. Western drain culverts

Table 2. Culvert performance and upgrade options (existing catchment scenario)

ID	Required Q_{100} (m^3/s)	Existing Dia. (mm)	Existing ARI Capacity (yr)	100 yr Options (CIRC.)	100 yr Options (BOX)
A Outlet	1.26	825	NA	NA	NA
A1	1.26	750	5	1050 or 750&525	1500x600
A2	1.61	750	<2	3x750 or 750&900	1200x900 or 1800x600
A3	1.61	900	5	900&600	1200x900
B Outlet	0.59	450	NA	NA	NA
B1	0.59	300	<2	750 or 2x600	2x1200x300
B2	0.65	450/300	<2	450&600	2x1200x450
B3	0.77	450	<2	750&450	2x1200x450
B4	0.77	450	<2	450&2x525	2x1200x450

Table 3 shows the peak flows predicted for the future catchment with the proposed subdivision above Harley Parade and augmentation of the network shown in Part A of this report.

Table 3. Culvert performance and upgrade options (future catchment scenario)

Name	Q ₁₀₀ (m ³ /s)	Existing Dia. (mm)	100 yr Options (BOX)
A0	1.02	825	NA
A1	2.07	750	1800x600
A2	2.17	750	2100x600
A3	2.17	900	1200x900
B0	0.22	450	NA
B1	1.61	300	2x1200x450
B2	1.65	450/300	2x1200x450
B3	1.68	450	2x1200x450
B4	1.73	450	2x1200x450

Culverts B1 and B2 are particularly undersized. B1 replaces the channel with only a DN300 and has very little cover. B2 replaces approximately 30m of channel and has a DN450 at the inlet which reduces to a DN300 halfway along its length. This also has very little cover or freeboard at its inlet. During initial discussions Country Club representatives have indicated they are open to reducing the extent of culverts B2 and reinstating the overland flow path.

The following indicative profile of an open drain replacing culvert B2 is based on the gradient and future flow rate:

- trapezoidal with 0.5m base and 1:4 side slopes, 450mm deep, 4.1m width.

The overall width can be reduced if freeboard allows, or alterations to adjacent land are made. The width and depth of incoming channels will need adjusting to match new box or piped culverts.

Downstream of culverts A3 and B3 the existing drainage lines flatten out considerable, both in gradient and overall depth. As such the width of flows is much wider and the amenity of surrounding land reduced. This flooding is exacerbated by the dams when they are full as standing water backs up southwards towards culvert B4. Modelling suggests it creates backwater effects along the two drainage channels.

It is predicted that lowering of the dam spillway by as little as 200mm will help alleviate these issues by allowing the system to function more efficiently. Due to the overall flatness of the banks of the eastern drain there remains potential for flooding in the backyards of properties in Oakmont Way and Huntingdale Way. On average there is 300mm freeboard from the

invert to the drain to the property boundary. This gives a capacity of approximately 600 L/s to the boundary (compared to an existing required capacity of 1.61 m³/s and a future capacity of 2.17 m³/s). A bund is proposed that will run along the boundary of these properties to give the freeboard required to prevent floodwaters encroaching on their land. With the same drainage width profile a height of 600mm from invert is required, so a 300mm bund at the boundary will suffice. This will shift some floodwaters southwards from the boundary towards the fairway.



Figure 17. Upgrade proposals for

DEV 2
ATTACHMENT C

From: TasWater - Development
Sent: 6 Mar 2016 21:18:53 +0000
To: Planning @ Meander Valley Council
Cc: Brett Woolcott
Subject: 1 HARLEY PDE PROSPECT TasWater Submission to Planning Authority Notice 2015 DA 201500137-MVC (6)
Attachments: 1 HARLEY PDE PROSPECT TasWater Submission to Planning Authority Notice 2015 DA 201500137-MVC (6).pdf

Dear Sir/Madam,

Please find attached TasWater's Submission to Planning Authority Notice which declares that TasWater:

- does not object to the granting of the permit subject to the inclusion of TasWater conditions

Please arrange for the TasWater Submission to Planning Authority Notice to be referenced within the permit and appended to it.

If you have any queries, please contact me.

Thank you.

Regards

David Boyle

Development Assessment Officer



D (03) 6345 6323
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

Submission to Planning Authority Notice

Council Planning Permit No.	DA\15\195	Council notice date	22/01/2015
TasWater details			
TasWater Reference No.	TWDA 2015/00137-MVC	Date of response	7/03/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	1 HARLEY PDE , PROSPECT	Property ID (PID)	3328829
Description of development	66 lot subdivision inc. rezoning and planning scheme amendment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	2013-218		14/09/2015
Conditions			
<p><i>Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission:</i></p> <p>TasWater does not object to the rezoning of this land from Rural Resource to General Residential zone. Additional commentary surrounding the provision of water and sewerage infrastructure to service the development includes:</p> <p>SEWERAGE INFRASTRUCTURE</p> <p>Sewage Treatment Plant (STP)</p> <p>The sewage discharge from the proposed 66 lot Harley Parade development catchment would be treated at the Blackstone Heights Sewage Treatment Plant (STP). The key issue at this STP is an occasional exceedance of our licence limit of 6,880 kL/day for peak wet weather flow during high rainfall events. There are high levels of Infiltration & Inflow of stormwater and ground water which are currently being directed to the STP. These are being investigated by Council and TasWater, however are not considered to be a reason to object to the development as such existing issues are TasWater's responsibility to rectify, with the assistance of Council as required.</p> <p>Dry Weather Flows to the treatment plant are well within the licence limits of the plant, with sufficient spare capacity to service the proposed 66 lots. It must also be noted that the ultimate development, and accordingly, demand on the system, will take a number of years to be fully constructed and developed. Total inflow to the STP has averaged 1,410 kL/day since July 2012. The projected discharge for the proposed development in accordance with WSAA codes is 36 kL/day (ADWF) and the projected combined flows remain well within the licence limit of 1,720 kL/day.</p> <p>Growth in the Prospect Vale (Blackstone Heights) Sewerage System catchment is occurring at a rate of approximately 2% per annum. It is considered that there is sufficient capacity in the system to allow for future growth in the short term.</p> <p>The ongoing operation of the STP is part of the current study for the Launceston Sewerage Improvement</p>			

Project (LSIP). Options for the STP include:

- removal of Infiltration & Inflow of stormwater into the STP
- upgrading the existing plant to cater for wet weather flows.
- construction of a new STP on or near the existing site.
- short term improvements to the STP to improve capacity.
- a new sewage pump station at the existing STP site to pump sewage from the existing network to a new northern STP.

Sewer Reticulation

The local sewer reticulation consists of a series of 150mm and 225mm pipelines draining to the STP. The sewer reticulation is adequate to accommodate flows from this proposed development, subject to final detailed design.

WATER INFRASTRUCTURE

Bulk Water

The development demand can be supplied by the Mt Leslie Water Treatment Plant (WTP) which has a 20 ML/day capacity and Casino Reservoirs (2 x 5 ML). Current demand figures are approximately 3 ML/day for an average winter day and 7-8 ML/day for a peak day. The surplus capacity of the WTP is currently sufficient to cater for the projected demand of this development and future expected growth.

Water Reticulation

The local water reticulation consists of a series of 100mm pipelines. The water reticulation is adequate to accommodate demand from this proposed development, subject to final detailed design.

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 / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction 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. Developer to purchase loose supplied water meters from TasWater and installed as part of the subdivision.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
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 and sewerage 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. In addition to any other conditions in this permit, all works must be constructed under the

supervision of a suitably qualified person 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, generally as shown on the concept servicing plan, are to be at the expense of the developer to the satisfaction of TasWater, with live connections performed by 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. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from the supervising suitably qualified person 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 suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. 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 defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, 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 existing TasWater infrastructure. Any damage caused to existing 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.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. 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.

16. Pipeline easements, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

1. \$1,666.00 for development assessment; and
2. \$216.00 for Consent to register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage must be paid commensurate with the number of Equivalent Tenements in each stage.

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>

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.

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Attachment D



Western urban drain



Eastern urban drain

Urban diversion drains	
Western drain	67% developer contribution
Eastern drain	70% developer contribution



Eastern golf course drain



Western golf course drain

Golf course drains	
Western drain	45% developer contribution
Eastern drain	20% developer contribution

DEV 2
ATTACHMENT E



WOOLCOTT SURVEYS

MEANDER VALLEY INTERIM PLANNING SCHEME 2013

DISPENSATION

and

DEVELOPMENT APPLICATION

1 HARLEY PARADE, PROSPECT VALE

Dispensation to set aside the provisions of the Rural Resource zone and allow consideration of the General Residential zone and 66 lot stages subdivision (plus roads)

For

TOSI Pty Ltd

Dec 2014

1 | Page

DEV 2

Contents

PROPOSAL 3

SITE and TITLE DETAILS..... 3

TOPOGRAPHY 3

NATURAL HAZARDS 3

GEOLOGY..... 3

CONTAMINATING USES..... 3

PEDESTRIAN AND VEHICULAR ACCESS 3

EXISTING BUILDINGS ON SITE 4

ADJOINING PROPERTIES AND USES 4

FLORA AND FAUNA 4

SALINITY..... 6

ASSESSMENT AGAINST PLANNING SCHEME 6

 General Residential Zone6

VISUAL ASSESSMENT 12

 SCENIC MANAGEMENT CODE12

SERVICES 15

OBJECTIVES OF RMPS/LUPAA..... 16

STATE POLICIES..... 17

REGIONAL LAND USE STRATEGY 18

COUNCIL STRATEGIC PLAN 20

PROSPECT VALE AND BLACKSTONE HEIGHTS STRUCTURE PLAN..... 20

SUPPLY AND DEMAND 20

GREATER LAUNCESTON PLAN..... 21

SAFETY REQUIREMENTS UNDER GAS PIPELINES ACT 22

CONFLICTS WITH ADJOINING USES 22

ENVIRONMENTAL MATTERS..... 22

SOCIAL MATTERS 23

ECONOMIC MATTERS 23

CONCLUSION 23

ATTACHMENTS 23

PROPOSAL

It is proposed to seek a dispensation from the provisions of the Meander Valley Interim Planning Scheme 2013 as they relate to residential use/subdivision in the Rural Resource zone and applying the provisions of the General Residential zone to the subject site. A 66 lot plus road staged subdivision layout accompanies the dispensation request.

SITE and TITLE DETAILS

The site is legally described as C. T. 168190-1, Meander Valley Road, Prospect Vale. The total area of the site is 46.06 hectares. The rezoning request relates to 6.9 ha of this site located in the northern section of the title.

TOPOGRAPHY

The land slopes gently northward to Harley Parade. The highest point of the subject site is towards the north-west corner – backing on to the Country Club land. The land is partially cleared, partially scrub land with few unique features. Some trees greater than 5m in height will be cleared – but none of these are on a skyline, in an area of landscape importance or are threatened vegetation.

NATURAL HAZARDS

Due to the topography of the site, flooding is not an issue for this site. Run off from the site will be directed into correctly engineered storm water drainage systems – thus reducing the chances of flooding for property further down the catchment.

A Bushfire Assessment accompanies this application.

GEOLOGY

The site is not a defined landslip area. Nor does it display any characteristics which would suggest that soils are not suitable for the development of residential structures.

The underlying geology of the site is described as *“Dolerite: intrusive into older sedimentary rocks of grain size 0.7-6mm – locally deep- weathered.”* - Source MRT _Launceston Geology Map 3

This is typical geology of the whole area west of Harley Parade through to Traveler’s Rest.

CONTAMINATING USES

There is no history of uses on this site which would have resulted in contamination.

PEDESTRIAN AND VEHICULAR ACCESS

Vehicular and pedestrian access to the Harley Parade area comes directly off the Westbury Road connector or if travelling east from the Bass Highway.

A Traffic Impact study has been carried out by Terry Eaton, Traffic Engineer. This study looks at both the user and physical characteristics of the roads in and around the subject site. It concludes that the design of collector roads like Westbury Road and Harley Parade are adequate for the amount of traffic likely to be generated by this development.

The study notes:-

A traffic assessment for a subdivision off Classic Drive and Buell Drive, Prospect Vale, has found no significant traffic safety or traffic service issues with the development provided consideration is given to provide a pedestrian pathway/emergency vehicle access from the eastside cul-de-sac off Buell Drive and the southbound extension of Classic Drive.

The comments made in regard to layout have been incorporated into the final layout.

EXISTING BUILDINGS ON SITE

There are a scattering of old buildings from previous uses across the site, sheds, a dwelling, orchard and similar. A dwelling has recently been approved on part of the subject title.

ADJOINING PROPERTIES AND USES

The site has no current obvious use – it is low quality scrub which interfaces with residential development.

Land to the north has been subdivided into residential type lots and most of these contain substantial family type homes. To the east is a mix of commercial type developments – interspersed are two older houses.

Land to the south, across the Bass Highway, has been subdivided into smaller lots and there is a mix of straight dwellings or dwellings with rural type businesses operating from the site.

Land to the west continues the low quality scrub theme of the site under consideration until the rural residential development around Traveler's Rest becomes evident.

FLORA AND FAUNA

A full Flora and Fauna study has been carried by North Barker Ecosystem Services. Overall comments suggest that there are no flora and fauna issues which would prevent consideration of this site for residential development. The report notes:-

A vegetation survey and fauna habitat assessment has been undertaken of approximately 47 hectares of land located between Harley Parade and the Bass Highway, Prospect Vale. It is proposed to develop a residential subdivision at the site.

The study area supports a large remnant of native vegetation in moderate condition that accords to the Tasveg (v2.0) communities:"

- dry *Eucalyptus viminalis* grassy forest and woodland;
- dry *Eucalyptus amygdalina* forest and woodland on dolerite;
- *Bursaria-Acacia* woodland and scrub; and

– freshwater aquatic sedgeland and rushland.

DVG, DAD and NBA are not listed as threatened communities under the Tasmanian Nature Conservation Act 2002 (NCA). ASF is listed, however the occurrences within the study area are the result of man-made dam construction and are small and characterised by low native species diversity.

The condition of the native vegetation varies across the site due to disturbances such as timber harvesting, vegetation clearing, grazing by deer and extensive infestation by gorse (*Ulex europaeus*). Some eucalypts appear to be dying in the northern part of the site, probably due to drought stress.

No vascular plant species listed on the Commonwealth Environment Protection & Biodiversity Conservation Act 1999 or on the Tasmanian Threatened Species Protection Act 1995 were recorded. It is considered unlikely that the site provides significant habitat to ephemeral species that may not have been identifiable at the time of survey (e.g. orchids or graminoids).

The site provides potential habitat for the eastern barred-bandicoot (*Perameles gunnii*). Implementation of a subdivision at the site is unlikely to have a significant impact on the conservation status of the species, which is listed under the EPBCA, but not under the TSPA as it is not considered to be threatened in Tasmania.

One large black peppermint (*Eucalyptus amygdalina*) with good hollows is present on the property, which would provide habitat for arboreal fauna and should be retained, if possible.

The site is threatened by weed infestation, in particular by an abundance of the declared weed, gorse (*Ulex europaeus*). Individual plants and thickets which dominate the understorey are scattered across the site. Other declared weeds present in low numbers are blackberry (*Rubus fruticosus*) and ragwort (*Senecio jacobaea*).

Appropriate conditions brought in with an approval for the site could ensure adequate management of any native vegetation and trees to be retained, and ensure a reduction in the long term threat of weed infestation arising from the subject land.

RECOMMENDATIONS:

1. Control weeds. Weed management should include preliminary weed control prior to construction, supplemented by follow up measures post construction to target any regenerating plants. During construction appropriate weed hygiene measures should be adopted to prevent contaminated material and weeds being transported off site.
2. Consideration could be given to including some larger lots in the southern part of the site in order to retain native vegetation within lots. Building envelopes should be designated and controls (i.e. Part 5 Agreement with Meander Valley Council) put upon clearance of native vegetation beyond that which is reasonably required to construct a dwelling.
3. Consideration could be given to retaining an area of native vegetation within the site to form a bushland reserve/public open space within the completed subdivision design.

There is nothing in this study which would prevent the consideration of this land for subdivision as proposed in this Dispensation request.

SALINITY

A Salinity study has been carried out by Geo-environmental Solutions and has indicated that there are no salinity matters which could be used to prevent the development of this site occurring.

The report concludes:-

- *There is no significant soil salinity associated with any of the residential blocks in the proposed subdivision stages 1-6*
- *There is also no significant salinity on the balance of the tile, which may be suitable for future rural residential development at a later date*
- *The results are consistent with the site location in an elevated topographic position and the Dolerite parent material*
- *The vegetation on the northern slopes of the site is sparse and is respective of a dry north facing microclimate, therefore the removal of vegetation is likely to have a low impact upon the hydrology of the site*
- *The native vegetation and soil moisture status of the south facing slopes indicate that vegetation removal on the southern side of the property may have a greater effect upon local hydrology*
- *Therefore it is recommended that any future development on the southern slopes carefully consider groundwater resources*
- *Given the lack of evidence of soil salinity and the topographic position of the site, I believe no further salinity assessment is warranted*

Therefore there is no barrier associated with soil salinity to the proposed residential development of the site.

ASSESSMENT AGAINST PLANNING SCHEME

In seeking this request for Dispensation and putting forward a subdivision layout consideration has to be given to the suggested zone provisions – in this case General Residential Zone.

General Residential Zone

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

COMMENT - The proposal is aligned well to the Purpose of the Zone. The final development will reflect the character of the surrounding area.

10.1.2 Local Area Objectives

<p>Prospect Vale a) Prospect Vale will be maintained as a key centre of urban expansion. Where areas currently zoned General Residential adjoin the Particular Purpose Zone, development is to provide for the long term strategic outcomes in the design of urban environment; b) Promote opportunities to alter the urban environment to make more efficient use of alternative modes of transport.</p>	<p>a) Subdivision design is to consider the relationship and connectivity to future urban growth areas. b) Development design is to complement any public works to provide improved connectivity for alternative modes of transport.</p>
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COMMENT – As far as the development can align with this general statement there is conformance with the Local Area Objective. This is a small infill development to the rear of an existing similar development. As such there are limited opportunities to introduce significant strategic changes in land use pattern.

10.1.3 Desired Future Character Statements

*Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development.
Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries.*

COMMENT – The subdivision layout submitted picks up the character and density of the existing developments. Thus the existing character of the area will be maintained with this infill development.

The Development Standards relevant to this proposal relate to subdivision:

10.4.15 Subdivision

10.4.15.1 General Suitability

<p>Objective: The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the General Residential Zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution</p>	<p>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;</p>

	<p>c) connection to the road network;</p> <p>d) availability of or likely requirements for utilities;</p> <p>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and</p> <p>f) potential exposure to natural hazards.</p>
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COMMENT – each lot on the proposed layout is capable of containing a dwelling (which is likely to be the end use for each lot). There are no ecological, scientific, historic, cultural or aesthetic values to protect on this site. The proposed development follows the existing pattern of development in this area.

10.4.15.2 Lot Area, Building Envelopes and Frontage

<p>Objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Lots must:</p> <p>a) have a minimum area of at least 700m² which:</p> <p>i) is capable of containing a rectangle measuring 10m by 15m; and</p> <p>ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>b) 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</p> <p>c) for the provision of utilities; or</p> <p>d) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>e) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <p>a) a dwelling to be erected in a convenient and hazard-free location; and</p> <p>b) on-site parking and maneuverability; and</p> <p>c) adequate private open space.</p>
<p>A2 Each lot must have a frontage of at least 4 metres.</p>	<p>P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.</p>

COMMENT – Compliance can be claimed against A1 and A2 – the lots all comply with the requirements. All lots will have a frontage which exceeds 4m.

10.4.15.3 Provision of Services

<p>Objective To provide lots with appropriate levels of utility services.</p>

Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created 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.
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of storm water to a legal discharge point.

COMMENT – The lots to be created will be connected to reticulated services.

10.4.15.4 Solar Orientation of Lots

Objective To provide for solar orientation of lots and solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
A2 The long axis of residential lots less than 500m ² , must be within 30 degrees east and 20 degrees west of north.	P2 Lots less than 500 m ² must provide adequate solar access to future dwellings, having regard to the: a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.

COMMENT – Acceptable solution is met - complies

10.4.15.5 Interaction, Safety and Security

Objective To provide a lot layout that contributes to community social interaction, personal safety and property security.	
Acceptable Solutions	Performance Criteria
A1 Subdivisions must not create any internal lots.	P1 Subdivisions that create internal lots must provide for adequate levels of visibility and surveillance.

COMMENT – Compliance relies on performance criteria in that 5 of the 66 lots will be internal. All lots that are internal are there to make best use of the available land and create the opportunity for passive surveillance to the rear of other lots.

10.4.15.6 Integrated Urban Landscape

<p>Objective To provide attractive and continuous landscaping in roads and public open spaces that contribute to the: a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any</p>	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, public open space or other reserves.	<p>P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</p> <ul style="list-style-type: none"> a) it has regard to existing, significant features; and b) accessibility and mobility through public spaces and roads are protected or enhanced; and c) connectivity through the urban environment is protected or enhanced; and d) the visual amenity and attractiveness of the urban environment is enhanced; and e) it furthers the local area objectives, if any.

COMMENT – The new development creates new roads. There can be no alternative. The new road network respects the existing network and opens up the areas which are subject to this request.

10.4.15.7 Walking and Cycling Network

<p>Objective a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible. c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, footpath or public open space.	<p>P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</p> <ul style="list-style-type: none"> a) link to any existing pedestrian and cycling networks; and b) provide the most practicable direct access for

	<p>cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and</p> <p>c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and</p> <p>d) promote surveillance along roads and from abutting dwellings.</p>
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COMMENT – The new development creates new roads. There can be no alternative. The new road network respects the existing network and opens up the areas which are subject to this request.

10.4.15.8 Neighbourhood Road Network

<p>Objective</p> <p>a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and</p> <p>b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.</p>	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road.	<p>P1 The neighbourhood road network must:</p> <p>a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and</p> <p>b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and</p> <p>c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and</p> <p>d) provide safe and efficient access to activity centres for commercial and freight vehicles; and</p> <p>e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</p> <p>f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise</p>

	<p>the provision of cul-de-sacs; and g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and h) take into account of any identified significant features.</p>
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COMMENT – The new development creates new roads. There can be no alternative. The new road network respects the existing network and opens up the areas which are subject to this request.

VISUAL ASSESSMENT

This part of the report represents an assessment of the visual impact of the area proposed for dispensation. It should be noted the site is not in a Scenic Protection area as defined within the planning scheme

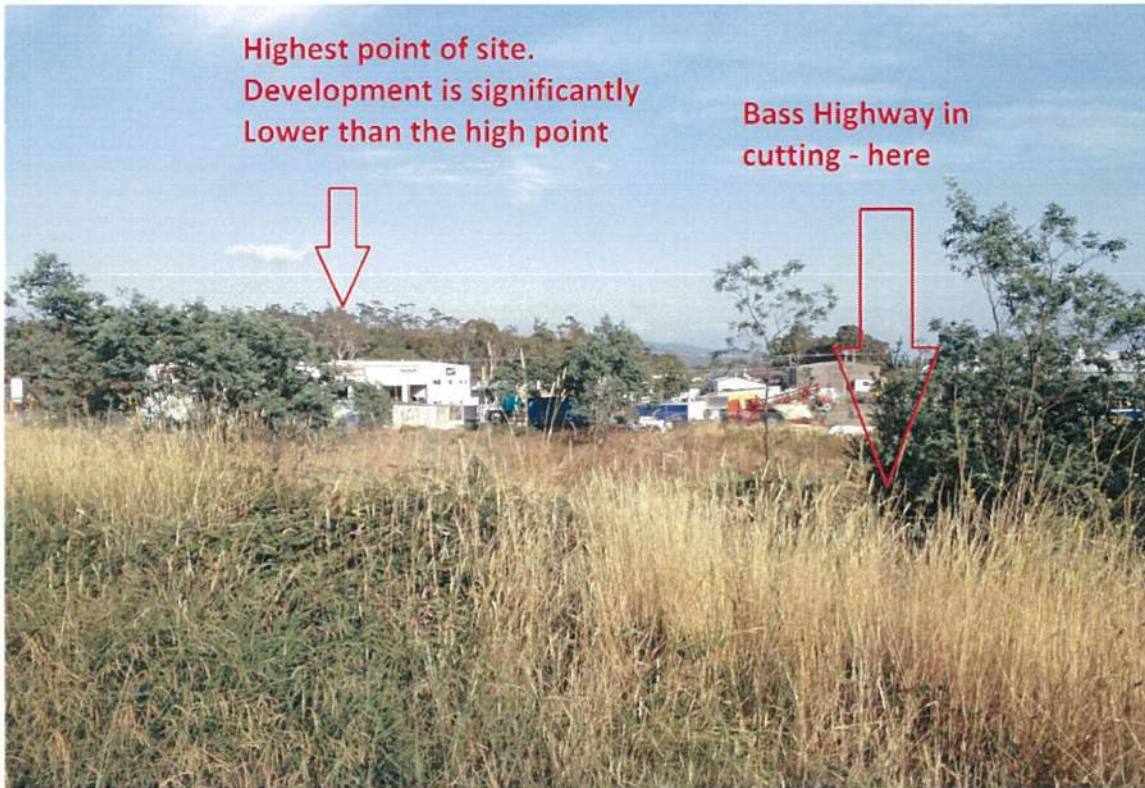
It has been suggested by the Council Planning Officers that the current Scenic Protection boundary is more appropriately located further down the slope – closer to the Urban Area. However, to progress this matter reference will be made to the current Scenic Protection area provisions as contained within the Interim Planning Scheme.

SCENIC MANAGEMENT CODE

The purpose of this Code is:-

- a) ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and
- b) ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape

In regard to point a) above the site cannot be seen from a tourist road corridor as the Bass Highway where it passes the site is in a cutting significantly lower than the site.



Travelling from the west, the site is screened from view by rising ground and existing rural living areas.

From outside the site the only glimpse of the development will be from the short cul de sac developments to the west of Casino Drive . A photo below tries to illustrate this – but as the distances are quite great the site will be lost in a massing of other urban development.



The site can be seen from the car park in the recreation reserve off Harley Parade – only glimpses through the trees and partially screened by existing urban development.



From the car park at Harley Parade recreation area – again the subject site is lost in the urban backdrop.



Again from the car park – subject site is in distance and behind existing urban development.

E7.6.1 Scenic Management – Tourist Road Corridor	Not applicable due to differences in level between the site and the Highway. The Highway is in a cutting where it passes the site/area.
E7.6.2 Local Scenic Management Areas Table E7.1 – Local Scenic Management Areas 1 Travellers Rest / Blackstone Hills	The site is NOT prominently visible from the Highway or any public area of Prospect. The site might be partially visible from some private areas along Harley Parade/Casino Drive – the specific development site is not visible from any of these locations. In all reality this section of the code has little application to this site.

SERVICES

The matters of water and sewer services have been discussed with Tas. Water. It was noted that the Harley Parade development has been supplied from the Casino Reservoir, whose top level is RL 237 AHD. To avoid the need for pressure pumps BLW have advised they would approve a direct link main from the Casino Reservoir to the western end of the Harley Parade development. Water supply is adequate for both domestic use and fire fighting purposes.

Tas. Water has advised that there are sections of the sewer network from Prospect to Blackstone Heights Waste Water Treatment Plant which are undersized. It is envisaged that these sections will form future capital works to upgrade.

The reticulation network is adequate for the development proposed.

JMG was commissioned to provide some comment on the basic engineering services required for a subdivision/rezoning. The issues covered are – water, sewerage, storm water, traffic (general), gas, telecommunication and power.

In summary the study notes:-

a) Water services will have to be augmented by the connection of the Casino Reservoir Main directly to the western end of the subdivision.

b) Sewerage reticulation locally is adequate, as is treatment. There are parts of the trunk systems which may need upgrading in the future, and this is part of the wider Ben Lomond Water (now Tas. Water) works program.

c) Storm water is adequate in terms of ultimate disposal to the Golf Course, but there is a need to undertake some internal works as part of the development to transmit storm water to these outlets.

d) Roads are adequate to service the extra lots.

e) Gas, Telecommunication and Power can all be supplied.

A full copy of this study is attached

OBJECTIVES OF RMPS/LUPAA

The objectives of the RMPS are:

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity
- to provide for the fair, orderly and sustainable use and development of air, land and water
- to encourage public involvement in resource management and planning
- to facilitate economic development in accordance with the objectives set out in the above paragraphs
- to promote the sharing of responsibility for resource management and planning between the different spheres of government, the community and industry in the State.

COMMENT -These are very general objectives and this is a very specific request. The two don't readily align in terms of comparison. What can be said is that the proposal doesn't conflict with any of the objectives above. All the required studies have been completed to show that the proposal is basically infill, thus the degree of sustainability is higher than opening up more remote, greenfield sites. The public will get an opportunity to be involved in the process. The land when approved will offer up some local economic benefit to builders and related trades.

Schedule 1 Objectives of LUPAA includes both the objectives of the RMPS (Part 1) and the objectives of the planning process established by the Act (Part 2).

Part 2, Schedule 1 objectives are:

- (a) to require sound strategic planning and coordinated action by State and local government; and
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

COMMENT - In presenting this request for Dispensation it is argued that the strategic intent of the proposal is sound and based on evidence; consideration has been given to environmental, social and economic values; this is a consolidated approval process; it will create a pleasant environment (based on the product previously produced by same landowner); make good use of public infrastructure and has considered land capability.

STATE POLICIES

The State Coastal Policy is not relevant in this case due to the location of the site.

The State Policy on the Protection of Agricultural Land 2009 aims to protect the viability of agricultural land from inappropriate development.

Armstrong Agricultural Services carried out an Agricultural Impact report on this site.

The report noted the following:-

“Land use is native vegetation, domestic garden and residence with storage areas for the Harley Davidson complex. None of the adjacent titles are managed for production agriculture. The subject title is located on the edge of the urban / rural interface and is surrounded by land managed mainly for residential or commercial purposes.

The land capability for the title is mapped at 1:100,000 as LC6 with an area of LC4 on the southern boundary (Noble 1991).



Source – LIST – Tasmanian Property website

Blue represents class 6 land

Green represents class 4 land

The current agricultural potential of the lot in isolation or in conjunction with other farming titles is negligible, due to a combination of size of title, Land Capability and clearance / conversion limitations (both through Scenic Protection restrictions and fettering) on the vegetation. The proposed rezoning will have no impact on agricultural potential of the lot or the surrounding lots."

The study was undertaken across the whole site so its findings are relevant to this proposal. Nothing will have changed since 2008 when the study was commissioned.

The proposal does not conflict with the provisions of the State Policy on the Protection of Agricultural Land 2009.

State policy on Water Quality Management aims to protect the quality of water as a resource from the impacts of development. As the lots to be created will be connected to sewer and storm water services there will be no impact on water quality from this development.

REGIONAL LAND USE STRATEGY

In response to the State-wide Regional Land Use project the Northern Tasmania Development (acting on behalf of member councils) commissioned and published this broad strategic land use framework – Regional Land Use Strategy (RLUS).

By its nature this is a high level document which has little or no direct application to many rezoning/Dispensation requests. However, in this instance there are statements contained within the RLUS which relate directly to the proposal.

The RLUS defines land use into three well-defined categories – Rural, Urban and Environmental. The RLUS states:-

“The region’s three key land uses can clearly define the extent of urban development, and specifically encourage the containment of growth to established urban areas to increase the sustainability of these settlements in terms of population, but also the level of services and infrastructure they provide to the community.”¹

It continues:

“The hard edge of the urban growth boundary is to be managed with an appropriate graduation of land uses and activities associated with urban development to provide a transition of urban activities between the surrounding non-urban areas that form the remaining major regional land use categories. This will ultimately be achieved through zoning within the planning schemes to establishing clear graduation of land uses between urban land, rural land, natural resources areas and environmental and open areas.”²

The concept therefore of a well defined Urban Growth Boundary is pivotal to the RLUS and what it claims to be good land use practice. To reinforce that point the Desired Regional Outcome for the Regional Settlement Network is:-

Desired regional outcome

Reinforce **Urban Growth Boundary Areas** with an efficient urban settlement pattern strategy to ensure sustainable use of land across the region that:

- consolidates the roles of the greater Launceston urban area and the surrounding sub-regional urban centres;
- creates well-planned communities, supported by an activity centre network that gives people good access public transport and links residential areas to employment locations.³

By all descriptors the site under consideration is part of the Launceston Regional City Urban conglomerate and as such sits at the top of the development hierarchy in terms of priority areas for new development.

The proposal can also best be described as infill development, one of the preferred types of urban expansion.

The RLUS notes that for a regional city like Launceston (including this section of Meander Valley) planning will need to include – *major new infill housing opportunities*⁴ (not that this is major in scale).

The RLUS also comments on the need to develop infrastructure rich areas in preference to not so infrastructure rich areas. Given the comments from Tas. Water this would appear to be an infrastructure rich area.

¹ Regional Land Use Strategy Northern Tasmania 2011 - page 29

² Regional Land Use Strategy Northern Tasmania 2011 - page 30

³ Regional Land Use Strategy Northern Tasmania - 2011 - page 39

⁴ Regional Land Use Strategy Northern Tasmania - 2011 - page 46

All matters considered, the proposal is not inconsistent with the principles contained in the RLUS for urban expansion. The proposal makes the best (highest density) use of urban land as expressed in the RLUS. Other factors come into play like topography, surrounding land uses, visual amenity and relationship to open space networks which the proposal is creating. Taking these matters into account the proposal is a good solution to the development of this urban growth area site and well aligned to the RLUS.

COUNCIL STRATEGIC PLAN

Meander Valley Council Strategic Plan 2004 – 2014 set the following, relevant directions:-

“Managing the tension between and conservation of our natural and built environment is a key issue. This will require sustainable management that respects community values, is fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, karst management, salinity and water quality.”

By undertaking a series of specialist studies, holding consultation with relevant agencies and thinking in a strategic manner the proposal can be seen to comply with the direction of the Council Strategic Plan 2004 – 2014

“Meander Valley needs to respond to changes and opportunities to strengthen its economic base. We need to attract investors, manage population, encourage business cooperation, support development and build the Great Western Tiers brand.”

Within that direction the relevant sections are manage population and support development. This dispensation request is really about tidying up a zone boundary rather than introducing any great wholesale change in direction. It will allow the land to best used to attract new residents into the Prospect Vale area and will provide much needed work for the civil construction / building industries during development.

PROSPECT VALE AND BLACKSTONE HEIGHTS STRUCTURE PLAN

The council recently adopted the above plan. The plan was developed with a comprehensive public consultation process. As such the development of the plan, the draft concepts and the final recommendations have been tested in line with public involvement in the RMPS. The Structure Plan identified this area as a residential development/infill site.

SUPPLY AND DEMAND

To test demand for residential lots in the Prospect area the following surveys were undertaken:-

- A visual assessment of new lots, vacant lots and houses under construction
- Discussions with Real Estate Agents
- Interviews with those building in the Prospect area.

The visual survey identified 6 areas in close proximity to the site under consideration where there was evidence of new houses being constructed in recent times.

Around Bradford Ave there is evidence of a new 20 lot subdivision – 1 block was vacant – none under construction. In effect this area is fully developed.

The largest subdivision is around Bordin Ave (Ben Lomond View Estate). There are around 130 lots in this area – 12 are vacant and 10 are under construction.

Off Ben Lomond View is a new area called “stage 5”- within this area there are 27 lots – 20 being vacant. Of these lots 5 have been sold. Giving an available number of lots as 15.

Closer to the site under consideration are three areas of new housing. Classic Drive has 14 lots (opened up in 2010) – 8 are vacant and 3 are under construction, and only 1 remaining to be sold by the developer. The extension of Buell Drive has 7 lots – none vacant and 1 under construction. Heritage Place has 12 lots – only 1 is vacant.

In total there are 210 lots in the 6 areas – 41 vacant (although many are sold) and 13 houses under construction.

There is one Real Estate Agent located in Prospect and a further three who consider Prospect to be one of their prime sales areas within the city. The cumulative demand for lots in Prospect as expressed by the Real Estate Agents is 13/15 lots per annum. All would confirm that the market is currently flat across the city – but Prospect still proves to be desirable suburb for residential development. At its height Prospect could boast 25/30 sales per annum.

Demand is often driven by the supply in various locations – all Agents comment that a new location for subdivision will experience higher demand than other areas with vacant land.

There are two fairly steady markets – builders buying to construct speculative houses and first home builders (normally in the younger age bracket) who look on Prospect as an affordable location with good facilities.

Given the expected demand of say 14 lots per annum and the current supply of 41 vacant lots that equates to a 2.9 year supply of vacant land in the Prospect area maximum.

Three residents of newly constructed homes were interviewed as part of this survey. The reasons they picked Prospect to build their home were – location close to the city, good range of services (Prospect Vale), easy access to highway network, affordable land and know people who are close to their site. Two of the three were first home builders – the other had contracted a builder to construct the house (it was their third house).

Prospect is a desirable location for a range of reasons. It has a strong market even in these flat times in the residential market. There is currently only 2.9 years supply of vacant lots (based on existing demand). Opening up a further 60+ lots will bring the supply of residential lots to around 8 years – this is close to the desirable figure of 10 years as expressed in any good planning outcome.

GREATER LAUNCESTON PLAN

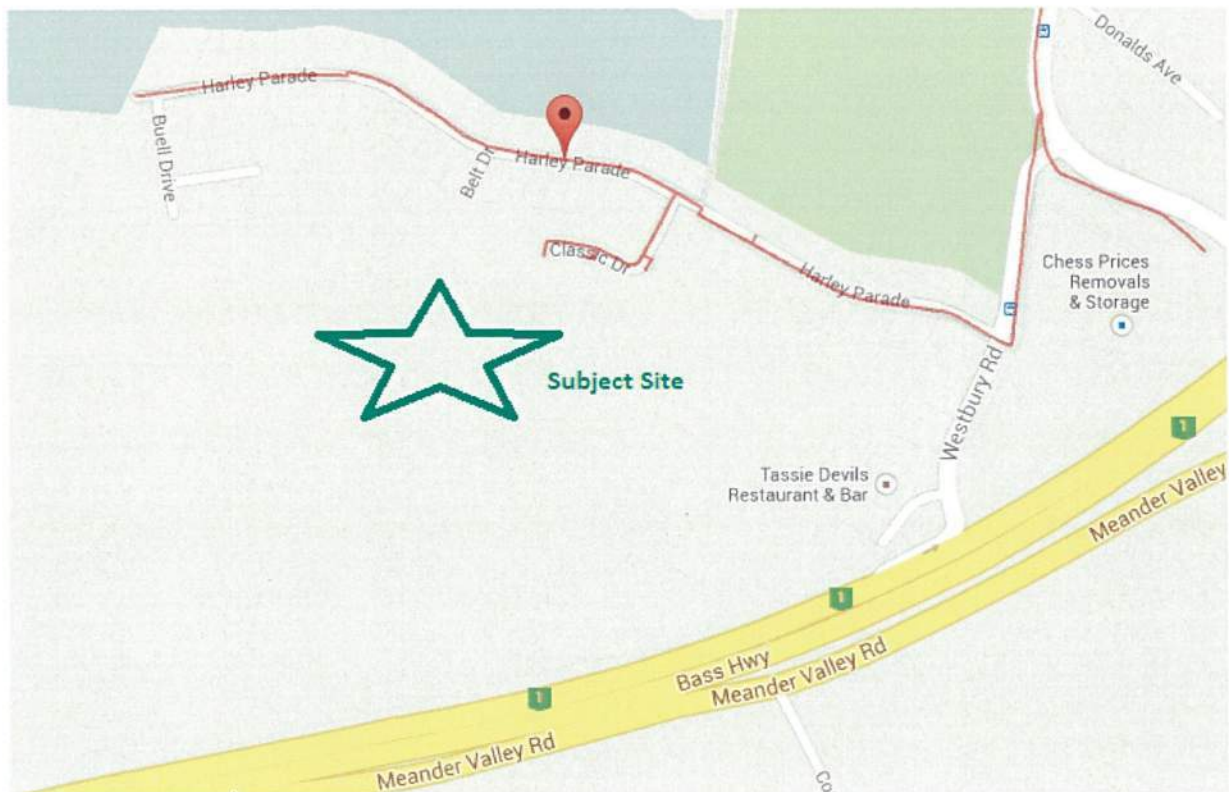
The Greater Launceston Plan was a cooperative effort at long term strategic planning carried out by the Councils surrounding the Tamar Estuary. This was a plan which was developed with extensive public

input - the development concepts and final recommendations have been extensively tested against public opinion.

Prospect was seen as one of the major growth areas within this plan. This proposal is therefore in line with the outcomes of this major planning exercise.

SAFETY REQUIREMENTS UNDER GAS PIPELINES ACT

The Gas Pipeline is located in Harley Parade and Classic Drive. This is a positive for the subject site which can easily be connected to natural gas. The proposal will not impact on the safety aspects of this pipeline – indeed it will make its existence more sustainable by presenting a new generation of clients in this area.



Gas Pipeline Locator - TASgas

CONFLICTS WITH ADJOINING USES

The proposal complements rather than conflicts with adjoining uses. Given the surrounding land uses are residential this proposal is a natural infill development within the same use class as neighbouring development.

ENVIRONMENTAL MATTERS

The environmental matters relevant to this site have been covered by the various sections in the report.

SOCIAL MATTERS

Providing a range of housing options within a number of locations has strong social outcomes. It is about building communities and creating the opportunities for people to have housing choices. It is about making the best use of existing community infrastructure and creating the circumstances which may lead to the establishment of further services not currently available in the area.

ECONOMIC MATTERS

The development of this site for housing lots will stimulate the local civil construction industry. The building of houses on each lot will provide work for the local building industry at a time when construction levels are low and the industry needs a boost.

CONCLUSION

This is a sound proposal to seek a dispensation relative to this land which is a natural extension to the urban area of Prospect Vale. This is a growth area of Meander Valley Council. All strategic work points to this area being suitable for consideration for residential use. The request for a dispensation is backed by a solid range of expert reports, none of which raise issues which would preclude the consideration of this site for residential use.

This is a solid proposal, backed by good strategic and expert opinion and should be supported by Meander Valley Council.

ATTACHMENTS

Copy of Certificate of Title
Development Plan – Woolcott Surveys
Traffic Impact study - Terry Eaton
Flora and Fauna study – North Barker Ecosystem Services
Salinity study - Geo-environmental Solutions
Agricultural Impact study - Armstrong Agricultural Services
Engineering Report – JMG (Dale Luck)
Visual Impact Statement – Woolcott Surveys
Bushfire Assessment – Ian Abernethy (Assessor No 124)

COPY

Traffic Assessment

Proposed Subdivision

**Classic Drive and Buell Drive,
Prospect Vale**

FOR

Tosi Pty Ltd

SUBMITTED BY:

**TERRY EATON
Traffic Engineer**

**29 Carey's Road
Bridgenorth Tas 7277
TEL/FAX: (03) 6330 1510**

JUNE 2011

TE:YD

DEV 2

CONTENTS

	<i>Page</i>
1. INTRODUCTION	3
2. THE PROPOSAL.....	3
3. STREET PROVISIONS	4
4. TRAFFIC DATA.....	5
5. ASSESSMENT	6
6. CONCLUSION.....	11

ATTACHMENTS

1. Subdivision Proposal

1. Introduction

Tosi Pty Ltd is proposing to extend the residential area off Harley Parade, Prospect Vale, by further development off Classic Drive and Buell Drive.

This report, prepared by Terry Eaton, an experienced traffic engineer, is provided as part of the documentation for submission with the planning application for the proposal.

Preparation of the report has included a site visit, discussions with Mr B Woolcott, surveyor, with background information from the previous traffic assessment in May 2008 for the development of Classic Drive.

2. The Proposal

The proposal is to extend the development to the south of the existing residential area to the boundary of the scenic protection area by stages:

- Stage 1 Extension of the development at Classic Drive by cul-de-sacs to the east offset from the north-south leg of the street – 23 lots
- Stage 2 Extension of Classic Drive to the south beyond Stage 1 – 5 lots
- Stage 3 Extension of Buell Drive with west side cul-de-sac – 24 lots
- Stage 4 East side cul-de-sac to provide for north side lots – 9 lots
- Stage 5 Extension of a south to east cul-de-sac south of Stage 1 – 13 lots
- Stage 6 Extension of Buell Drive from Stage 3 plus south side lots to Stage 4 – 9 lots

Total lots - 83

3. Street Provisions

- **Harley Parade**

Harley Parade is considered a major residential access street with long term planning suggesting a possible upgrade to a collector street by extension to connect to Country Club Avenue beyond the Country Club Resort.

The street provides access for development to the south but with subdivision to the north limited by the Country Club Golf Course.

The street is approximately 1.0 km in length and at present provides access for some 73 frontage residences with a further 15 lots from Buell Drive and Heritage Place.

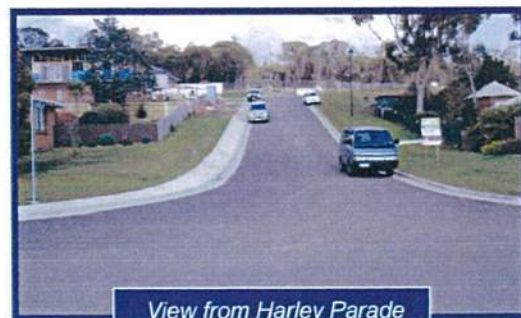
Harley Parade is constructed with a road width of some 8.5 metres (kerb to kerb), a footpath at the kerb on the north side and grass verges. The road profile is relatively flat.

The normal 50 km/h urban speed limit is applicable.

- **Classic Drive**

This street is installed as a residential access street serving 14 lots. The street is constructed with a sealed pavement width of 6.5 metres, kerb and channel with footpath at the kerbside on the eastern side and grass nature strips. The alignment is straight for the north-south leg with a right-angled bend (radius 10 metres) to the east-west leg.

The profile is an upgrade toward the south from Harley Parade at some 7% to a vertical crest curve centre at the horizontal curve for the western leg with the western leg relatively flat.

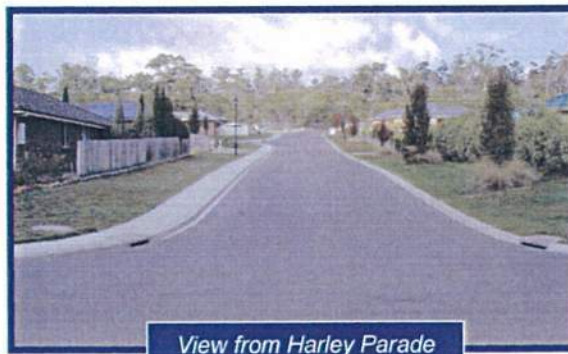


- **Buell Drive**

This street is constructed as a residential access street with an 8.0 metre wide sealed pavement, kerb and channel, footpath at the kerb on the east side and grass nature strips.

The profile is an upgrade toward the south from Harley Parade at some 6%.

Heritage Place junctions with the street some 90 metres from Harley Parade.



4. Traffic Data

- **Harley Parade**

A recent traffic count at the Westbury Road / Harley Parade junction indicates a weekday daily two-way volume of some 1,060 vehicles just west of the access to the Prospect sports ground. The volume increasing to some 1,225 vehicles at the Westbury Road junction with the additional traffic generated by the sports ground and Roberts Rural supplies store.

- **Westbury Road**

The traffic count indicates a volume of some 4,470 vehicles per day north and 3,435 south of the Harley Parade junction.

- **Subdivision Proposal**

- (i) *Extension of Classic Drive (Stages 1, 2 and 5)*

These stages provide 41 lots, based on the accepted generation rate of 10 two-way vehicle movements per lot indicates an ADT of 410 vehicles.

- (ii) *Extension of Buell Drive (Stages 3, 4 and 6)*

These stages provide 42 lots, with the 10 vehicle movements per lot generating an ADT of 420 vehicles.

Total ADT increase = 830 vehicle movements

5. Assessment

- **Subdivision Layout**

- Layout off Classic Drive*

This layout provides for a through link to the Scenic Protection boundary with cul-de-sacs (stages 1 and 5) to the east to provide a lot yield of 34 lots. The section from Classic Drive to lots 19/30 to function as a low order access street providing connections to two access places (Tascord).

The offset between the new street junction and the new junction to the east-west section of Classic Drive at some 10 metres satisfies Tascord guidelines (minimum spacing for a right left turn stagger at 5 metres).

In terms of street profiles, the land form indicates no likely issues with constructing the road layout to satisfy Council's subdivision guidelines. However, detailed attention will need to be given to the profile for the southbound link to Classic Drive to ensure a satisfactory gradient is provided at the new street intersection.

Layout off Buell Drive

This layout as an extension of the existing neighbourhood plan for development off Buell Drive is considered as an acceptable street layout, except for:

- (i) Provision of pedestrian connectivity for the subdivision.
- (ii) Fire safety provision

It is considered that these provisions can be accommodated by providing a pathway / emergency vehicle link between the head of the eastside cul-de-sac and the extension of Classic Drive.

Overall Layout

The overall layout is seen as consolidating the existing residential development based on the use of Harley Parade as a minor collector (less than 3,000 vehicles per day) but with provision for future extension of Harley Parade to Country Club Avenue in the context of an O.D.P. Planning for such a route is seen as providing an acceptable network structure where provision could be made to provide for a bus service loop via Westbury Road, Harley Parade and Country Club Avenue back to Westbury Road.

On the basis that Harley Parade develops as a collector and with the pedestrian link between the eastside cul-de-sac from Buell Drive to the extended Classic Drive the subdivision complies with Tascord guidelines with regard to vehicle travel distance and pedestrian walking distance to a future bus route. The travel distance for any lot to Harley Parade is less than 700 metres and the walking distance for some 75 lots (90%) is less than 400 metres.

- **Traffic Safety**

DIER crash information indicates two property damage accidents only near the midpoint of Harley Parade with no reported accidents at the Westbury Road/Harley Parade road junction. This low accident number suggests a "safe" road provision.

Junction Sight Distance

The layout suggests satisfactory sight distance should be available for the proposed street junction with a 50 km/h speed environment provided the street design complies with Meander Valley Council standards.

Pedestrians

The standard requirement for a footpath on one side of the proposed streets should provide a satisfactory path network.

- **Traffic Service**

Assessment of the predicted street use indicates:

- (i) **Buell Drive at Harley Parade;** traffic volume of some 540 vehicles per day is within the Tascord range for an access street (300 – 1,000 vehicles per day) with a pavement width to 5.5 metres. The available pavement width at 8.0 metres with footpath on one side is well in excess of the Tascord recommendations and as such is considered satisfactory.

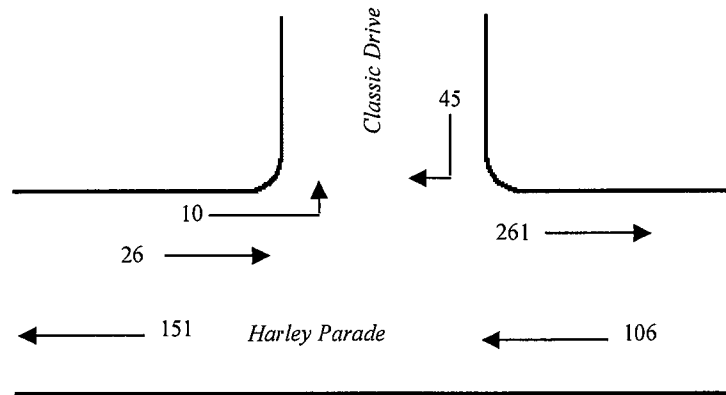
The two cul-de-sacs junctioning with Buell Drive individually service less than 30 lots each and could be considered to function as “access places”. The minimum construction standard as per Meander Valley Council guidelines, i.e. 6.0 metre pavement with footpath on one side is in excess of the Tascord recommendations and is considered satisfactory.

- (ii) **Classic Drive;** aggregation of the existing and the proposed lots suggests a traffic volume of some 550 vehicles per day at the Harley Parade junction. This volume is at the lower end of the Tascord range (300-1,000 vehicles per day) for an access street with a pavement width to 5.5 metres. The constructed standard with a pavement width of 6.5 metres and footpath on one side is in excess of the Tascord standard and is considered satisfactory.

-
- (iii) **East side link to cul-de-sacs;** this section of street is considered an access street and serves 35 lots, i.e. volume 350 vehicles per day with the normal construction standard for a lower order residential street with 6.0 metre pavement and footpath on one side considered satisfactory.
 - (iv) **Eastside cul-de-sacs;** these streets can be classified as access places (less than 300 vehicles per day) but with Council's minimum street standard for residential cul-de-sacs considered satisfactory.
 - (v) **Harley Parade;** aggregation of the predicted traffic from the proposed subdivision 850 vehicles per day with the present highest traffic use for the street (at the approach to Westbury Road) indicates a volume increase to some 2,075.

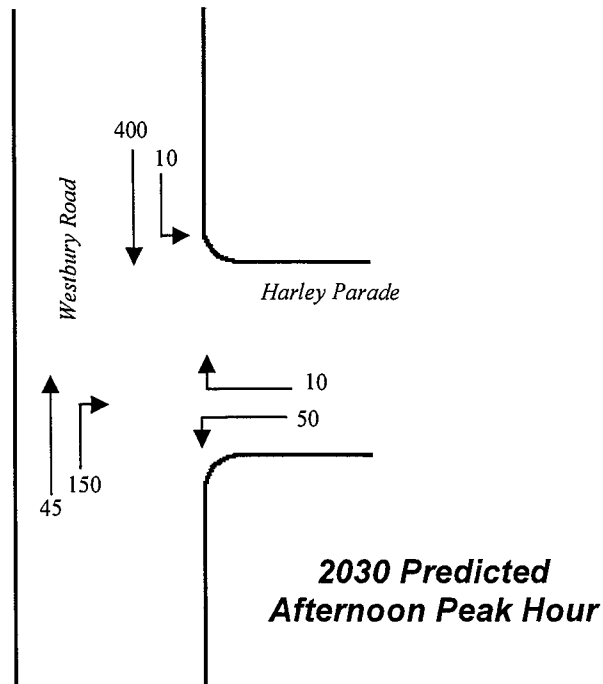
This volume is midrange for a minor collector (Tascord 1,000 – 3,000 vehicles per day) indicating satisfactory traffic conditions. The road pavement width at 7.6 metres complies with Tascord recommendation of 7.5 metres. However, it is noted that for a collector street footpaths should be provided on both sides. This requirement is seen as external to the subdivision such that extension of the footpaths by returning along Harley Parade for the junctions of Classic Drive and Buell Drive with designated access crossings for Harley Parade should provide suitable pedestrian links to the Harley Parade footpath.

- (vi) **Street junctions;** the predicted traffic volumes at the junctions of Harley Parade and both Classic Drive and Buell Drive indicate minor use. The worst situation is at Classic Drive where some 550 vehicles will be required to enter/exit a through volume of some 1,320 vehicles daily. Allowing for a 10% peak hour factor and 80/20 directional split with worst case the morning peak hour the predicted junction movements at Classic Drive is (worst case location):



The practical absorption capacity for the right turn from Classic Drive using 6 second gap and 3 second move up time is some 800 vehicles per hour, utilisation ratio .05, that is a high level of traffic service will be available with average delay less than 1 second.

- (vii) **Westbury Road/Harley Parade;** based on expected 20 year traffic growth and with the proposed subdivision in place the predicted evening peak hour traffic prediction is:



Analysis of the traffic distribution for the worst case of traffic turning right from Westbury Road to Harley Parade with 6 second gap time and 3 second move up time indicates a practical absorption capacity of 550 vehicles per hour, utilisation ratio 0.22, average delay 4 seconds, satisfactory traffic service conditions.

6. Conclusion

A traffic assessment for a proposed 83 lot subdivision off Classic Drive and Buell Drive, Prospect Vale, has found no significant traffic safety or traffic service issues with the development provided consideration is given to provide a pedestrian pathway/emergency vehicle access from the eastside cul-de-sac off Buell Drive and the southbound extension of Classic Drive.

Terry Eaton

ATTACHMENTS

Harley Parade, Prospect Vale
Proposed Residential Subdivision

Vegetation Survey and Fauna Habitat Assessment

6th July 2011

For Woolcott Surveys

WOO003

SUMMARY

A vegetation survey and fauna habitat assessment has been undertaken of approximately 47 hectares of land located between Harley Parade and the Bass Highway, Prospect Vale. It is proposed to develop a residential subdivision at the site.

The study area supports a large remnant of native vegetation in moderate condition that accords to the Tasveg (v2.0) communities:

- **DVG** - dry *Eucalyptus viminalis* grassy forest and woodland;
- **DAD** – dry *Eucalyptus amygdalina* forest and woodland on dolerite;
- **NBA** – *Bursaria-Acacia* woodland and scrub; and
- **ASF** – freshwater aquatic sedgeland and rushland.

DVG, DAD and NBA are not listed as threatened communities under the Tasmanian *Nature Conservation Act 2002* (NCA). ASF is listed, however the occurrences within the study area are the result of man-made dam construction and are small and characterised by low native species diversity.

The condition of the native vegetation varies across the site due to disturbances such as timber harvesting, vegetation clearing, grazing by deer and extensive infestation by gorse (*Ulex europaeus*). Some eucalypts appear to be dying in the northern part of the site, probably due to drought stress.

No vascular plant species listed on the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* or on the *Tasmanian Threatened Species Protection Act 1995* were recorded. It is considered unlikely that the site provides significant habitat to ephemeral species that may not have been identifiable at the time of survey (e.g. orchids or graminoids).

The site provides potential habitat for the eastern barred-bandicoot (*Perameles gunnii*). Implementation of a subdivision at the site is unlikely to have a significant impact on the conservation status of the species, which is listed under the EPBCA, but not under the TSPA as it is not considered to be threatened in Tasmania.

One large black peppermint (*Eucalyptus amygdalina*) with good hollows is present on the property, which would provide habitat for arboreal fauna and should be retained, if possible.

The site is threatened by weed infestation, in particular by an abundance of the declared weed, gorse (*Ulex europaeus*). Individual plants and thickets which dominate the understorey are scattered across the site. Other declared weeds present in low numbers are blackberry (*Rubus fruticosus*) and ragwort (*Senecio jacobaea*).

Appropriate conditions brought in with an approval for the site could ensure adequate management of any native vegetation and trees to be retained, and ensure a reduction in the long term threat of weed infestation arising from the subject land.

RECOMMENDATIONS:

1. Control weeds. Weed management should include preliminary weed control prior to construction, supplemented by follow up measures post construction to target any regenerating plants. During construction appropriate weed hygiene measures should be adopted to prevent contaminated material and weeds being transported off site.

2. Consideration could be given to including some larger lots in the southern part of the site in order to retain native vegetation within lots. Building envelopes should be designated and controls (i.e. Part 5 Agreement with Meander Valley Council) put upon clearance of native vegetation beyond that which is reasonably required to construct a dwelling.
3. Consideration could be given to retaining an area of native vegetation within the site to form a bushland reserve/public open space within the completed subdivision design.

CONTENTS

INTRODUCTION	1
SITE DESCRIPTION	1
<i>Figure 1: Location of the property</i>	2
<i>Figure 2: Aerial view of study area</i>	3
BIOLOGICAL VALUES	4
<i>Vegetation</i>	4
<i>Figure 3: Vegetation, Significant Trees and Weeds</i>	11
<i>Plant Species</i>	12
<i>Fauna Conservation Values</i>	16
<i>Introduced Plants</i>	19
ASSESSMENT OF IMPACT AND MITIGATION	22
<i>Native Vegetation</i>	22
<i>Threatened Flora</i>	22
<i>Threatened Fauna</i>	23
<i>Fire Management</i>	23
<i>Weeds</i>	23
LEGISLATIVE IMPLICATIONS	24
CONCLUSION AND RECOMMENDATIONS	25
REFERENCES	27
APPENDIX 1: VASCULAR PLANT SPECIES	29

INTRODUCTION

Date of Survey: 23rd May 2011 & 10th June 2011.

Surveyor: Kirsty Kay, NBES.

Report: Andrew North and Kirsty Kay, NBES.

Mapping: Sue Jungalwalla, NBES.

Method: Fieldwork based on the Timed Meander Search Procedure¹. Review of Natural Values Atlas Report 42040².

Background: It is proposed to develop a residential subdivision on approximately 47 hectares (ha) of land located between Harley Parade and the Bass Highway, Prospect Vale, Northern Tasmania (Figure 1). It is proposed to combine high and lower density housing at the site. 97 lots are proposed for the area to the north of the scenic protection boundary. To the south of this the feasibility of developing larger residential lots is being investigated by the proponent.

North Barker Ecosystem Services have been contracted to undertake a vegetation survey and fauna habitat assessment of the property to meet Meander Valley Council planning requirements.

This report is the result of the survey which also considers any requirements for a permit for the disturbance of threatened flora and fauna species. A review of the potential of the site to support threatened species known to occur within the vicinity of the property is also included.

In addition to native plant species, non-native species have been recorded with emphasis on 'declared' weeds listed in the *Weed Management Act 1999*³ plus any environmental weeds.

Limitations: The survey was undertaken in late autumn and early winter. There may be some herb, orchid and graminoid species present which flower at other times of the year that may have been overlooked during the survey. However, all threatened plant species known from the area have been considered in light of habitat suitability noted on site.

SITE DESCRIPTION

The property, occupying approximately 47 hectares (ha), is located approximately 6 km south-west of Launceston, in Prospect Vale (Figure 1). It is within the Municipality of Meander Valley in the Tasmanian Northern Midlands bioregion⁴.

It is situated within the moist sub-humid warm zone and receives an average of between 500 mm and 625 mm rainfall annually. The underlying geology across the whole site is Jurassic dolerite, with the exception of a very small area in the north-east corner which is underlain by Tertiary unconsolidated or cemented gravel, sand, silt and clay, minor limestone and brown coal.

¹ Goff *et al.* 1982

² Natural Values Report (15/04/11), DPIPW

³ *Weed Management Act 1999*

⁴ IBRA5, Peters & Thackway 1998

The study area is bordered by the Bass Highway to the south; commercial units to the east; residential titles along Harley Parade to the north; and bush and rural land to the west.

The study area consists of the north-facing and south-facing sides of an east-west tending low ridge. The highest point, at the crest of the hill in the centre of the site, has an altitude of approximately 210 m above sea level (asl), and the lowest point is on the southern boundary at approximately 160 m asl. The south-facing slope is generally steeper than the north-facing side.

The majority of the site supports native woodland and forest vegetation. Scattered around the site are a number of unformed tracks; buildings; a residential dwelling; gardens; materials storage areas; two dams; and various cleared areas. The land is also used for grazing deer (Figure 2).

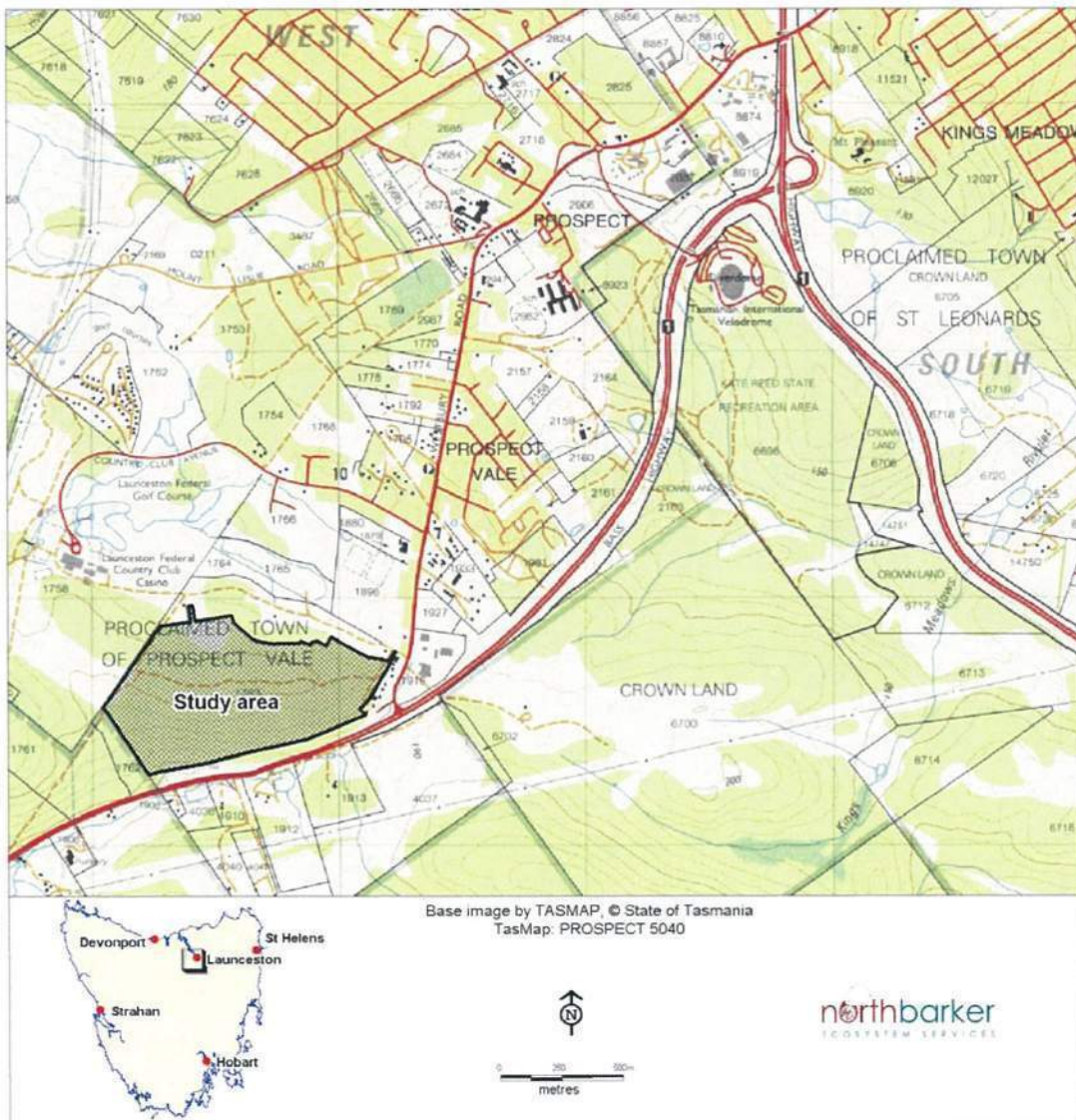


Figure 1: Location of the property

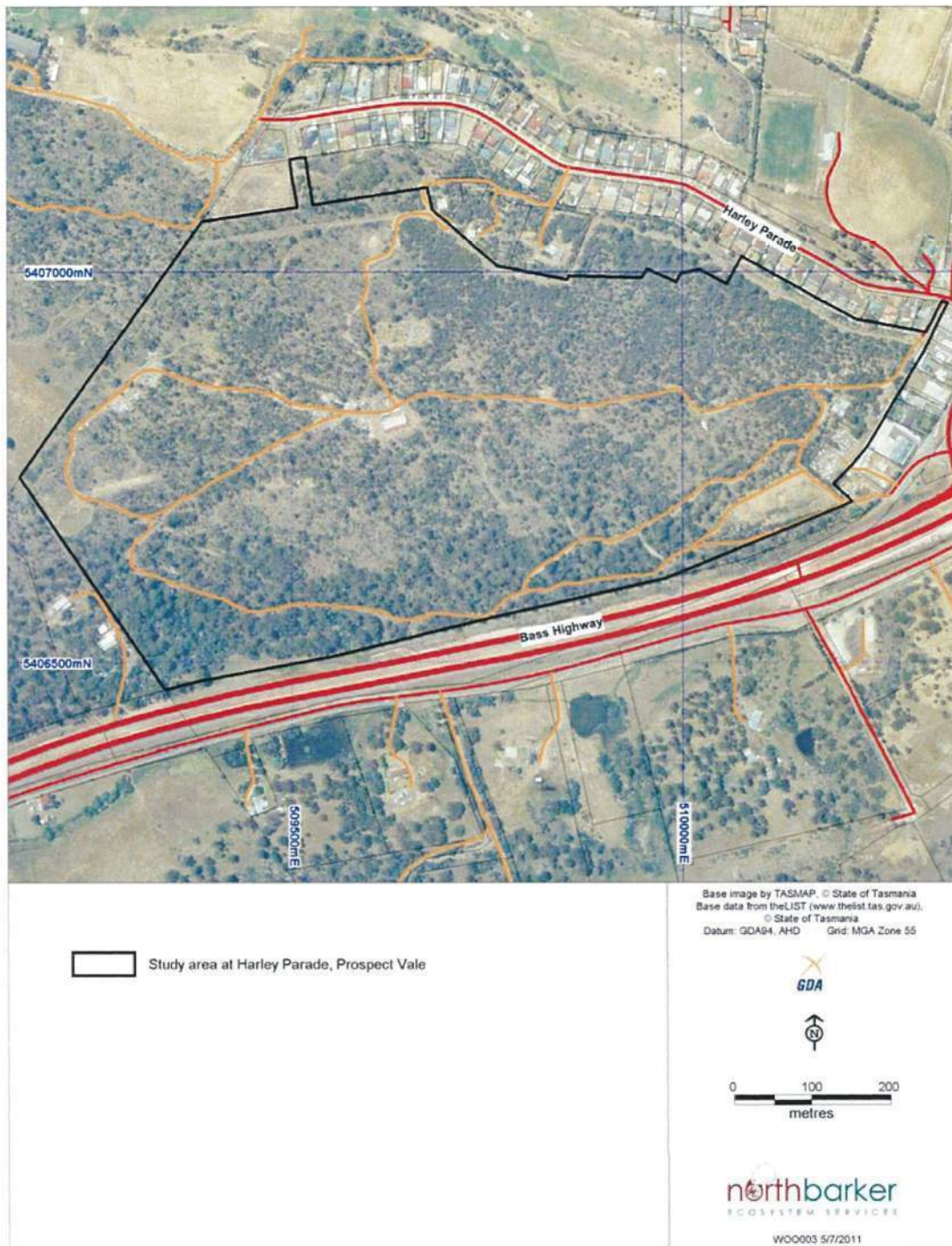


Figure 2: Aerial view of study area

BIOLOGICAL VALUES

Vegetation

The study area is identified on the current state-wide vegetation mapping for Tasmania (Tasveg version 2.0) as comprising dry black peppermint (*Eucalyptus amygdalina*) forest and woodland on dolerite (DAD) in the northern parts, and dry white gum (*Eucalyptus viminalis*) grassy forest and woodland (DVG) in the south.

On ground inspection during the site survey found that these communities are present in the study area, but the distribution is the opposite of that shown on Tasveg. DVG covers most of the site, particularly in the north, with DAD on the southern facing slope in the south. There are patches of *Bursaria-Acacia* woodland and scrub (NBA) where the site is steep and rocky on the southern facing slopes. There are also two dams, one of which supports emergent aquatic vegetation (ASF), the other stocked with fish and lacking any emergent vegetation, but containing an area of freshwater aquatic rushland adjacent to the dam outlet. A variety of disturbed areas in use for materials storage, non-native plantings, or other uses have been mapped as urban miscellaneous (FUM).

None of the native forest and woodland communities, i.e. DVG, DAD or NBA, are listed as threatened under the Tasmanian *Nature Conservation Act 2002*. ASF is listed as a threatened native vegetation community, however, the occurrences within the study area are the result of man-made dam construction and are small in extent and are characterised by low native species diversity.

Vegetation communities of the study area are described further below. Their distribution is indicated on Figure 3.

Dry *Eucalyptus viminalis* grassy forest and woodland (DVG)

This community occupies 27.1 ha across the northern and central parts of the site. It is dominated by white gum (*Eucalyptus viminalis*) over a sub-canopy layer consisting of a variety of *Allocasuarina verticillata*, *Bursaria spinosa*, *Acacia dealbata*, *A. mearnsii*, *Exocarpos cupressiformis*, *Allocasuarina littoralis*, and *Banksia marginata*. Occasional species include *Beyeria viscosa* and *Notelaea ligustrina*.

The understorey and condition of the community varies across the site. Along the north-facing parts of the property, the understorey is almost completely dominated by *Allocasuarina verticillata*, which forms a closed sub-canopy over a very open ground layer. Many of the mature trees are dying and little or no regeneration of *E. viminalis* was seen.

Throughout the centre of the site and just over the ridge-line to the south, the community is characterised by much taller and more frequent *E. viminalis* trees.

Generally graminoids are the main native ground cover with *Lomandra longifolia* and *Lepidosperma laterale* being the most frequent species. Where the understorey is grassy, species include *Poa rodwayi*, *Themeda triandra*, *Austrodanthonia pilosa*, *Deyeuxia quadriseta*, *Ehrharta stipoides* and *Austrostipa* sp.

The shrub layer is sparse and low with *Melicytus dentatus*, *Acrotriche serrulata*, *Lissanthe strigosa*, *Hibbertia hirsuta*, and *Bossiaea prostrata* being common. The fern *Cheilanthes austrotenuifolia* is also frequent.

Herbs include *Euchiton collinus*, *Gonocarpus tetragynus*, *G. teucroides*, *Goodenia lanata*, *Hypoxis* sp., *Oxalis perennans*, *Dichondra repens*, *Poranthera microphylla*, and *Drosera peltata*.

The community is highly degraded by infestations of gorse (*Ulex europaeus*), which displace the native undergrowth in places. There is evidence of timber harvesting.

DVG is not listed as a threatened community under the Tasmanian *Nature Conservation Act 2002*.



Plate 1: dry *Eucalyptus viminalis* grassy forest and woodland (DVG)



Plate 2: sub-canopy of DVG often dominated by *Allocasuarina verticillata*

Dry *Eucalyptus amygdalina* forest and woodland on dolerite (DAD)

This community occupies 12.4 ha in the southern part of the site. It is dominated by a canopy of tall black peppermint (*Eucalyptus amygdalina*) with similar understorey species to the DVG community. The understorey structure tends to be denser and shrubbier than the DVG community and regeneration of *Eucalypts* is common. Trees include *Allocasuarina verticillata*, *Bursaria spinosa*, *Acacia dealbata*, *Beyeria viscosa*, *Exocarpos cupressiformis* and *Eucalyptus viminalis*.

Shrubs include *Lomatia tinctoria*, *Olearia* sp. and *Lissanthe strigosa*. Graminoids and grasses are diverse and dominate the understorey with species such as *Lepidosperma laterale*, *L. Inops*, *Lomandra longifolia*, *Poa rodwayi*, *Themeda triandra*, and *Ehrharta stipoides*. Bracken (*Pteridium esculentum*) is also common.

The community is degraded by scattered individuals and dense thickets of gorse (*Ulex europaeus*).

Most of the community is in relatively good condition despite the prevalence of gorse. The understorey of an area of DAD (approx. 1.9 ha) on the southern boundary has been cleared and is mapped as disturbed DAD (Figure 3).

DAD is not listed as a threatened community under the Tasmanian *Nature Conservation Act 2002*.



Plate 3: dry *Eucalyptus amygdalina* forest and woodland on dolerite (DAD)



Plate 4: sedgy and shrubby understorey of DAD

***Bursaria-Acacia* woodland and scrub (NBA)**

NBA occupies 2.1 ha of the site. It generally occurs on the south-facing slopes in areas where it is relatively steep and rocky and presumably difficult for *Eucalyptus* species to survive. A patch on the western boundary appears to be the product of former clearance possibly for agricultural use.

Trees and tall shrubs include *Bursaria spinosa* and *Acacia dealbata* with the shrub *Lissanthe strigosa*, and herbs including *Dichondra repens*, *Pelargonium australe*, *Oxalis perennans*, *Euchiton collinus*, *Hydrocotyle hirta* and *Wahlenbergia sp.* Grasses and graminoids include *Lomandra longifolia*, *Themeda triandra*, *Poa rodwayi*, *Austrodanthonia sp.*, and *Austrostipa sp.*

Where this community occurs in the centre of the site it generally supports few weed species. There is a moderate infestation of gorse throughout the patch on the western boundary.



Plate 5: *Bursaria-Acacia* woodland and scrub (NBA) on south-facing slope



Plate 6: *Bursaria-Acacia* woodland and scrub (NBA) in western part of property

Freshwater Aquatic Sedgeland and Rushland (ASF)

A small area (0.1 ha) of the site has been mapped as freshwater aquatic sedgeland and rushland (ASF). A small dam located in the north of the site (Plate 7) supports some native aquatic vegetation including *Eleocharis sphacelata*, and *Juncus pallidus* as well as the non-native species *Juncus articulatus* and *Typha latifolia*. Due to the size and low native species diversity this area is considered to be of low conservation significance.

A dam located on the western boundary of the property contains fish and does not support any aquatic vegetation. A spillway to the south of the dam is dominated by *Juncus pallidus*, but is also considered to be of low conservation significance.



Plate 7: small dam in north mapped as freshwater aquatic sedgeland and rushland (ASF)

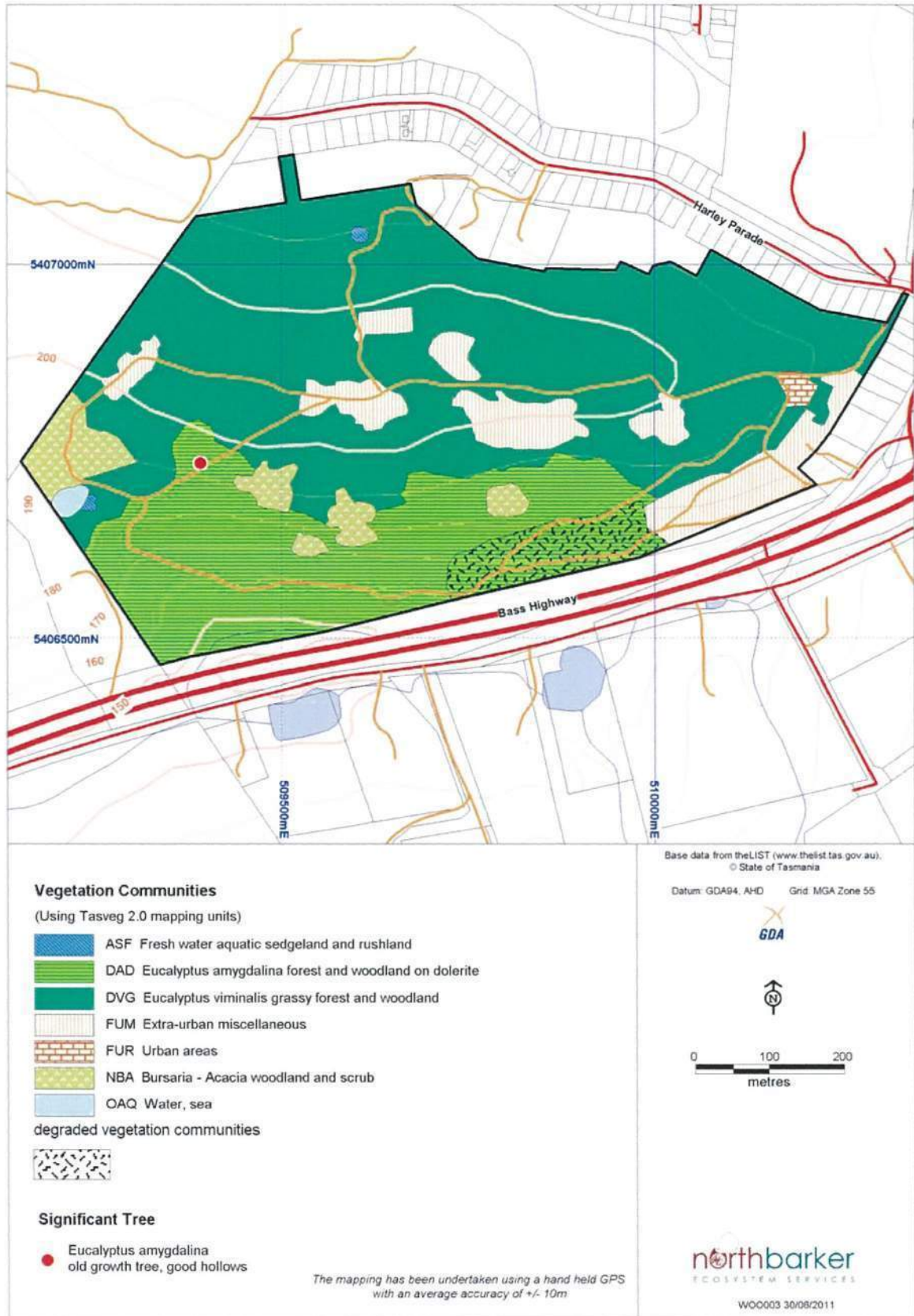


Figure 3: Vegetation and Fauna Habitat

Plant Species

A total of 88 species of vascular plant were recorded during the site survey including 18 introduced species, of which 3 are declared weeds. The survey species list is provided within Appendix 1 of this report.

No threatened species listed under the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBCA) or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were recorded during the survey.

Previous surveys within 5 km of the property have identified a variety of species of threatened flora variously listed under the TSPA and EPBCA. All threatened species recorded within 5 km are listed in Table 2 together with a description of their preferred habitat and an assessment of their likely occurrence on the property.

Table 1: Flora species of conservation significance previously recorded within a 5km radius of the site⁵

Species	Status ⁶ TSPA / EPBCA	Potential to Occur	Observations and Preferred Habitat ⁷
Within 500 m			
<i>Brunonia australis</i> Blue pincushion	Rare/-	Low	Occurs in grassy woodlands and dry sclerophyll forest usually dominated by black peppermint (<i>Eucalyptus amygdalina</i>). Most commonly found on sandy or gravely alluvial soils and rarely on dolerite. Habitat of marginal suitability, although easier to detect during Nov – Jan flowering period.
<i>Viola cunninghamii</i> Alpine violet	Rare/-	None	Occurs in montane grasslands. Local records (1984) probably erroneous.
Within 5 km			
<i>Alternanthera denticulata</i> Lesser joyweed	Endangered/-	None	Occurs in damp grassland and riparian boulder fields– no suitable habitat present
<i>Anogramma leptophylla</i> Annual fern	Vulnerable/-	Very low	Grows with mosses and liverworts in rock crevices and does not cope well with shading from other plants. Although this annual fern re-grows in spring and therefore would not have been found during the survey, only very little marginal habitat is present as the under storey is very shaded.
<i>Aphelia gracilis</i> Slender fanwort	Rare/-	None	This is a species of open and periodically inundated ground in grassy woodland. No suitable habitat exists.
<i>Aphelia pumilio</i> Dwarf fanwort	Rare/-	None	This is a species of open and periodically inundated ground in grassy woodland. No suitable habitat exists.

⁵ Natural Values report 15/04/11, DPIPW E

⁶ Tasmanian *Threatened Species Protection Act 1995*, Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

⁷ Lazarus *et al.* 2003; Jones *et al.* 1999

Species	Status ⁶ TSPA/ EPBCA	Potential to Occur	Observations and Preferred Habitat ⁷
<i>Arthropodium strictum</i> Chocolate lily	Rare/-	Low	Occurs in open forest, dry hillsides and grasslands. Habitat of low suitability, although more readily visible in spring/summer period.
<i>Austrodanthonia induta</i> Tall wallabygrass	Rare/-	Very low	Occurs on mudstone and dolerite in open dry sclerophyll woodlands. A conspicuous species that is unlikely to have been overlooked.
<i>Bolboschoenus caldwellii</i> Sea clubsedge	Rare/-	None	Occurs in shallow, standing, sometimes brackish water rooted in heavy black mud. No suitable habitat in study area.
<i>Boronia gunnii</i> River boronia	Vulnerable/ Vulnerable	Very low	There are only historical records for this species in locality. No species of <i>Boronia</i> were recorded.
<i>Caesia calliantha</i> Blue grasslily	Rare/-	Low	Occurs in grasslands and grassy woodland – more likely to be observed when in flower during Oct-Nov. Habitat is marginal in study area.
<i>Caladenia patersonii</i> Patersons spider-orchid	Vulnerable/-	Very low	It occurs in low shrubby heathland in moist to well-drained sandy and clay loam. No suitable habitat present.
<i>Callitris oblonga</i> subsp. <i>oblonga</i> South Esk Pine	Vulnerable/ Endangered	None	Confined to the banks of the South Esk River, within the region. No riparian habitat present and distinctive species unlikely to have been overlooked.
<i>Calystegia sepium</i> Swamp bindweed	Rare/-	None	A riparian species found on riverbanks and margins of forests. No suitable habitat present.
<i>Carex longebrachiata</i> Drooping sedge	Rare/-	Very low	Occurs along river banks and in rough grassland. Distinctive species unlikely to have been overlooked.
<i>Carex tasmanica</i> Curly sedge	-/Vulnerable	Very low	Occurs along river banks and in rough grassland. Limited suitable habitat. Distinctive species unlikely to have been overlooked.
<i>Centipeda cunninghamii</i> Erect sneezeweed	Rare/-	None	Occurs in wetlands and margins of lagoons in stagnant water. No suitable habitat.
<i>Corunastylis nuda</i> tiny midge-orchid	Rare/-	None	Uncommon and localised in coastal and near-coastal areas. It occurs in moorland, sedgeland and heathland on moderately drained peaty soils and in damp mossy skeletal soils on granite slabs. No suitable habitat present.
<i>Cynoglossum australe</i> Coast houndstongue	Rare/-	Low	A near coastal species. Occurs in grasslands and open forests and is widespread and locally frequent on the landward margins of coastal sand dunes and in dry places throughout Tasmania. Habitat of low suitability.
<i>Discaria pubescens</i> Spiky anchorplant	Endangered/-	Very low	Predominantly a plant of the Central Highlands or talus banks on roadsides and in drainage channels. Distinctive species unlikely to have been overlooked.
<i>Diuris palustris</i> Swamp doubletail	Endangered/-	None	Grows in near coastal areas on peaty soils that are wet often during winter.
<i>Doodia caudata</i> Small raspfern	Endangered/-	None	Known from boulder rubble in Cataract Gorge and from clay riparian zone on the Leven River. No suitable habitat.

Species	Status ⁶ TSPA / EPBCA	Potential to Occur	Observations and Preferred Habitat ⁷
<i>Epacris exserta</i> South Esk heath	Endangered/ P. Endangered	None	Occurs on lower slopes and swamp edges and riverbanks in dry scrub/dry sclerophyll forest. No habitat in the study area for this species.
<i>Gratiola pubescens</i> Hairy brooklime	Vulnerable/-	Low	Most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams. Some limited habitat present.
<i>Grevillea australis</i> var. <i>linearifolia</i> Narrowleaf grevillea	Rare/-	None	Occurs on gravelly riparian areas. No suitable habitat.
<i>Gyrostemon thesioides</i> Broom wheelfruit	Rare/-	Low	Occurs in open forest, predominately in <i>Allocasuarina</i> forest in the north and east of the State. Some suitable habitat present, although unlikely to have been overlooked.
<i>Haloragis heterophylla</i> Variable raspwort	Rare/-	Low	Known from <i>Themeda</i> grasslands, roadsides and woodland in the Midlands, north, south-east and on the East Coast. Potentially suitable habitat, although species fairly distinctive at this time of year.
<i>Hovea tasmanica</i> Rockfield purplepea	Rare/-	None	Occurs on dolerite scree. No suitable habitat present.
<i>Hypoxis vaginata</i> Sheathing yellowstar	Rare/-	Low	Occurs in seasonally wet grassland / woodland. Habitat of low suitability, however, only visible during spring in September/October.
<i>Isoetes elatior</i> Tall quillwort	Rare/-	Very low	An aquatic species. Limited suitable habitat.
<i>Lycopus australis</i> Australian gypsywort	Endangered/-	None	Leafy erect semi-aquatic herb. No suitable habitat present.
<i>Lythrum salicaria</i> Purple loosestrife	Vulnerable/-	None	Occurs in swamps, on stream banks and riverbanks as well as gaps in <i>Melaleuca ericifolia</i> forest and in disturbed areas such as roadsides. No suitable habitat present.
<i>Mentha australis</i> River mint	Endangered/-	None	Riparian species. No suitable habitat present.
<i>Myriophyllum integrifolium</i> Tiny watermilfoil	Vulnerable/-	Very low	Aquatic species. None observed in small dams on site.
<i>Persicaria decipiens</i> Slender waterpepper	Vulnerable/-	None	Occurs in streamside habitat. No suitable habitat present.
<i>Persicaria subsessilis</i> Bristly waterpepper	Endangered/-	None	Occurs in streamside habitat. No suitable habitat present.
<i>Poa mollis</i> Soft tussockgrass	Rare/-	Very low	Known from dry grassy rocky habitat – marginal suitable habitat present.
<i>Prostanthera rotundifolia</i> Roundleaf mintbush	Vulnerable/-	None	No <i>Prostanthera</i> species present. Occurs on rocky hillsides and rocky riparian areas. No suitable habitat.
<i>Pterostylis grandiflora</i> Superb greenhood	Rare/-	Very low	Occurs in heathy/ shrubby forest with well drained sandy and loamy soils. No suitable habitat.

Species	Status ⁶ TSPA/ EPBCA	Potential to Occur	Observations and Preferred Habitat ⁷
<i>Pterostylis squamata</i> Ruddy greenhood	Rare/-	Very low	Occurs in heathy and grassy open forest on well drained sandy and loamy soils. Flowering season December to March. Habitat of low suitability.
<i>Pultenaea prostrata</i> Silky bushpea	Vulnerable/-	Very low	Occurs on inland sandy soils in grasslands and grassy woodlands. This is predominantly a species of fertile sites in the Midlands.
<i>Ranunculus sessiliflorus</i> var. <i>sessiliflorus</i> Rockplate buttercup	Rare/-	Low	Annual herb on rock plates – marginal suitable habitat present in the form of exposed boulders. Would only be readily observed in spring.
<i>Scutellaria humilis</i> Dwarf skullcap	Rare/-	Very low	Occurs in damp shady habitat. No suitable habitat present.
<i>Senecio squarrosus</i> Leafy fireweed	Rare/-	Very low	Occurs in grassy forest – marginal suitable habitat present.
<i>Siloxerus multiflorus</i> Small wrinklewort	Rare/-	Low	Occurs in inland dry forest – suitable habitat present but species more likely to be observed in flowering season.
<i>Spyridium eriocephalum</i> var. <i>eriocephalum</i> Heath dustymiller	Endangered/-	None	Known from extant sites in southeast on mudstones. Known only from historical records in the north.
<i>Spyridium vexilliferum</i> var. <i>vexilliferum</i> Helicopter bush	Rare/-	None	Occurs in heathland and heathy forest often on rocky outcrops. Is known from the east, north and west of Tasmania.
<i>Tricoryne elatior</i> Yellow rushlily	Vulnerable/-	Low	Grows in grasslands, heaths and open woodland near the coast and inland to approximately 1000 metres altitude in the north-east, the Midlands and the East Coast. 4 known populations – different characteristics to study area. However only observable during November to January.
<i>Triptilodiscus pygmaeus</i> Dwarf sunray	Vulnerable/-	Very low	Occurs in grassland and dry forest - marginal habitat present but species more likely to be observed in flowering season.
<i>Velleia paradoxa</i> Spur velleia	Vulnerable/-	Very low	Occurs in native grassland – no suitable habitat present.
<i>Veronica plebeia</i> Trailing speedwell	Rare/-	Low	Inhabits wet sclerophyll forest, predominantly in the north of the State. It is also known from alkaline habitat in the south-west region. No suitable habitat in study area.
<i>Viola caleyana</i> Swamp violet	Rare/-	None	Occurs in swamps – no suitable habitat present.
<i>Westringia angustifolia</i> Narrowleaf westringia	Rare/-	Very low	Known predominantly from dolerite sites between 300 to 900m as part of understorey in dry forest. Distinctive species unlikely to have been overlooked.
<i>Xerochrysum bicolor</i> Eastcoast everlasting	Rare/-	Very low	Historical record (1937) from first basin at Cataract Gorge. Known from heathland in coastal situations in northeast, including off-shore islands and from alpine situations.

In summary, many of the threatened species recorded in the surrounding area are unlikely to occur within the study area due to lack of suitable habitat or are conspicuous species unlikely to have been overlooked during the survey.

Fauna Habitat

The property supports a reasonably large area of native bushland, which would provide habitat for a range of fauna including birds, mammals, reptiles and invertebrates. One mature black gum (*Eucalyptus amygdalina*) with some good hollows is present, which may provide shelter to nesting birds and/or arboreal mammals. Large hollow bearing trees suitable for masked owls were not identified. There are a variety of microhabitats suitable for sheltering and foraging ground fauna including low dense shrubs and gorse thickets, and open grassy and sedgy areas. Two dams on the property may attract fauna. No rocky outcrops or dens, or distinctive devil or quoll scats were identified.



Plates 8 & 9: hollows in black peppermint (*Eucalyptus amygdalina*)

Fauna Species of Conservation Significance

Table 3 lists threatened fauna species that have been previously recorded within 5 km of the study area, or which may be expected to occur in the study area based on their habitat requirements, together with a description of their preferred habitat and an assessment of their likely occurrence on the property.

Table 2: Fauna species of conservation significance previously recorded, or which may potentially occur, within 5 km of the property⁸

Species	Status TSPA/EPBCA	Significance of habitat	Observations and Preferred Habitat ⁹
BIRDS			
<i>Accipiter novaehollandiae</i> Grey goshawk	Endangered/-	Very Low	Inhabits large tracts of wet forest and requires old trees in wet forest for nesting. No suitable nesting habitat present but may hunt over study area.
<i>Aquila audax</i> subsp. <i>fleayi</i> Wedge-tailed eagle	Endangered/ Endangered	Low	Requires large sheltered trees for nesting and is highly sensitive to disturbance during the breeding season. No nests recorded in trees at property, but may hunt over study area.
<i>Haliaeetus leucogaster</i> White-bellied sea-eagle	Vulnerable/-	Very low	Occurs in coastal habitats and large inland waterways. No nests present, but may hunt in vicinity.
<i>Lathamus discolor</i> Swift parrot	Endangered/ Endangered	Low	Requires tree hollows for nesting and feeds on nectar of blue gum (<i>E. globulus</i>) and black gum (<i>E. ovata</i>) flowers. No suitable foraging habitat recorded on site. Hollows observed in 1 large <i>E. amygdalina</i> tree may be suitable for nesting.
<i>Tyto novaehollandiae</i> Masked owl	Endangered/-	Low	Requires a mosaic of forest and open areas for foraging and large old-growth hollow-bearing white gum trees for nesting. No suitable nesting habitat present but may hunt over study area.
MAMMALS			
<i>Dasyurus maculatus</i> Spotted-tailed quoll	Rare/ Vulnerable	Very low	This naturally rare forest-dweller most commonly inhabits wet forest but also occurs in dry forest. The property may occur within the home range of an animal but no den sites were recorded and development of the site is unlikely to adversely impact individuals.
<i>Perameles gunnii</i> Eastern barred bandicoot	-/Vulnerable	Low to moderate	This species favours a mosaic of open grassy areas for foraging with thick vegetation cover for shelter and nesting. Sagg, sword sedge and gorse thickets in the study area may be used as cover and nesting habitat.
<i>Sarcophilus harrisi</i> Tasmanian devil	Endangered/ Endangered	Low	Species widespread throughout the State in coastal heath, open dry sclerophyll forest and mixed

⁸ Natural Values report 15/04/11, DPIPW

⁹ Bryant & Jackson 1999

Species	Status TSPA/ EPBCA	Significance of habitat	Observations and Preferred Habitat ⁹
			sclerophyll-rainforest. The major threat to this species is currently Devil Facial Tumour Disease. No dens or scats were recorded. Species may hunt through the site.
REPTILES			
<i>Pseudemoia rawlinsoni</i> Glossy grass skink	Rare/-	None	Live amongst rushy grasses and low dense vegetation in moist situations along the margins of swamps and watercourses. Species also found where dry sclerophyll forest meets wet heathland subject to frequent flooding. Shelters in dense vegetation and in rotting logs. Two dams in study do not provide suitable habitat.
AMPHIBIANS			
<i>Litoria raniformis</i> Green and golden frog	Vulnerable/ Vulnerable	Low	Occurs in well vegetated wetlands. One small dam with some emergent vegetation is unlikely to provide significant habitat.
INVERTEBRATES			
<i>Beddomeia launcestonensis</i> Hydrobiid snail (Cataract Gorge)	Endangered/-	None	Freshwater aquatic snail. No suitable habitat.
<i>Pasmaditta jungermanniae</i> Snail (Cataract Gorge)	Vulnerable/-	Very low	A land snail known only from Launceston in the Cataract Gorge area.
FISH			
<i>Galaxias fontanus</i> Swan galaxias	Endangered/ Endangered	None	Found only in the Swan River and Macquarie River catchments of eastern Tasmania. No suitable habitat present.
<i>Galaxiella pusilla</i> Eastern dwarf galaxias	Vulnerable/ Vulnerable	None	Lives in still or slow-flowing waters such as ponds, swamps, drains and backwaters of streams, often containing dense aquatic or emergent plants. No suitable habitat present.
<i>Prototroctes maraena</i> Australian grayling	Vulnerable/ Vulnerable	None	Occurs in unpolluted streams with large pools and major rivers. No suitable habitat.

Eastern barred bandicoot (*Perameles gunnii*)

Eastern barred bandicoots inhabit grassland and grassy woodland and have also adapted to pasture and peri-urban situations. They prefer to forage in grassy areas, but for shelter and nesting they require a dense ground cover of tussock grasses, sedges and shrubs. They forage after dusk and sleep during the day in grass-lined nests where the cover is thick. The grassy, shrubby parts of the site would provide suitable foraging and/or sheltering habitat for the species.

The species is listed as Vulnerable nationally under the EPBCA. However Tasmanian legislation does not reflect that view and the species is not listed on the TSPA. Although subject to predation from domestic pets (cats and dogs), it persists in many peri-urban situations. The major threat to this species in Tasmania comes from the imminent invasion of the red fox (*Vulpes vulpes*). Therefore, it is considered that the development of the site in itself would not represent a threat to the survival of this species.

Introduced Plants

Three introduced plants listed as 'declared weeds' under the *Weed Management Act 1999* were recorded on the property. These are gorse (*Ulex europaeus*), blackberry (*Rubus fruticosus*), and ragwort (*Senecio jacobaea*).

Gorse is very well established across the entire site and occurs as scattered individuals and large thickets which completely dominate the understorey in places. One large blackberry infestation was located in the northern part of the site and a couple of ragwort plants were recorded in open disturbed ground in the centre of the site.

The indicative locations of weeds are mapped in Figure 3.



Plate 7: gorse (*Ulex europaeus*) thicket dominating the understorey within DAD



Plate 5: ragwort (*Senecio jacobaea*) rosette on disturbed ground in centre of study area



Plate 6: blackberry (*Rubus fruticosus*) within DVG community

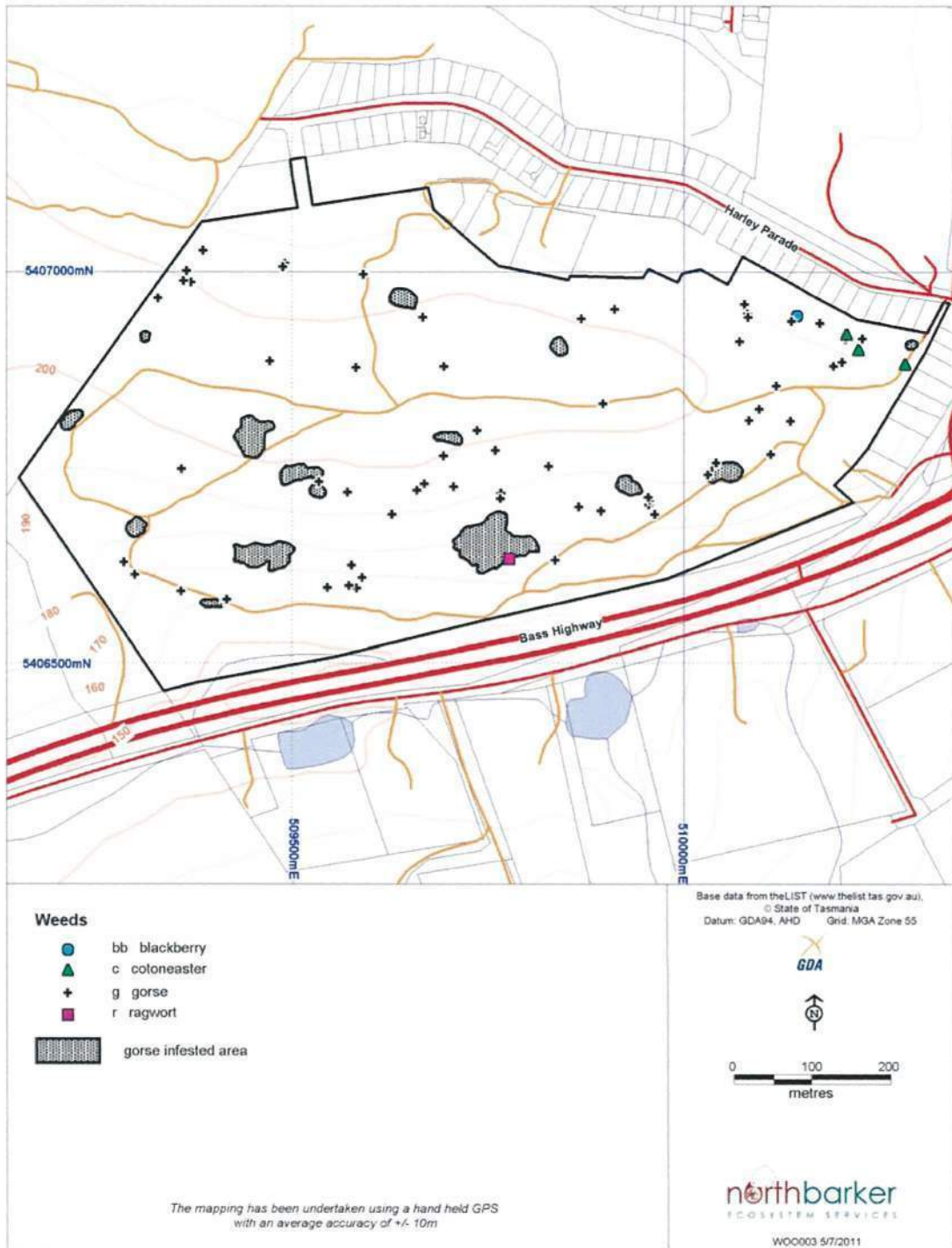


Figure 4: Indicative distribution of weeds

POTENTIAL OF SITE FOR CONTRIBUTING TO CONSERVATION

The property supports 41.7 ha of native forest and woodland vegetation. None of the communities present are considered to be threatened in Tasmania, however, there remains a level of inherent value associated with a large area of native bushland, albeit somewhat degraded. Due to the extent, connectivity and condition of the community overall the vegetation is of moderate conservation value.

No threatened flora species have been confirmed from the property and it is considered unlikely that the site provides potential habitat for ephemeral species that would not have been visible at the time of survey.

The forest supports suitable habitat for a range of vertebrate fauna and invertebrates, although development of the site is unlikely to adversely affect any listed threatened fauna species.

The presence of declared weeds, particularly gorse, has the potential to increasingly become problematic and reduce values on site in the absence of active weed control.

ASSESSMENT OF IMPACT AND MITIGATION

Native Vegetation

DVG, DAD and NBA are not listed threatened communities under the Tasmanian Nature Conservation Act 2002.

ARS is a listed threatened community, but it is considered that the occurrences within the study are of low conservation significance as they are the result of man-made dam construction and are small in size and characterised by low native species diversity.

Construction of a residential subdivision would require clearance of native vegetation to enable establishment of the roads, buildings, driveways, services and associated infrastructure, which would inevitably have an impact on the native vegetation present.

Incorporation of lower density lot sizes, particularly in the southern part of the site that enable retention of native bushland within lots or protection of an area of native bushland to become designated open space is recommended. This would have the added benefit of increasing the amenity and reducing the visual impact of the proposal.

Where lots are designed to retain native vegetation, a mechanism such as a Part 5 Agreement with Meander Valley Council detailing vegetation management within lots is recommended.

Threatened Flora

No threatened flora species listed either under the TSPA or the EPBCA were recorded during the survey. It is considered unlikely that threatened species recorded in the vicinity would occur within the site based on their habitat requirements or as they are conspicuous species unlikely to have been overlooked during the current survey. No specific mitigation for threatened flora is therefore required.

Threatened Fauna

The site provides potential habitat for the eastern barred bandicoot (*Perameles gunnii*), which is listed as vulnerable under Commonwealth legislation, although it is not listed under State legislation and is not considered to be threatened in Tasmania. Therefore, it is considered that the development of the site in itself would not represent a threat to the survival of this species.

One large black peppermint with good hollows provides potential habitat for nesting fauna. This should be retained within the property, if possible.

Fire Management

Incumbent with the construction of residential development in bushland is a need to ensure that the risk of fire damage meets requirements set out by the Tasmania Fire Service. Guidelines developed by the Fire Service include the establishment of a *Building Protection Zone* (BPZ) and a *Fuel Modified Buffer Zone* (FMBZ). Fuel levels in both zones require active management. This can impact upon the integrity of the vegetation and upon biodiversity values and potential for natural recruitment in the long term. There is a challenge in reconciling bushfire hazard minimisation with the protection and maintenance of biodiversity values in bushland areas.

Residential development at this site and the requirements to minimise the risk of bushfire hazard by applying the generic Tasfire guidelines¹⁰ would potentially impact upon the integrity of bushland surrounding the 'building limits', particularly in larger lots where vegetation retention is desirable.

It is recommended that management of the site permits recruitment of eucalypts within the Building Protection Zones (BPZ) and Fuel Modified Buffer Zones (FMBZ) where these extend into native vegetation, to avoid blanket clearance.

Weeds

Works associated with construction on site present a risk of spreading weeds, both on site and offsite.

Appropriate management of important weeds during construction and following completion of the development would minimise the risk of spreading and introducing weeds. Weed management should include preliminary weed control prior to construction, supplemented by follow up measures post construction to target any regenerating plants. During construction weed management should include wash down of earth moving machinery operating on site before leaving to prevent weeds being taken off site. These methods can assist in significantly reducing the chance of weeds being spread on and off site.

¹⁰ Tasmanian Fire Service 2005

LEGISLATIVE IMPLICATIONS

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA)

The EPBCA is structured for self-assessment; the proponent must indicate whether or not the project is considered a 'controlled action' which if confirmed would require approval from the Commonwealth Minister.

The probability of any nationally listed flora species occurring on the property is considered low.

The eastern barred bandicoot could potentially occur on the property. However, the vegetation survey and fauna habitat assessment has indicated that this proposal is unlikely to cause a measurable decline to the eastern barred bandicoot.

Tasmanian *Threatened Species Protection Act 1995* (TSPA)

Any impact on threatened plant species listed under the TSPA will require a 'permit to take' from the Policy and Conservation Assessments Branch (PCAB) at the Department of Primary Industries, Parks, Wildlife and the Environment (DPIPWE).

No threatened plant species listed under the Act were recorded and it is considered unlikely that others that have been recorded in the vicinity would occur. Implementation of the proposed development is therefore unlikely to invoke this legislation.

Tasmanian *Weed Management Act 1999* (WMA)

Meander Valley is a Zone B municipality for infestations of gorse (*Ulex europaeus*), blackberry (*Rubus fruticosus*) and ragwort (*Senecio jacobaea*).

According to the provisions of the *Weed Management Act 1999*, Zone B municipalities are those which host large, widespread infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time, therefore the objective is containment of infestations. This includes preventing spread of the declared weed from the municipality, preventing spread to properties currently free of them and properties which have developed or are implementing a local integrated weed management plan for these weeds. As well there is a requirement to prevent spread of the weeds to properties containing sites for significant flora, fauna and vegetation communities.

Earthmoving and construction works required as part of the proposed development present a risk of exacerbating the existing infestations and spreading soil borne seed and vegetative material.

Properties containing declared weeds are potentially subject to the directives of the Regional Weed Management Officer.

The Land Use Planning and Approvals Act 1993 (LUPAA)

LUPAA states that ‘in determining an application for a permit, a planning authority must (amongst other things) seek out the objectives set out in Schedule 1¹¹.

Schedule 1 includes ‘The objectives of the Resource Management and Planning System of Tasmania’ which are (amongst other things):

‘To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity’.

Sustainable development includes ‘avoiding, remedying or mitigating any adverse effects of activities on the environment’¹².

Across the municipality and State the rate of residential development is resulting in numerous small and in themselves relatively insignificant land clearance outcomes. Collectively, they can create a loss of carrying capacity and biodiversity values. A vegetation management strategy at the municipal level would assist in addressing this issue and allow each small development to be placed in an overall context for the municipality.

The proposed development will require clearance of up to approximately 42 ha of native forest and woodland vegetation. None of the communities present at the site are considered to be threatened in Tasmania.

Appropriate conditions brought in with an approval for the site could ensure adequate management of any native vegetation and trees to be retained, and ensure a reduction in the long term threat of weed infestation arising from the subject land.

CONCLUSION AND RECOMMENDATIONS

The property supports few significant ecological conservation values, although there remains a level of inherent value associated with a large area of native bushland, albeit somewhat degraded.

DVG, DAD and NBA are not listed as threatened communities under the Tasmanian *Nature Conservation Act 2002* (NCA). ASF is listed under the NCA, however the occurrences within the study area are the result of man-made dam construction and are small and characterised by low native species diversity.

The condition of the native vegetation varies across the site due to disturbances such as timber harvesting, vegetation clearing, grazing by deer and extensive infestation by gorse (*Ulex europaeus*). Some eucalypts appear to be dying in the northern part of the site, probably due to drought stress.

No vascular plant species listed under Commonwealth or State legislation were recorded. It is considered unlikely that the site provides significant habitat to ephemeral species that may not have been identifiable at the time of survey.

The site provides potential habitat for the eastern barred-bandicoot (*Perameles gunnii*). Implementation of a subdivision at the site is unlikely to have a significant

¹¹ Section 51(2)(b) – Part 4 Enforcement of Planning Control – Division 2 Development Control (*LUPAA 1993*)

¹² page 56 – *LUPAA 1993*

impact on the conservation status of the species, which is listed under the EPBCA, but not under the TSPA as it is not considered to be threatened in Tasmania.

One large black peppermint (*Eucalyptus amygdalina*) with good hollows is present on the property, which would provide habitat for arboreal fauna and should be retained, if possible.

The site is threatened by weed infestation, in particular by an abundance of the declared weed, gorse (*Ulex europaeus*). Individual plants and thickets which dominate the understorey are scattered across the site. Other declared weeds present in low numbers are blackberry (*Rubus fruticosus*) and ragwort (*Senecio jacobaea*).

Appropriate conditions brought in with an approval for the site could ensure adequate management of any native vegetation and trees to be retained, and ensure a reduction in the long term threat of weed infestation arising from the subject land.

RECOMMENDATIONS:

1. Control weeds. Weed management should include preliminary weed control prior to construction, supplemented by follow up measures post construction to target any regenerating plants. During construction appropriate weed hygiene measures should be adopted to prevent contaminated material and weeds being transported off site.
2. Consideration could be given to designing larger lots in the southern part of the site in order to retain native vegetation within lots. Building envelopes should be designated and controls (i.e. Part 5 Agreement with Meander Valley Council) put upon clearance of native vegetation beyond that which is reasonably required to construct a dwelling.
3. Consideration could be given to retaining an area of native vegetation within the site to form a bushland reserve/public open space within the completed subdivision design.

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APPENDIX 1: VASCULAR PLANT SPECIES

Status codes:

ORIGIN
i - introduced
d - declared weed WM Act
en - endemic to Tasmania
t - within Australia, occurs only in Tas.

NATIONAL SCHEDULE
EPBC Act 1999
CR - critically endangered
EN - endangered
VU - vulnerable

STATE SCHEDULE
TSP Act 1995
e - endangered
v - vulnerable
r - rare

Sites:

1	DVG - E509725, N5406803	23/05/2011	Kirsty Kay
2	ASF - E509251, N5406680	23/05/2011	Kirsty Kay
3	DAD - E509899, N5406709	10/06/2011	Kirsty Kay
4	NBA - E509618, N5406647	10/06/2011	Kirsty Kay

Site	Name	Common name	Status
DICOTYLEDONAE			
APIACEAE			
1 3 4	<i>Hydrocotyle hirta</i>	hairy pennywort	
ASTERACEAE			
1 4	<i>Cirsium vulgare</i>	spear thistle	i
1	<i>Dittrichia graveolens</i>	stinkweed	i
1 4	<i>Euchiton collinus</i>	common cottonleaf	
1 4	<i>Hypochoeris radicata</i>	rough catsear	i
1	<i>Olearia ericoides</i>	heathy daisybush	en
3	<i>Olearia floribunda</i>	flowery daisybush	
2	<i>Senecio jacobaea</i>	ragwort	d
1	<i>Senecio sp.</i>	groundsel	
1 2 4	<i>Solenogyne dominii</i>	smooth flat-herb	
CAMPANULACEAE			
1	<i>Wahlenbergia gracilis</i>	sprawling bluebell	
4	<i>Wahlenbergia sp.</i>	bluebell	
CASUARINACEAE			
1	<i>Allocasuarina littoralis</i>	black sheoak	
1 3	<i>Allocasuarina verticillata</i>	drooping sheoak	
CLUSIACEAE			
4	<i>Hypericum gramineum</i>	small st johns-wort	
CONVOLVULACEAE			
1 4	<i>Dichondra repens</i>	kidneyweed	
DILLENIACEAE			
1	<i>Hibbertia hirsuta</i>	hairy guineaflower	en
1	<i>Hibbertia procumbens</i>	spreading guineaflower	
DROSERACEAE			
1	<i>Drosera peltata</i>	pale sundew	
EPACRIDACEAE			
1 2	<i>Acrotiche serrulata</i>	ants delight	
2	<i>Astroloma humifusum</i>	native cranberry	
1 3 4	<i>Lissanthe strigosa</i>	peach berry	
EUPHORBIACEAE			
1 3	<i>Beyeria viscosa</i>	pinkwood	
1	<i>Poranthera microphylla</i>	small poranthera	
FABACEAE			
2	<i>Bossiaea prostrata</i>	creeping bossia	
1	<i>Trifolium sp.</i>	clover	
1 3	<i>Ulex europaeus</i>	gorse	d

GENTIANACEAE			
1 3 4	<i>Centaurium erythraea</i>	common centaury	i
GERANIACEAE			
1	<i>Geranium sp.</i>	native geranium	
1 4	<i>Pelargonium australe</i>	southern storksbill	
GOODENIACEAE			
1 3	<i>Goodenia lanata</i>	trailing native-primrose	
HALORAGACEAE			
1	<i>Gonocarpus tetragynus</i>	common raspwort	
1	<i>Gonocarpus teucrioides</i>	forest raspwort	
LAURACEAE			
1	<i>Cassytha pubescens</i>	downy dodderlaurel	
MIMOSACEAE			
1 3 4	<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
1	<i>Acacia mearnsii</i>	black wattle	
MYRTACEAE			
1 3	<i>Eucalyptus amygdalina</i>	black peppermint	en
1 3	<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	
OLEACEAE			
1	<i>Notelaea ligustrina</i>	native olive	
OXALIDACEAE			
1 4	<i>Oxalis perennans</i>	grassland woodsorrel	
PITTOSPORACEAE			
1 2 3 4	<i>Bursaria spinosa subsp. spinosa</i>	prickly box	
PLANTAGINACEAE			
1 3	<i>Plantago coronopus</i>	buckshorn plantain	i
1	<i>Plantago hispida</i>	hairy plantain	
1	<i>Plantago varia</i>	variable plantain	
POLYGALACEAE			
1	<i>Comesperma volubile</i>	blue lovecreeper	
PRIMULACEAE			
1	<i>Anagallis arvensis</i>	scarlet pimpernel	i
PROTEACEAE			
1 2	<i>Banksia marginata</i>	silver banksia	
1	<i>Hakea microcarpa</i>	smallfruit needlebush	
3	<i>Lomatia tinctoria</i>	guitarplant	en
RANUNCULACEAE			
1	<i>Clematis aristata</i>	mountain clematis	
1	<i>Ranunculus sp.</i>	buttercup	
ROSACEAE			
1	<i>Acaena novae-zelandiae</i>	common buzzy	
1	<i>Cotoneaster franchetii</i>	grey cotoneaster	i
1	<i>Cotoneaster glaucophyllus var. serotinus</i>	largeleaf cotoneaster	i
1	<i>Cotoneaster sp.</i>	cotoneaster	i
1	<i>Rubus fruticosus</i>	blackberry	d
RUBIACEAE			
1	<i>Galium gaudichaudii</i>	rough bedstraw	
SANTALACEAE			
1 3	<i>Exocarpos cupressiformis</i>	common native-cherry	
VIOLACEAE			
1	<i>Melicytus dentatus</i>	spiky violetbush	

MONOCOTYLEDONAE

AGAVACEAE

1 *Cordyline australis* cabbage tree i

CYPERACEAE

1 4 *Carex sp.* sedge
2 *Eleocharis sphacelata* tall spikesedge
1 3 *Lepidosperma inops* fan sedge en
1 2 *Lepidosperma laterale* variable swordedge
1 3 *Lepidosperma sp.* sword sedge
1 3 4 *Schoenus apogon* common bogedge

JUNCACEAE

2 *Juncus articulatus* jointed rush i
2 *Juncus pallidus* pale rush
1 2 *Juncus sarophorus* broom rush

LILIACEAE

1 *Hypoxis glabella* tiny yellowstar

POACEAE

1 *Agrostis capillaris* brown top bent grass i
1 4 *Aira caryophylla* silvery hairgrass i
1 *Austrodanthonia pilosa* velvet wallabygrass
1 3 4 *Austrodanthonia sp.* wallabygrass
1 3 4 *Austrostipa sp.* speargrass
1 *Deyeuxia quadriseta* reed bentgrass
1 *Distichlis distichophylla* australian saltgrass
1 *Echinopogon ovatus* hedgehog grass i
1 3 *Ehrharta stipoides* weeping grass
1 *Lachnagrostis aemula* tumbling blowgrass
1 3 4 *Poa rodwayi* velvet tussockgrass
1 *Poa sp.* poa
1 3 4 *Themeda triandra* kangaroo grass
3 *Vulpia sp.* fescue i

TYPHACEAE

2 *Typha latifolia* great reedmace i

XANTHORRHOEACEAE

1 3 4 *Lomandra longifolia* sagg

PTERIDOPHYTA

ADIANTACEAE

1 4 *Cheilanthes austrotenuifolia* green rockfern

DENNSTAEDTIACEAE

3 *Pteridium esculentum* bracken



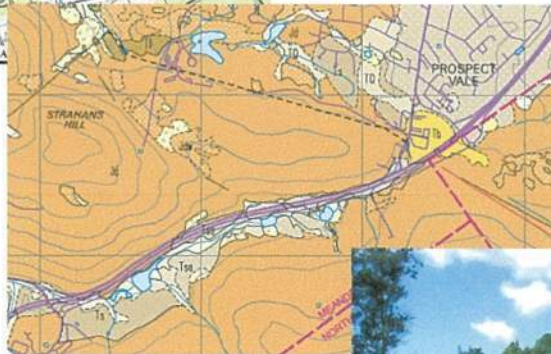
GEO-ENVIRONMENTAL
SOLUTIONS

SALINITY ASSESSMENT

Harley Parade Prospect

CLIENT
Tosi Pty Ltd

May 2011



1	Founding statement.....	2
2	Introduction.....	2
3	Site History	3
4	Planning context	4
5	Sampling methodology.....	4
6	Site information	4
	<i>Geology</i>	4
	<i>Soil distribution</i>	4
	<i>Topography & Drainage</i>	5
7	Site Salinity Assessment.....	6
8	Summary of results.....	6
9	Conclusion and recommendations.....	7
10	References.....	8
	Appendix 1 – Site Location	9
	Appendix 2 – Site Plan.....	10
	Appendix 3 – Typical Soil profile descriptions.....	11
	Appendix 4 – Salinity Rankings – Greater Launceston Area	13
	Appendix 5 – Soil analysis Results	14

1 Founding statement

This assessment report is one of many completed by John Paul Cumming of Geo-Environmental Solutions P/L (GES). John Paul holds a first class honours degree in Agricultural Science (major in soil science) and a PhD in environmental soil chemistry. John Paul is currently an Honorary Research Associate in the Faculty of Engineering, Science, and Technology where he has participated in a number of academic and research projects pertaining to soil and environmental management. John Paul has current status as a Stage 2 Certified Professional Soil Scientist from the Australian Society of Soil Science Inc.

John Paul is a graduate member of the Australian Institute of company directors, and a director of Geo-Environmental Solutions P/L (GES). In his role at GES John Paul has completed numerous land capability assessments for Federal, State and Local Government agencies. In addition, over the past eight years John Paul has completed over 4000 site and soil classifications for residential developments according to AS2870-1996 and AS/NZS1547-2000.

2 Introduction

This survey was commissioned after a request from the Meander Valley Council for a salinity assessment to be conducted for a proposed residential subdivision in Prospect Vale, Launceston Tasmania. The site extends to the south of Harley Parade, immediately behind existing residential blocks, and is bounded to the West by land of the country club casino and extends to the east behind Westbury road and the Bass highway (see appendix 1 & 2). The total proposed land area is approximately 47ha encompassed in one land title (159895/1). The property is currently vacant bushland with gentle to moderate slopes with shallow gradational to duplex soils developing on Jurassic Dolerite (see figure 1 & 2).



Figure 1 – View of existing *Casuarina sp* vegetation on the northern slopes

The desktop survey has failed to find any bores in the Prospect Vale area with the closest known bore located at Hadspen (MRT Groundwater Map). Unfortunately no information on groundwater salinity from this bore was available. However Piezometers installed and monitored as part of an ongoing investigation into ground water salinity in the Greater Launceston Area (GLA) have shown shallow and saline groundwater at some sites in the prospect area in Tertiary aged sediments. Due to the short time the monitoring project has been running, no data on the location and extent of this groundwater salinity in the local area is available.

It is the scope of this report to investigate the existence of any saline soils at the site and, if found, to determine the magnitude and geographical extent of this salinity. It is not the aim of this report to address complex planning issues, but rather to use a scientific framework to classify the geochemical status of the land in the context of possible land use.



Figure 2 – View of native vegetation on the southern slopes

3 Site History

Ownership and use – The site is currently owned by Tosi Pty Ltd and as previously indicated is currently undeveloped bushland.

Previous activities – Unknown, however it is assumed some low intensity agricultural activities have occurred in the past.

Previous and present buildings and structures – Currently the site supports one residential dwelling and a small number of machinery and storage sheds.

4 Planning context

The site is zoned as a mix of Residential and Rural under the Meander Valley Planning Scheme.

5 Sampling methodology

All sampling was performed in May 2011 utilising either a geoprobe macrocore assembly on a Simco Earthprobe 200 or a hollow stem auger head on an Eijelkamp 70mm auger assembly, with the equipment rinsed and air dried between samples. All soil material was placed in sealed sample bags for transport to the laboratory. Samples were tested for EC and pH in a 1:5 soil:water solution using calibrated Hanna meters in the Soil Science laboratory at the University of Tasmania.

In total 54 sample locations were chosen from across the area, and samples from the topsoil (A1) and subsoils clay (B2) horizons taken. For the specific sample locations please refer to the site plan in Appendix 2.

6 Site information

Site information pertaining to the potential salinity on site was collected from desktop and field surveys.

Geology

The study area falls within the Mineral Resources Tasmania 1:25000 mapping sheet for Launceston, which indicates the area is underlain by Jurassic Dolerite deposits. Site inspection revealed shallow rocky soils with common dolerite outcrops and boulders consistent with talus deposits on the slopes of the property (see figure 3). According to Hocking (2006) Jurassic dolerite in higher slope areas of the Greater Launceston Area (GLA) is ranked as the lowest geological hazard class for urban salinity (see appendix 4).

Soil distribution

Soil morphology and distribution across the site was generally uniform and the soil on the majority of the site is classified according to the Australian Soil Classification (Isbell 1996) as a Dermosol. The topography and aspect of the site has resulted in the development of relatively shallow clay soils on dolerite with a gradational textural trend of sandy clay loams overlying gravely and stony clay soils. Where conditions have allowed further soil development, such as on the south facing slopes in areas of thicker vegetation, duplex soils have also developed with distinct A2 horizons and are classified as Chromosols. However, the Dermosols are by far the most dominant soil type across the study area, especially in the area of the proposed residential lots in stages 1-6 of the current development plan.

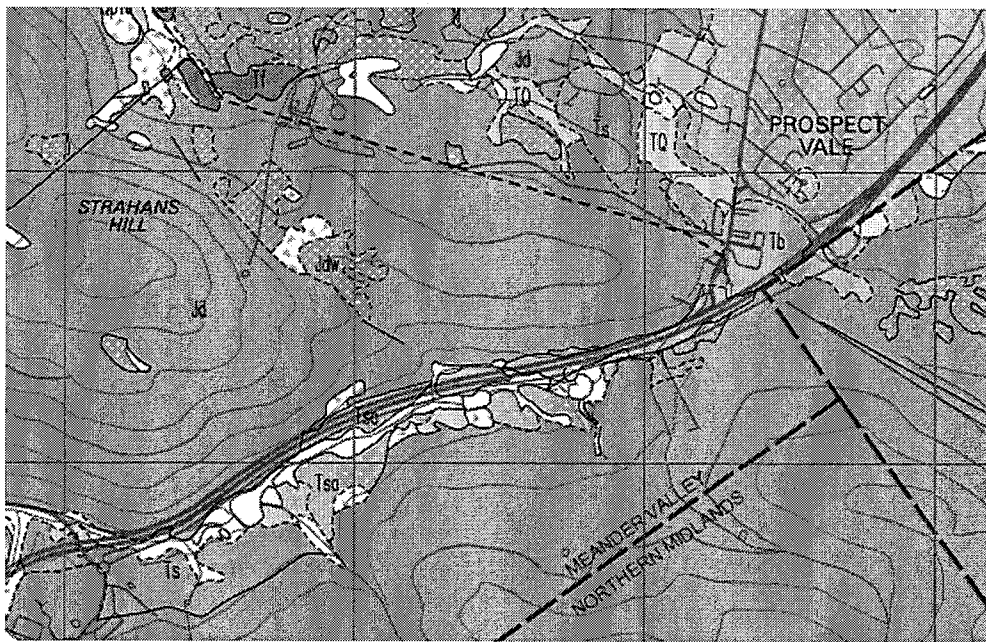


Figure 2 – Geology of the area – MRT 1:25 000 sheet

Topography & Drainage

The site is centred around a hill crest at an elevation of approximately 200m with convex diverging slope morphology, and a natural tendency to shed water of the site to the North and South. The boundary of the site with existing residences along Harley Parade also features a deep (~2m) open drain which may have been constructed to prevent run-off affecting construction along Harley parade. At the time of inspection the drainage ditch was dry and vegetated, which indicates it would rarely contain any water. During site drilling there was also no evidence of shallow groundwater on or near the site. Therefore the site is a relatively well drained site, and the North facing slopes in particular have a low soil moisture index (reflected in the vegetation community on site).

The south facing slopes on site typically have a higher soil moisture status due to aspect, which is also reflected in dense native vegetation and deeper soils. Two small dams were noted on site, one as a small above ground storage on the northern slopes, and one small dam in the one significant drainage line on the southern side of the property (see figures 3). Water samples were taken from each dam on the property, and the water was found to be generally free from significant salt content (< 500us/cm).



Figure 3 – View of dam on southern side of the property

7 Site Salinity Assessment

An assessment of site contamination was undertaken according to published recommendations of the Department of Land and Water Conservation (2002).

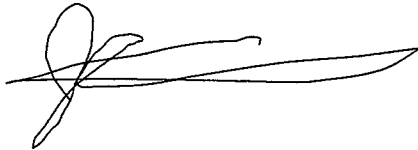
Soil samples taken from across the study area were analysed for Electrical Conductivity and expressed as Field Salinity (micro S/cm 1:5). This field data was converted into DS/m which was then converted to Ece using conversion factors for each soil textural class from Department of Land and Water Conservation (2002). From these results a soil salinity class was assigned as per Richards (1954). A summary of results can be found in appendix 5.

8 Summary of results

- The analysis of results showed very low levels of soil salinity, with all samples site returning electrical conductivities in the non-saline class
- The results are considered representative of the localised landform – being an elevated hill underlain by Jurassic Dolerite
- The results indicate that salinity is not a hazard in the proposed residential development area and the removal of existing sparse vegetation on the site is unlikely to alter this

9 Conclusion and recommendations

- There is no significant soil salinity associated with any of the residential blocks in the proposed subdivision stages 1-6
- There is also no significant salinity on the balance of the tile, which may be suitable for future rural residential development at a later date
- The results are consistent with the site location in an elevated topographic position and the Dolerite parent material
- The vegetation on the northern slopes of the site is sparse and is respective of a dry north facing microclimate, therefore the removal of vegetation is likely to have a low impact upon the hydrology of the site
- The native vegetation and soil moisture status of the south facing slopes indicate that vegetation removal on the southern side of the property may have a greater effect upon local hydrology
- Therefore it is recommended that any future development on the southern slopes carefully consider groundwater resources
- Given the lack of evidence of soil salinity and the topographic position of the site, I believe no further salinity assessment is warranted
- Therefore there is no barrier associated with soil salinity to the proposed residential development of the site



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Environmental and Engineering Soil Scientist

10 References

Hocking, M. (2006). Greater Launceston Area Urban Salinity Review. National Action Plan for Salinity and Water Quality.

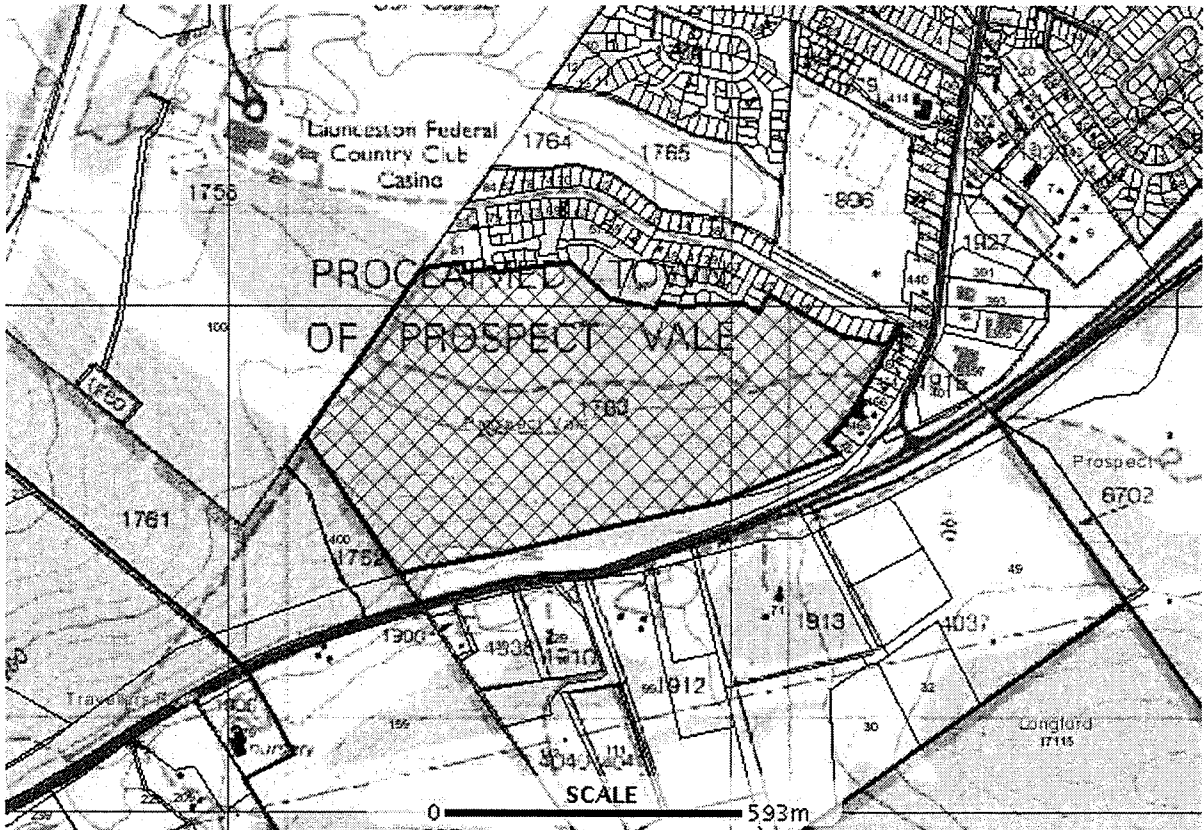
MRT Groundwater Map Web -
www.mrt.tas.gov.au/portal/page?_pageid=35,832431&_dad=portal&_schema=PORTAL

Isbell, R.F. (1996). The Australian Soil Classification. CSIRO Publishing.

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Richards, L.A. (ed.) 1954, *Diagnosis and Improvement of Saline and Alkaline Soils*, USDA Handbook No. 60, Washington DC.

Appendix 1 – Site Location



Appendix 3 – Typical Soil profile descriptions

Gradational soils on dolerite on northern slopes - Dermosols

Depth (m)	Horizon	Description
0 – 0.20	A1	Dark Yellowish Brown (10 YR 4/4) CLAYEY SAND (SC), approximately 5% clay, moderate polyhedral structure parting to single grain, dry medium dense consistency, common fine roots, common dolerite boulders, varied depth grading to
0.20 – 0.50	B2	Olive Brown (2.5 YR 5/5) GRAVELLY CLAY (CL), approx 10% weathered dolerite gravels and 50% fine to medium sand, dry very stiff consistency, medium plasticity, variable boundary to
0.50+	B/C	Jurassic Dolerite Colluvium with variable clay and gravelly clay weathering products

*soil description follows the *Unified Soil Classification*.



Typical exposed soil profile in the drainage ditch on northern slopes

Duplex soils on dolerite on southern slopes - Chromosols

Depth (m)	Horizon	Description
0 – 0.20	A1	Dark Greyish Brown (10 YR 4/2) CLAYEY SAND (SC), approximately 5% clay, moderate polyhedral structure parting to single grain, moist dense consistency, common fine roots, few dolerite boulders, varied depth grading to
0.30 – 0.35	A2	Light Greyish Brown (10 YR 5/2) CLAYEY SAND (SC), approximately 5-10% clay, weak polyhedral structure parting to single grain, moist dense consistency, few fine roots, few dolerite stones and ironstone gravels, varied depth grading to
0.35 – 0.80	B2	Brownish Yellow (10 YR 6/8) GRAVELLY CLAY (CL), approx 10% weathered dolerite gravels and 50% fine to medium sand, moist very firm to stiff consistency, medium plasticity, variable boundary to
0.80+	B/C	Jurassic Dolerite Colluvium with variable clay and gravelly clay weathering products

**soil description follows the Unified Soil Classification.*



Typical exposed soil profile in a track cutting on southern slopes

Appendix 4 – Salinity Rankings – Greater Launceston Area

Table 1 Simplified geology units and salinity hazard ranking of the GLA

Geology	Likelihood of watertable < 3 metres	Likelihood of water salinity > 2 dS/cm	Confidence of understanding	Overall ranking
Jurassic dolerite (high areas)	Low	Low	Low	1
Weathered Jurassic dolerite (high areas)	Low	High	Low	3
Tertiary basalt	Low	Moderate	Low	3
Cainozoic sediments	Low	Moderate	Low	3
Permian & Triassic sediments	Very small area (unknown)	Very small area (unknown)	Very small area (unknown)	4
Tertiary sediments (low areas)	Very small area (unknown)	Moderate - high	Moderate	5
Tertiary sediments (high areas)	Very small area (unknown)	Moderate - high	Moderate	5
Tertiary sediments with ironstone	High	High	High	5
Quaternary sediments	High	High - low	Moderate - high	6
Jurassic dolerite (low areas)	Moderate - high	Moderate - high	High	6 ½
Weathered Jurassic dolerite (low areas)	High	High	High	9

Hocking (2006)

Appendix 5 – Soil analysis Results

Prospect Salinity Results						
Lot Number	Sample Number	Field Salinity (micro S/cm 1:5)	Conversion to Ds/m	Conversion to Ece	p H	
15	A1	38	0.038	0.38	5.6	
	B2	22	0.022	0.22	6.2	
17	A1	29	0.029	0.203	5.8	
	B2	30	0.03	0.21	5.9	
19	A1	54	0.054	0.378	5.4	
	B2	23	0.023	0.161	5.8	
21	A1	62	0.062	0.434	5.8	
	B2	33	0.033	0.231	6.1	
23	A1	48	0.048	0.336	5.7	
	B2	34	0.034	0.238	5.9	
25	A1	44	0.044	0.308	5.4	
	B2	26	0.026	0.182	5.8	
27	A1	35	0.035	0.245	5.4	
	B2	21	0.021	0.147	6.1	
29	A1	51	0.051	0.357	5.9	
	B2	37	0.037	0.259	6.4	
31	A1	66	0.066	0.462	5.4	
	B2	31	0.031	0.217	5.9	
33	A1	43	0.043	0.301	5.6	
	B2	31	0.031	0.217	5.8	
35	A1	44	0.044	0.308	5.8	
	B2	19	0.019	0.133	6.1	
37	A1	31	0.031	0.217	5.1	
	B2	25	0.025	0.175	5.4	
38	A1	38	0.038	0.266	5.5	
	B2	26	0.026	0.182	5.9	
41	A1	49	0.049	0.343	5.2	
	B2	33	0.033	0.231	5.8	
41	A1	44	0.044	0.308	5.5	
	B2	20	0.02	0.14	5.9	
46	A1	37	0.037	0.259	5.1	
	B2	21	0.021	0.147	5.4	
48	A1	31	0.031	0.217	5.2	
	B2	25	0.025	0.175	6.2	
50	A1	33	0.033	0.231	5.9	
	B2	17	0.017	0.119	6.3	
53	A1	46	0.046	0.322	5.4	
	B2	32	0.032	0.224	6.1	
55	A1	48	0.048	0.336	5.5	
	B2	31	0.031	0.217	5.9	
57	A1	31	0.031	0.217	5.3	
	B2	14	0.014	0.098	5.6	
59	A1	31	0.031	0.217	5.1	
	B2	25	0.025	0.175	5.6	
61	A1	33	0.033	0.231	5.6	
	B2	17	0.017	0.119	5.9	
63	A1	54	0.054	0.378	5.3	
	B2	31	0.031	0.217	5.5	
65	A1	27	0.027	0.189	5.5	
	B2	22	0.022	0.154	5.9	
68	A1	33	0.033	0.231	5.8	
	B2	19	0.019	0.133	6.2	

Lot Number	Sample Number	Field Salinity (micro S/cm 1:5)	Conversion to Ds/m	Conversion to Ece	p H
	70 A1	21	0.021	0.21	5.8
	B2	17	0.017	0.17	6.2
	72 A1	46	0.046	0.322	5.8
	B2	33	0.033	0.231	6
	74 A1	36	0.036	0.252	5.6
	B2	24	0.024	0.168	5.9
	76 A1	49	0.049	0.343	5.8
	B2	31	0.031	0.217	6.2
	78 A1	33	0.033	0.231	5.4
	B2	27	0.027	0.189	5.8
	80 A1	44	0.044	0.308	5.4
	B2	28	0.028	0.196	5.8
	82 A1	63	0.063	0.441	5.3
	B2	39	0.039	0.273	5.4
	84 A1	51	0.051	0.357	5.9
	B2	37	0.037	0.259	6.3
	86 A1	71	0.071	0.497	5.4
	B2	37	0.037	0.259	5.7
	88 A1	43	0.043	0.301	5.5
	B2	31	0.031	0.217	5.8
	89 A1	46	0.046	0.322	5.8
	B2	29	0.029	0.203	6.4
	91 A1	33	0.033	0.231	5.4
	B2	27	0.027	0.189	5.8
	93 A1	52	0.052	0.364	5.7
	B2	27	0.027	0.189	5.9
	95 A1	42	0.042	0.294	5.9
	B2	34	0.034	0.238	6.1
	97 A1	64	0.064	0.448	5.6
	B2	28	0.028	0.196	5.9
	Balance BH1 A1	43	0.043	0.301	5.5
	B2	23	0.023	0.161	5.8
	Balance BH2 A1	38	0.038	0.266	5.8
	B2	34	0.034	0.238	5.9
	Balance BH3 A1	43	0.043	0.301	5.6
	B2	23	0.023	0.161	6.1
	Balance BH4 A1	53	0.053	0.371	5.6
	B2	37	0.037	0.259	6.2
	Balance BH5 A1	44	0.044	0.308	5.4
	B2	21	0.021	0.147	5.6
	Balance BH6 A1	39	0.039	0.273	5.1
	B2	18	0.018	0.126	5.3
	Balance BH7 A1	41	0.041	0.287	5.4
	B2	35	0.035	0.245	5.8
	Balance BH8 A1	61	0.061	0.427	5.9
	B2	34	0.034	0.238	6
	Balance BH9 A1	45	0.045	0.315	5.5
	B2	34	0.034	0.238	6.6
	Balance BH10 A1	39	0.039	0.273	5.5
	B2	18	0.018	0.126	5.7
	Balance BH11 A1	78	0.078	0.546	5.7
	B2	131	0.131	0.917	5.9
	Balance BH12 A1	63	0.063	0.441	5.9
	B2	49	0.049	0.343	6.3



Agricultural Report

COPY

Report for:

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30 May 2008



AGRICULTURAL REPORT - Summary

Property identification:	47.5ha title (C.T. 146024-1) in the Rural and Residential Zones under the current Meander Valley Council Planning Scheme 1995. A Scenic Protection Area which extends from the west and covers the majority of the title (34ha) from the central ridgeline to the southern boundary. The majority of the title is zoned Rural with a strip along the northern boundary zoned Residential. Under the Meander Valley Council Draft Planning Scheme 2007 the zoning remains the same.
Proposal:	Representation to Meander Valley Council Draft Planning Scheme 2007 to change zoning from Rural to Residential (along the northern boundary, extending the current Residential zone on the title) and from Rural to Mixed Use (for the balance).
Assessment description:	<ul style="list-style-type: none">• Agricultural potential of the subject title in isolation or if farmed in conjunction with adjacent titles.• Impact of proposed zone changes on the agricultural potential.• Risk of fettering adjacent agricultural use and mitigation strategies.
Land Capability as mapped:	Land Capability for the title is mapped at 1:100 000 as LC6 with an area of LC 4 on the southern boundary (Noble 1991).
Inspection comments:	Site inspected 28 May 2008. Land use is native vegetation, domestic garden and residence and storage areas for the Harley Davidson complex. None of the adjacent titles are managed for production agriculture. The subject title is located on the edge of the urban /rural interface and is surrounded by land managed mainly for residential or commercial purposes.
Conclusion:	The current agricultural potential of the lot in isolation or in conjunction with other farming titles is negligible, due to a combination of size of title, Land Capability and clearance and conversion limitations (both through Scenic Protection restrictions and fettering) on the vegetation. The proposed rezoning will have no impact on agricultural potential of the lot or surrounding the lots.

Assessment by:



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Member, Environment Institute of Australia and New Zealand



Introduction

We understand the proponent wishes to make a representation to the *Meander Valley Council Draft Planning Scheme 2007* to request rezoning from Rural to Residential (along the northern boundary) and Mixed Use (for the balance). See Figure 2

This Agricultural Report was requested by Woolcott Surveys¹ on behalf of the proponent to provide information on the:

- Agricultural potential of the subject title in isolation or if farmed in conjunction with adjacent titles.
- Impact of proposed zone changes on the agricultural potential.
- Risk of fettering adjacent agricultural use and mitigation strategies.

Zoning

The *Meander Valley Council Draft Planning Scheme 2007* zoning isolates the 47.5ha title and the adjacent 2ha title to the south west, to form 50ha pocket of Rural zone surrounded by Mixed Use and Residential (see Figure 1). Under the *Meander Valley Council Planning Scheme 1995* the Rural zone extended to the north west and on the southern side of the highway. The highway forms a significant barrier to connectivity² hence connectivity is only relevant north of the highway.

¹ Email from Brett Woolcott to David Armstrong 30/04/08

² Connectivity describes the ability to utilise multiple titles in conjunction. Assessment of connectivity considers size of title, context in terms of surrounding land use and type of barrier reducing connectivity.

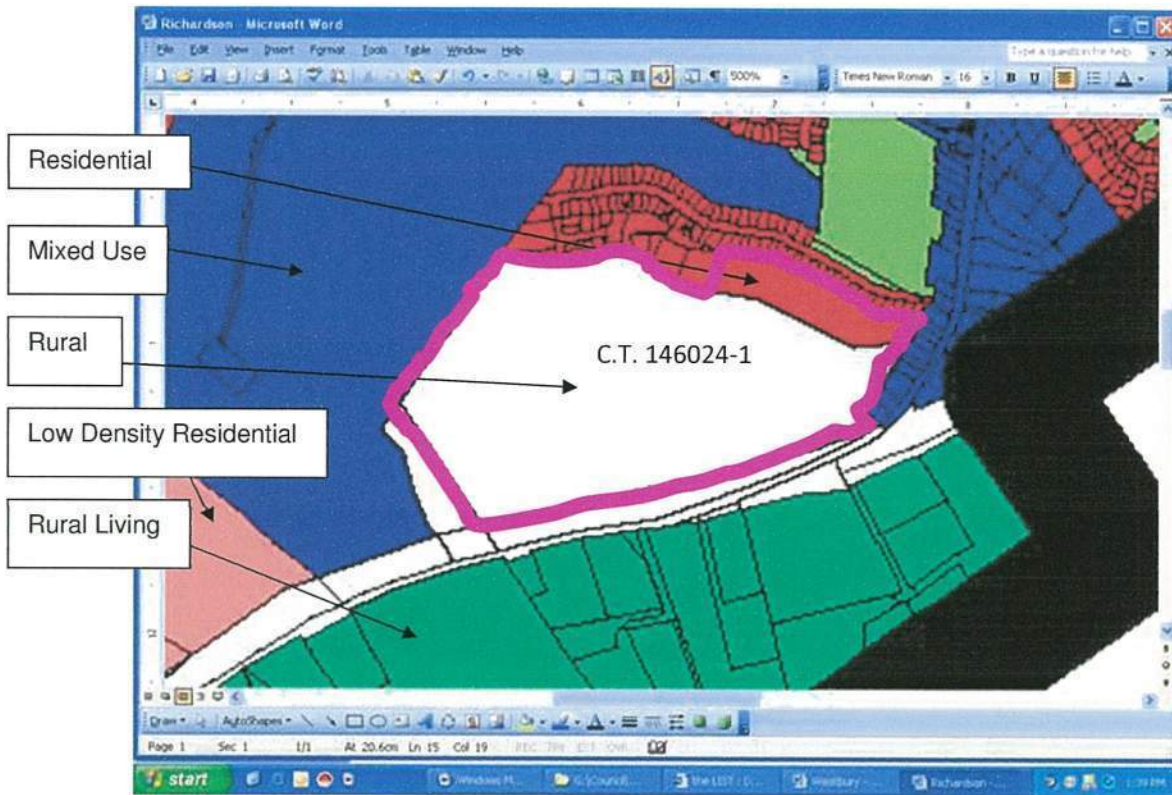


Figure 1. Meander Valley Council Draft Planning Scheme 2007 zones from Woolcott Surveys 30/04/08. Subject title (C.T. 146024-1) shown in pink.



Figure 2. Proposed rezoning by proponent from Woolcott Surveys 09/06/08

Location & Description (see Figure 2 and Figure 3)

The 47.5ha title (C.T. 146024-1) is in the Rural and Residential Zones under the current *Meander Valley Council Planning Scheme 1995*. A Scenic Protection Area which extends from the west and covers the majority of the title (34ha) from the central ridgeline to the southern boundary. The majority of the title is zoned Rural with a strip along the northern boundary zoned Residential. Under the *Meander Valley Council Draft Planning Scheme 2007* the zoning remains the same (see Figure 1).

The title is bounded by the Bass Highway to the south, a small (2ha) title to the south west, the country club casino on a 115 ha title to west and north, small titles to the north 0.5 – 1.9ha and house blocks to the north and east.

None of the adjacent titles are managed for production agriculture. The subject title is located on the edge of the urban /rural interface and is surrounded by land managed mainly for residential or commercial purposes. There are several access points with the main ones being in the north eastern corner from Harley Parade and behind the Harley Davidson complex off Westbury Parade.

Current land-use is native vegetation comprised of mainly *Eucalyptus amygdalina* forest and woodland and grassy *Eucalyptus viminalis* for approximately 10ha towards the south (TASVEG 1.0 digital data). There are small areas of reduced canopy cover associated with storage facilities and domestic use. A trafficable firebreak borders the title and a central gravel road following the ridgeline provides access from the residence situated on the eastern side to the western boundary. Storage areas and a fenced domestic garden are accessible from the central road. A small dam (<1ML), provides water for fire management and is located on the south western boundary.

Altitude ranges from 200m ASL along the central ridgeline sloping to 140m ASL in the southern corner. The title is on the eastern toe of the Blackstone Hills ridge. With a central ridge tapering towards the east, aspect on the title is northerly, easterly and southerly. Slopes range from less than 5% along the central ridge to 21% on the south facing slopes.

Rainfall is approximately 850mm (Sinclair Knight Merz n.d. *Rainfall Chart – NE Tasmania*). Geology of the title is Jurassic dolerite surrounded by Tertiary sediments on the lower slopes to the south east and north.

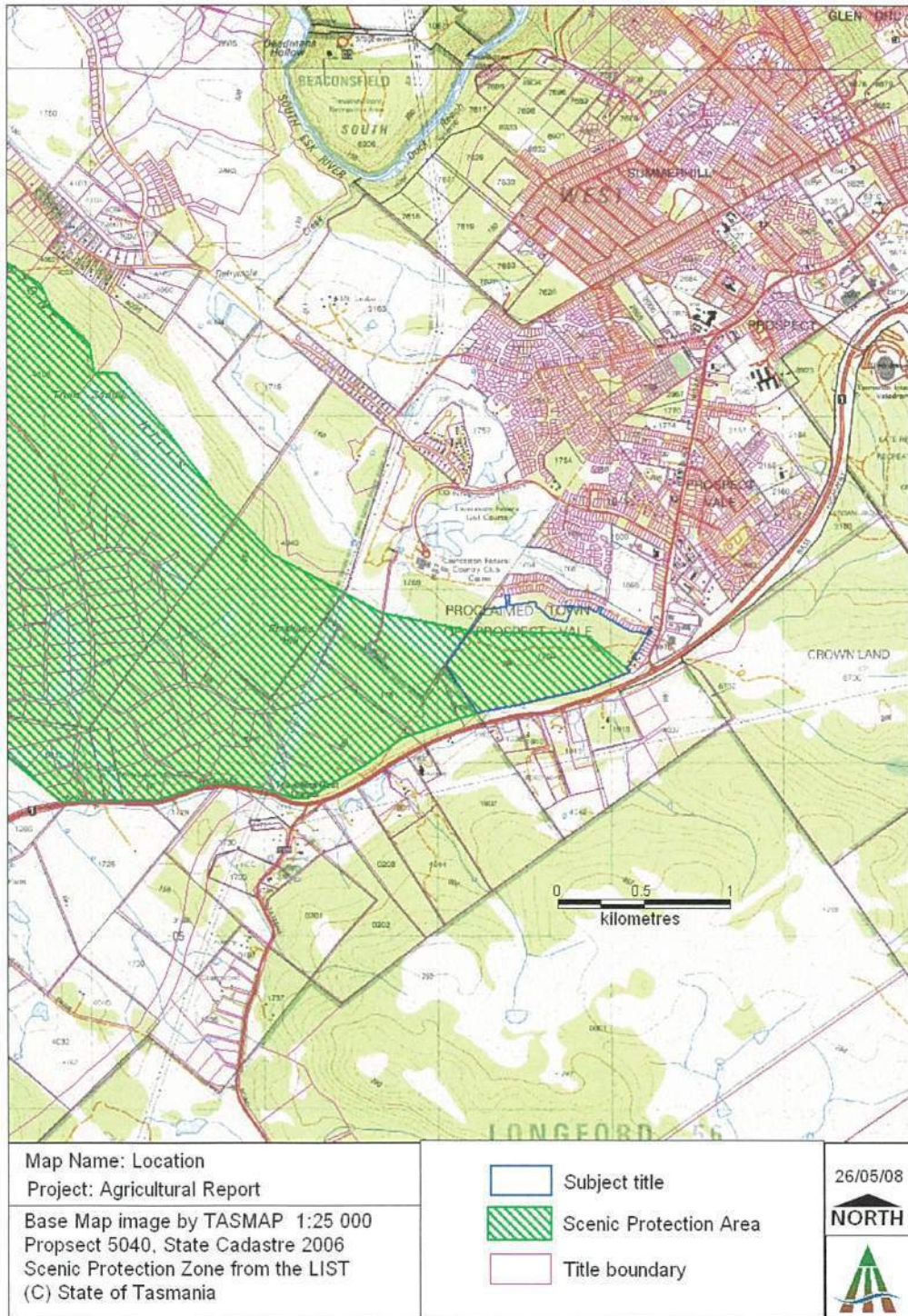


Figure 3, Location

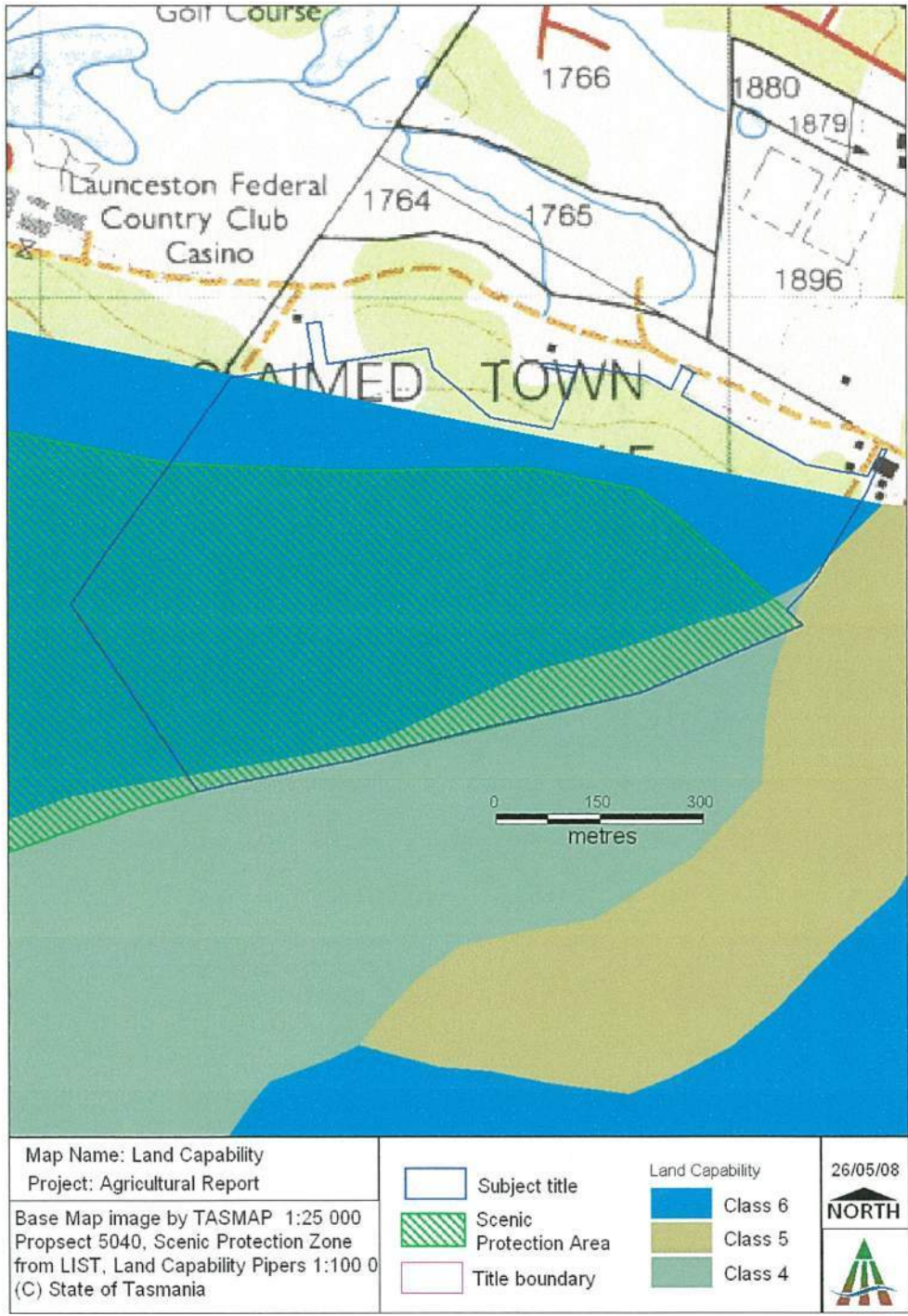


Figure 5. Mapped Land Capability from Noble 2001 *Land Capability Survey of Tasmania – Pipers Report* 1:100 000 Department of Primary Industry Tasmania

Land Capability Definitions (Grose 1999) state:

“CLASS 4 - Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop losses or soil damage if 'normal' conditions return.)

CLASS 5 - This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6 - Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.”

Land Capability for the property is mapped as LC 6 for the majority with an area of LC 4 on the southern boundary (Noble 1991). There is no Land Capability mapping available for the northern portion of the property.

Assessed Land Capability

The site was inspected on the 28 May 2008. Land Capability was determined according to the Land Capability Classification System as defined by Grose (1999). Exposed bedrock, boulders, stones and cobbles are present at a density of between 50-70% on the surface for the majority of the title. This dictates a Land Capability classification of Class 6. There are areas of reduced density on the southern boundary and towards the north and east but these areas are less than 4ha and as such are too small to be considered as separate management units.

Land Capability of the subject title conforms with the description by Noble (1991) of Class 6 land on Dolerite, although slopes are generally more gentle than the description (>35%).

Land Capability as mapped by Noble (1991) is confirmed and Class 6 Land Capability extends to the northern boundary.

Discussion

Timber harvesting and vegetation clearance and conversion are regulated through the *Forest Practices Act 1985* and subject to the provisions of the Forest Practices Code 2000 and subsequent amendments. Any forestry activities must take into consideration Local Government zoning and Special Area requirements. Development within the Scenic Protection Area is likely to require retention of a minimum portion of the canopy thus effectively preventing the clearance and conversion to agricultural use (including plantation) of all but 14ha on the northern slopes.

Agricultural potential on the lot is limited by Land Capability, size of title and limitations on clearing and conversion of the vegetation community. At best the northern slopes could be used as a bush run. Plantation establishment is limited by stone on these northern slopes. In addition the majority of the northern boundary is fettered by adjacent residential development with numerous dwellings encroaching to within 100m of the northern boundary. Any significant clearance of vegetation on the northern slopes is likely to create conflict with the adjacent residential area.

The entire title is considered unsuitable for agriculture. There are no production agricultural activities bordering the title and altering the zoning of the title will not impact on agriculture.

Conclusion

The current potential of the lot in isolation or in conjunction with other farming titles is negligible, due to a combination of size of title, Land Capability and clearance and conversion limitations (both through Scenic Protection restrictions and fettering) on the vegetation. The proposed rezoning will have no impact on agricultural potential of the lot or surrounding the lot.

References.

Grose, CL. 1999, *Land Capability Handbook – Guidelines for the Classification of Agricultural Land in Tasmania*, Department of Primary Industries Water and Environment and Natural Heritage Trust.

Noble, K. 1991, *Land Capability Survey of Tasmania – Pipers Report 1:100 000*
Department of Primary Industry Tasmania

Sinclair Knight Merz n.d. *Rainfall Chart – NE Tasmania*

Appendix 1: photographs



Plate 1: Residences along northern boundary



Plate 2: Lower density stone areas on southern boundary



Plate 3: view along south western boundary



Plate 4: Pasture with exposed bedrock on adjacent land on north western boundary



Plate 5: Stone on ridge line near north western boundary



COPY



REPORT

TOSI PTY LTD

**HARLEY PARADE,
PROSPECT**

FUTURE DEVELOPMENT

ENGINEERING ASSESSMENT

Project No. J112213CL

June 2011

Johnstone McGee & Gandy
incorporating Dale P Luck & Associates



CONTENTS

1. INTRODUCTION 1
 2. LOCATION OF PROPOSED WORKS 1
 3. SERVICES INVESTIGATION 1
 4. TOPOGRAPHY, GEOLOGY..... 1
 5. WATER 2
 6. SEWERAGE 2
 7. STORMWATER 3
 8. GAS 4
 9. TELECOMMUNICATION 5
 10. POWER 5
 11. CONCLUSION 5

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1. INTRODUCTION

This report is prepared in order to assess the engineering issues relating to a proposal to rezone part of the balance land behind Harley Parade from Rural to Residential.

It is intended to develop the land into residential allotments.

2. LOCATION OF PROPOSED WORKS

A development plan, Number 2010-32 Sheet 2/2, revision 3.0, prepared by Woolcott Surveys, has been used as the basis of this report, and is attached as Figure 1.

It shows the future development as lots 15 – 97, i.e. a total of 83 lots.

The development would occur in stages, but this report examines the whole area as a single unit, and investigates services regardless of what staging is proposed.

3. SERVICES INVESTIGATION

The services investigated are:

- Water
- Sewerage
- Stormwater
- Traffic
- Gas
- Telecommunication
- Power

The report refers to previous smaller scale investigations undertaken for Tosi, and uses information provided by Ben Lomond Water, and the appropriate Power and other authorities.

4. TOPOGRAPHY, GEOLOGY

The land slopes fairly uniformly towards the north, and is part of the north facing slope of a ridge running east west from Westbury Road to the Casino property. Its average slope is 1:10 to the north.

All the land in question is part of the Jurassic Dolerite ridge line extending from Riverside to south of Kings Meadows. Typical soil profiles on the site range from rock at the surface to loose rock and its weathered products to a depth of approximately 1.5 metres.

There is no topographical or geological impediment to development.

Current development terminates at about RL 190 AHD, which is very close to the existing zone boundary from urban to residential.

5. WATER

A previous report was prepared for Tosi Pty Ltd on future water supply. At that time, Ben Lomond Water advised Harley Parade was supplied from the Casino reservoir, whose top water level is RL 237m AHD. This has since been confirmed.

Notwithstanding this level, the previous report found that there were some pressure issues with development above 190m even though there is static head available.

The previous report suggested booster pumps could be provided, but Ben Lomond Water have advised they would approve a direct link main from the Casino Reservoir to the western end of the Harley Parade Development.

The highest level of any part of the land proposed for rezoning is 205m, and most of the higher points are no more than RL 200m. This provides a nominal static head of 32 – 35 metres, (320 – 350kPa) and there would be little friction loss because of the direct link.

On that basis, the required 10ℓ/sec at 200kPa would be available at all times for Fire Fighting, and domestic supply would be within acceptable limits.

It is therefore concluded that if a link main were provided from the existing main to the south of the Casino Reservoir to the new part of the subdivision, water supply would then be satisfactory.

Notwithstanding the above, there are some parts of the new proposal which do not have adequate pressure at the moment, especially those ones at, near or below the 190 metre contour.

These could be considered for development prior to the link main being installed.

6. SEWERAGE

There are two issues –

- a) Treatment / trunk mains and
- b) Reticulation

In regard to a) Ben Lomond Water have advised that there may be sections of the sewer trunk mains from Prospect to the Blackstone Heights Waste Water Treatment Plant which are undersized or near capacity.

However, a study is currently being undertaken to address these issues, and it is envisaged that appropriate works will be put on the Ben Lomond Water Capital Works programme.

In addition, Headworks charges will apply to these new lots, and that will provide additional impetus to fund these works.

Treatment capacity at the Waste Water Treatment Plant is adequate.

In regard to b) the situation with reticulation at the subdivision is that all existing mains are 150mm diameter. All flows join at a single point at the rear of number 50 Harley Parade, where the main continues on the Golf Course towards the St Andrews Circle subdivision.

It has previously been determined that the capacity of this main is 15 litres per second (Dale P. Luck & Associates – August 2008).

Existing connections on this main total approximately 115 equivalent tenements, and the new lots proposed total 82, i.e. 197 in total – say 200.

Discharge rates are therefore as follows:

- Discharge per lot : say 800 litres
- 24 hourly unfactored; .0093 litres per sec per tenement
 = 1.86ℓ/sec for 200 tenements
- Use peaking factor = 6 for infiltration
- Peak = 11.2ℓ/sec

This is still under the capacity of the lateral main across the Golf Course.

It may be concluded from the above that the local reticulation system can cope with the extra 83 lots.

7. STORMWATER

The stormwater system in basic form is shown on Figure 2.

There are currently 3 outlets to the Harley Parade system.

- a) A DN450 at the northern end of the subdivision, which discharges across the Golf Course via an open drain, to feed lakes within the Golf Course
- b) A DN750 at the centre of the subdivision in the main low point, which also discharges across the Golf Course
- c) A DN450 towards Westbury Road at the extreme southern end of Harley Parade

Correspondingly, the new part of the development would discharge to the same area, noted as A, B and C. However there is a small section 'D' which has not got enough fall to enter the existing system and would have to discharge to the south west.

An overall assessment of the extra discharges with each of A, B and C has been undertaken with the following results;

Area A

This collects stormwater at the end of Buell Drive, at which there is a DN450 pipe and headwall available.

Current connections;	34 lots + road
Extra connection;	37 lots + road
Extra inflow to headwall;	580ℓ/sec (for extra lots)

This is almost at the capacity of the existing main, and so this will cause overflows. Alternatives available to reduce flow into the existing main are either to;

- a) Provide a new main in the Casino property just west of the current lots, which can discharge into the Golf Course, or
- b) Provide detention at the current end of Buell Drive

Area B

The DN750 extends from the Golf Course to Harley Parade. At present there are 3 laterals connecting into it;

- a DN300 from the north
- a DN525 from the south
- a DN600 from the east

Current connection:	74 lots
Extra connection:	30 lots

Extra inflow for new lots; 400ℓ/sec

The existing system has some capacity, but some work will have to be done where the new subdivision discharges into the current terminations at the south-eastern end of Classic Drive.

This could take the form of either upgrade mains locally, or detention, or a combination of both.

Area C

This area has no lots (perhaps 1) connected into the existing DN450 main. It is proposed to connect 13 lots into it, or more if final survey permits. This will reduce the inflow for Area B, and allow Area C to increase up to the capacity of the DN450.

Area D

There are 5 lots which are not likely to be able to connect with Area C, unless final levels show otherwise.

These can be directed through adjacent land into Westbury Road.

8. GAS

'Tasgas' have advised that they do not have any problems with servicing the lots. There is an existing main which runs the length of Harley Parade and into Classic Drive.

9. TELECOMMUNICATION

'Service Stream' have advised that they can provide appropriate phone and computer services. However, due to the NBN rollout, from now on there is an up-front design fee for each new stage, and a headworks charge per block.

This is needed to provide the extra quality cabling and pits for the fibre optic cables to be used.

10. POWER

Aurora have advised that they can provide the extra capacity required, subject to their normal pricing charges.

11. CONCLUSION

- a) Water services will have to be augmented by the connection of the Casino Reservoir Main directly to the western end of the subdivision.
- b) Sewerage reticulation locally is adequate, as is treatment. There are parts of the trunk systems which may need upgrading in the future, and this is part of the wider Ben Lomond Water works programme.
- c) Stormwater is adequate in terms of ultimate disposal to the Golf Course, but there is a need to undertake some internal works as part of the development to transmit stormwater to these outlets.
- d) Roads are adequate to service the extra lots.
- e) Gas, Telecommunication and Power can all be supplied.

Signed,
JOHNSTONE, MCGEE & GANDY PTY LTD



Dale P. Luck BE FIEAust CPEng
Senior Civil Engineer

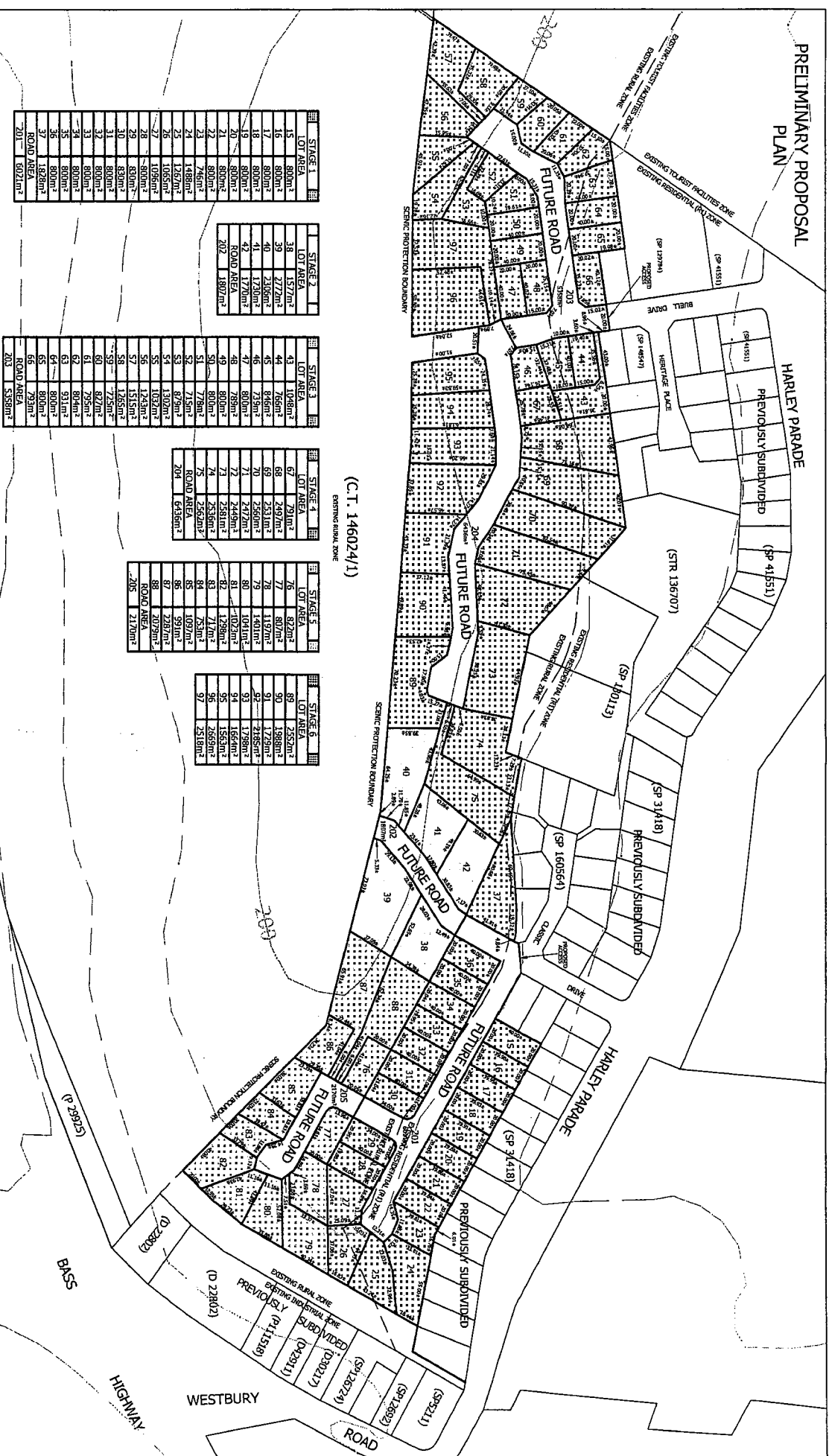
Attached:

- Figure 1
- Figure 2

PRELIMINARY PROPOSAL PLAN

HARLEY PARADE

(C.T. 146024/1)
EXISTING RURAL ZONE



STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6
LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA
15 800m ²	38 1572m ²	43 1948m ²	67 791m ²	76 822m ²	89 252m ²
16 800m ²	39 1772m ²	44 1968m ²	68 2497m ²	77 807m ²	90 1988m ²
17 800m ²	40 2359m ²	45 846m ²	69 2531m ²	78 1197m ²	91 1729m ²
18 800m ²	41 1720m ²	46 739m ²	70 2560m ²	79 1491m ²	92 2185m ²
19 800m ²	42 1720m ²	47 800m ²	71 2472m ²	80 1041m ²	93 1798m ²
20 800m ²	43 800m ²	48 789m ²	72 2449m ²	81 1029m ²	94 1668m ²
21 800m ²	44 800m ²	49 800m ²	73 2581m ²	82 1299m ²	95 1558m ²
22 800m ²	45 800m ²	50 800m ²	74 2539m ²	83 1171m ²	96 2689m ²
23 748m ²	46 800m ²	51 778m ²	75 2592m ²	84 763m ²	97 2518m ²
24 1428m ²	47 800m ²	52 719m ²	76 800m ²	85 979m ²	
25 1168m ²	48 800m ²	53 1379m ²	77 800m ²	86 979m ²	
26 1168m ²	49 800m ²	54 1039m ²	78 800m ²	87 2109m ²	
27 800m ²	50 800m ²	55 1439m ²	79 800m ²	88 2109m ²	
28 800m ²	51 800m ²	56 1539m ²	80 800m ²	89 2109m ²	
29 800m ²	52 800m ²	57 1515m ²	81 800m ²	90 800m ²	
30 800m ²	53 800m ²	58 1265m ²	82 800m ²	91 800m ²	
31 800m ²	54 800m ²	59 725m ²	83 800m ²	92 800m ²	
32 800m ²	55 800m ²	60 827m ²	84 800m ²	93 800m ²	
33 800m ²	56 800m ²	61 795m ²	85 800m ²	94 800m ²	
34 800m ²	57 800m ²	62 894m ²	86 800m ²	95 800m ²	
35 800m ²	58 800m ²	63 931m ²	87 800m ²	96 800m ²	
36 800m ²	59 800m ²	64 800m ²	88 800m ²	97 800m ²	
37 1828m ²	60 800m ²	65 800m ²	89 800m ²	98 793m ²	
38 800m ²	61 800m ²	66 793m ²	90 800m ²		
39 800m ²	62 800m ²	67 793m ²	91 800m ²		
40 800m ²	63 800m ²	68 793m ²	92 800m ²		
41 800m ²	64 800m ²	69 793m ²	93 800m ²		
42 800m ²	65 800m ²	70 793m ²	94 800m ²		
43 800m ²	66 800m ²	71 793m ²	95 800m ²		
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45 800m ²	68 800m ²	73 793m ²	97 800m ²		
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47 800m ²	70 800m ²	75 793m ²	99 800m ²		
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63 800m ²	86 800m ²	91 793m ²	115 800m ²		
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68 800m ²	91 800m ²	96 793m ²	120 800m ²		
69 800m ²	92 800m ²	97 793m ²	121 800m ²		
70 800m ²	93 800m ²	98 793m ²	122 800m ²		
71 800m ²	94 800m ²	99 793m ²	123 800m ²		
72 800m ²	95 800m ²	100 793m ²	124 800m ²		
73 800m ²	96 800m ²	101 793m ²	125 800m ²		
74 800m ²	97 800m ²	102 793m ²	126 800m ²		
75 800m ²	98 800m ²	103 793m ²	127 800m ²		
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78 800m ²	101 800m ²	106 793m ²	130 800m ²		
79 800m ²	102 800m ²	107 793m ²	131 800m ²		
80 800m ²	103 800m ²	108 793m ²	132 800m ²		
81 800m ²	104 800m ²	109 793m ²	133 800m ²		
82 800m ²	105 800m ²	110 793m ²	134 800m ²		
83 800m ²	106 800m ²	111 793m ²	135 800m ²		
84 800m ²	107 800m ²	112 793m ²	136 800m ²		
85 800m ²	108 800m ²	113 793m ²	137 800m ²		
86 800m ²	109 800m ²	114 793m ²	138 800m ²		
87 800m ²	110 800m ²	115 793m ²	139 800m ²		
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99 800m ²	122 800m ²	127 793m ²	151 800m ²		
100 800m ²	123 800m ²	128 793m ²	152 800m ²		
101 800m ²	124 800m ²	129 793m ²	153 800m ²		
102 800m ²	125 800m ²	130 793m ²	154 800m ²		
103 800m ²	126 800m ²	131 793m ²	155 800m ²		
104 800m ²	127 800m ²	132 793m ²	156 800m ²		
105 800m ²	128 800m ²	133 793m ²	157 800m ²		
106 800m ²	129 800m ²	134 793m ²	158 800m ²		
107 800m ²	130 800m ²	135 793m ²	159 800m ²		
108 800m ²	131 800m ²	136 793m ²	160 800m ²		
109 800m ²	132 800m ²	137 793m ²	161 800m ²		
110 800m ²	133 800m ²	138 793m ²	162 800m ²		
111 800m ²	134 800m ²	139 793m ²	163 800m ²		
112 800m ²	135 800m ²	140 793m ²	164 800m ²		
113 800m ²	136 800m ²	141 793m ²	165 800m ²		
114 800m ²	137 800m ²	142 793m ²	166 800m ²		
115 800m ²	138 800m ²	143 793m ²	167 800m ²		
116 800m ²	139 800m ²	144 793m ²	168 800m ²		
117 800m ²	140 800m ²	145 793m ²	169 800m ²		
118 800m ²	141 800m ²	146 793m ²	170 800m ²		
119 800m ²	142 800m ²	147 793m ²	171 800m ²		
120 800m ²	143 800m ²	148 793m ²	172 800m ²		
121 800m ²	144 800m ²	149 793m ²	173 800m ²		
122 800m ²	145 800m ²	150 793m ²	174 800m ²		
123 800m ²	146 800m ²	151 793m ²	175 800m ²		
124 800m ²	147 800m ²	152 793m ²	176 800m ²		
125 800m ²	148 800m ²	153 793m ²	177 800m ²		
126 800m ²	149 800m ²	154 793m ²	178 800m ²		
127 800m ²	150 800m ²	155 793m ²	179 800m ²		
128 800m ²	151 800m ²	156 793m ²	180 800m ²		
129 800m ²	152 800m ²	157 793m ²	181 800m ²		
130 800m ²	153 800m ²	158 793m ²	182 800m ²		
131 800m ²	154 800m ²	159 793m ²	183 800m ²		
132 800m ²	155 800m ²	160 793m ²	184 800m ²		
133 800m ²	156 800m ²	161 793m ²	185 800m ²		
134 800m ²	157 800m				

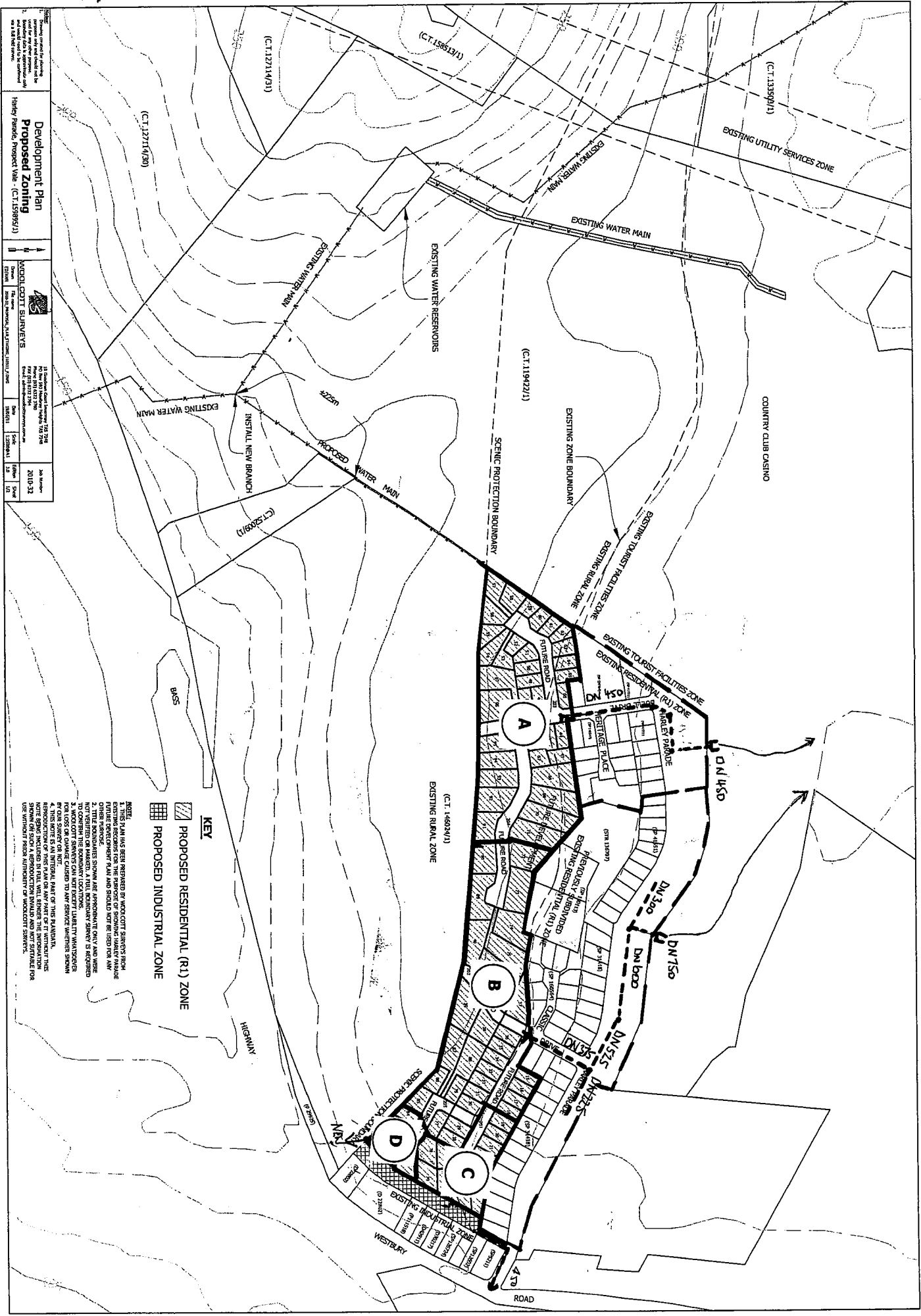


FIGURE 2

RECEIVED
20 APR 2012

BY:

JMG Ref: J112213CL
Client Ref:

18th April, 2012

Woolcott Surveys
PO Box 593
MOWBRAY TAS 7248

Attention: Brett Woolcott

COPY

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infofn@jmg.net.au

Dear Brett,

RE: Tosi Pty Ltd – Harley Parade

Reference our report issued June 2011, I provide herewith further information in relation to stormwater disposal.

I have marked up Figure 2 of that report and attached.

This report is a 'stand alone' one, i.e. it can be read independently of the 'stormwater' section (7) of the above report.

Figure 2 attached shows the main stormwater outfalls for the existing Harley Parade development.

There are currently 3 outlets to the Harley Parade system.

- a) A DN450 at the northern end of the subdivision, which discharges across the Golf Course via an open drain, to feed lakes within the Golf Course
- b) A DN750 at the centre of the subdivision in the main low point, which also discharges across the Golf Course
- c) A DN450 towards Westbury Road at the extreme southern end of Harley Parade

Correspondingly, the new part of the development would discharge to the same area, noted as A, B and C. However there is a small section 'D' which has not got enough fall to enter the existing system and would have to discharge to the south west.

An overall assessment of the extra discharges with each of A, B and C has been undertaken with the following results;

www.jmg.net.au

Principals:
IT Johnston
CG Purdon
CC Holloway
GL Atherton

Associates:
RC Berry
R Bessell
MS Clark
NP Stolp
CC Marlow

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

Area A

This collects stormwater at the end of Buell Drive, at which there is a DN450 pipe and headwall available.

Main: DN450
 Grade: Min 0.25
 Capacity (allowing for pit losses) = 500 L/sec
 Current connections: 34, + 3360m² road and footpath
 Q₂₀ for this area (as now is) = 513 L/sec

i.e. present pipe is >10 year ARI but <20 year ARI

Area B

The DN750 extends from the Golf Course to Harley Parade. At present there are 3 laterals connecting into it;

- a DN300 from the north
- a DN525 from the south
- a DN600 from the east

This analysis is directed primarily to the DN750 outlet to the Casino. The laterals have not been analysed due to the extra scope of work in doing this. However, this would be part of any subdivision design, and it is understood that if any part of the laterals or their feed need upgrading, then this would be part of the development.

Certainly the new road (Classic Drive) was designed with 2 x DN300 connections into the potential subdivision, and these would cater for the stormwater in the first instance.

Outlet Main: DN750
 Grade: Min 0.02
 Capacity (Allowing for pit losses) = 1600 L/sec
 Current Connections: 74, + 7200m² road and footpath
 Q₂₀ for this = 1100 L/sec

i.e. present pipe caters for the 1:20 ARI event

New connection: 30, + road
 Q₂₀ for this 450 L/sec

Total Q₂₀ (with slightly high t_c) = 1450 L/sec

This shows that the existing DN750 in Harley Parade has sufficient capacity to handle the extra lots.

If any laterals have to be upsized or duplicated:

New lots: 37, + road
 $Q_{20} = 660 \text{ L/sec}$

Total Q_{20} (with slightly high t_c) = 1050 L/sec

This shows that the existing DN450 can only cope with the existing development. Options for the extra flow are as follows:

Option 1

Provide a new DN525 or equivalent open drain from the end of Harley Parade, which picks up the surplus flow from the existing pipe system and runs on the Casino property just north of the last house on Harley Parade (see marked up Figure 2).

Option 2

Provide stormwater detention on a vacant area either within the new development or on the Casino property. It is currently estimated (at this level of investigation) that the required volume for such detention as 540m^3 .

This would take the form of a 30m x 40m x 0.45 average depth basin, or something equivalent.

Obviously any work within the Casino property would require permission, which we haven't sought yet. If they weren't happy to give permission for any of the works, then the option of detention within the subdivision is still available, it can all be done in existing Road Reservation.

Area C

This area has no lots (perhaps 1) connected into the existing DN450 main. It is proposed to connect 13 lots into it, or more if final survey permits. This will reduce the inflow for Area B, and allow Area C to increase up to the capacity of the DN450.

Area D

There are 5 lots which are not likely to be able to connect with Area C, unless final levels show otherwise.

These can be directed through adjacent land into Westbury Road.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD

A handwritten signature in blue ink, appearing to read 'Dattrell'.

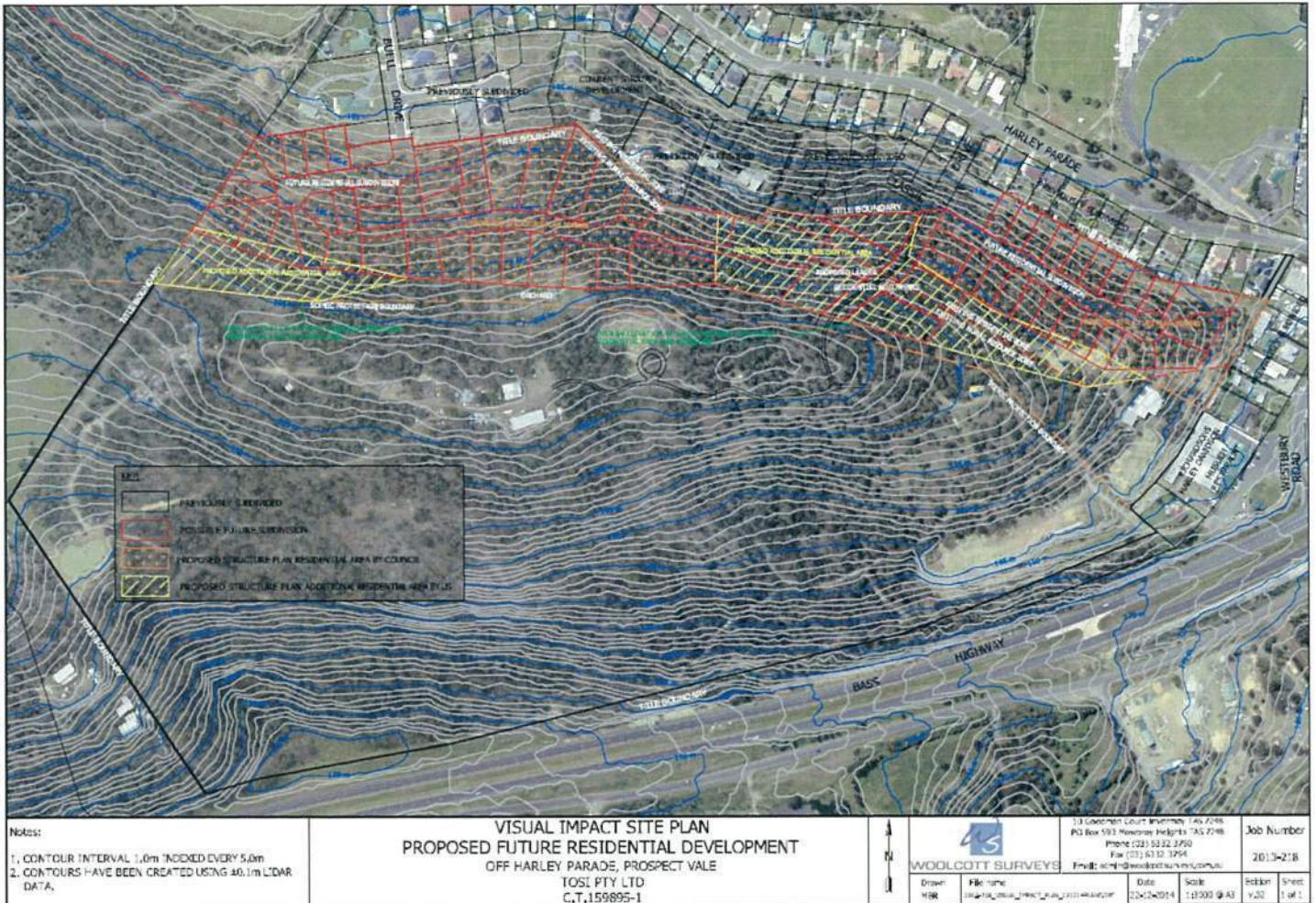
for

Dale Luck

SENIOR CIVIL ENGINEER

Encl.

This report represents an assessment of the visual impact of the area proposed for dispensation. This is a requirement of Council even although the site is not in a Scenic Protection area as defined within the planning scheme



(Plan showing area for dispensation and the current scenic protection area – A3 copy of the plan attached)

It has been suggested by the Council Planning Officers that the current Scenic Protection boundary is more appropriately located further down the slope – closer to the Urban Area. It is not clear why this view is held or what is the basis for this stance.

However, to progress this matter reference will be made to the current Scenic Protection area provisions as contained within the Interim Planning Scheme.

WOOLCOTT SURVEYS

Ph: (03) 6332 3760 F: (03) 6332 3764
10 Goodman Court, Invermay, TAS, 7248
PO Box 593, Mowbray Heights, TAS, 7248
Email: admin@woolcottsurveys.com.au

EAST COAST SURVEYING

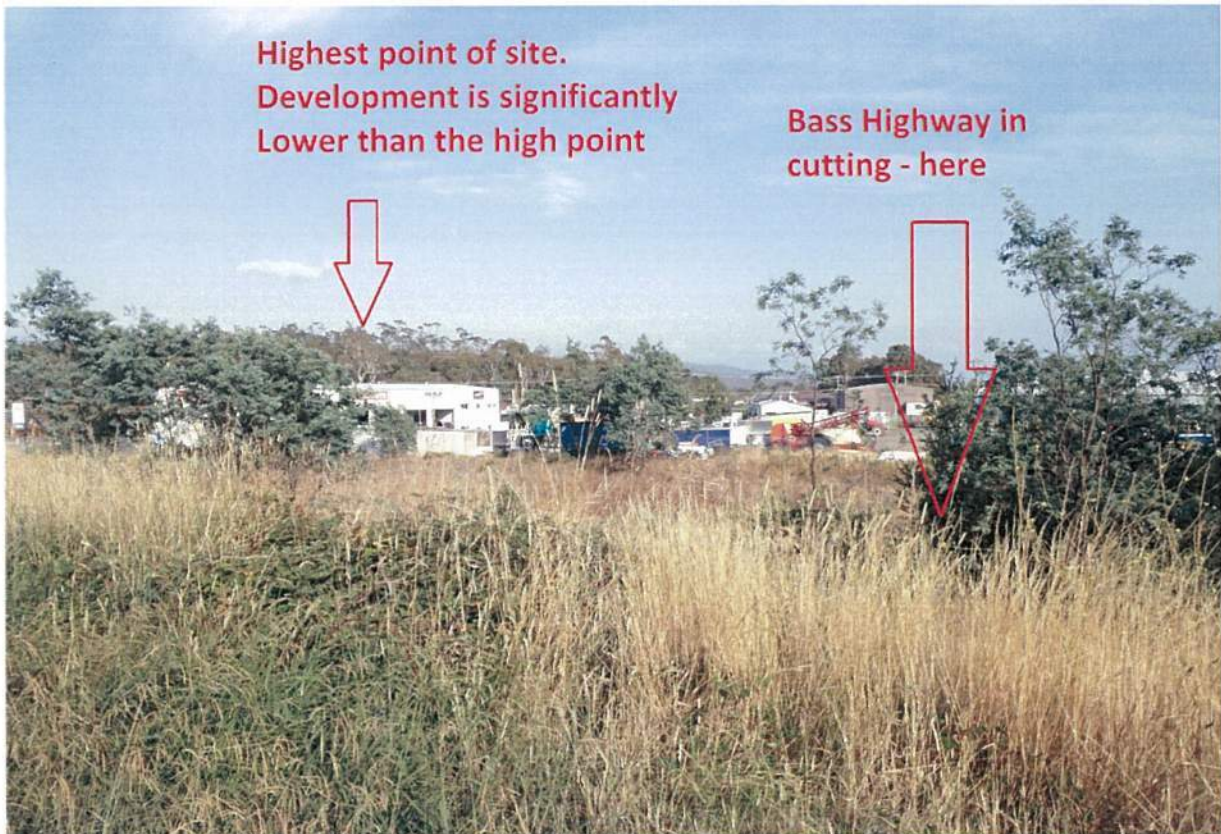
Ph: (03) 6376 1972
Avery House Level 1
48 Cecilia Street, St Helens, TAS, 7216
PO Box 430, St Helens, TAS, 7216
Email: admin@ecosurv.com.au

SCENIC MANAGEMENT CODE

The purpose of this Code is:-

- a) ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and
- b) ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape

In regard to point a) above the site cannot be seen from a tourist road corridor as the Bass Highway where it passes the site is in a cutting significantly lower than the site.



Travelling from the west, the site is screened from view by rising ground and existing rural living areas.

The site can be seen from the car park and the sports fields in the recreation reserve off Harley Parade – only glimpses through the trees and partially screened by existing urban development.



Three dimensional modelling has been done, demonstrating that the proposed larger residential allotments (stage 1) and future residential subdivision will be screened by existing vegetation and buildings. Three sheets of the model have been provided (attached) giving an overview (sheet 1) and two views (sheets 2 & 3) of the larger allotments proposed in stage 1 where it is expected that the developments are most likely to have a visual impact. As these views show, the visual impact will be negligible if at all present due to the existing vegetation and other urban development.

From outside the site the only glimpse of the development will be from the short cul de sac developments to the west of Casino Drive. A photo below tries to illustrate this – but as the distances are quite great the site will be lost in a massing of other urban development.



The same three dimensional modelling referred to above, backs this up and indicates that the proposed future residential subdivision will in fact be mostly screened from view by the existing vegetation and other urban development.

E7.6.1 Scenic Management – Tourist Road Corridor	Not applicable due to differences in level between the site and the Highway. The Highway
--------------------------------------------------	------------------------------------------------------------------------------------------

	is in a cutting where it passes the site/area.
<p>E7.6.2 Local Scenic Management Areas Table E7.1 – Local Scenic Management Areas 1 Travellers Rest / Blackstone Hills</p>	<p>The site is NOT prominently visible from the Highway or any public area of Prospect. The site might be partially visible from some private areas along Harley Parade/Casino Drive – the specific development site is not visible from any of these locations. In all reality this section of the code has little application to this site.</p>

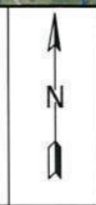


KEY:

	PREVIOUSLY SUBDIVIDED
	POSSIBLE FUTURE SUBDIVISION
	PROPOSED STRUCTURE PLAN RESIDENTIAL AREA BY COUNCIL
	PROPOSED STRUCTURE PLAN ADDITIONAL RESIDENTIAL AREA BY LIS

Notes:
 1. CONTOUR INTERVAL 1.0m INDEXED EVERY 5.0m
 2. CONTOURS HAVE BEEN CREATED USING ±0.1m LIDAR DATA.

VISUAL IMPACT SITE PLAN
PROPOSED FUTURE RESIDENTIAL DEVELOPMENT
 OFF HARLEY PARADE, PROSPECT VALE
 TOSI PTY LTD
 C.T.159895-1



 WOOLCOTT SURVEYS		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au		Job Number 2013-218	
		Drawn MBR	File name 2013-218_VISUAL_IMPACT_PLAN_221214PLANE.DXF	Date 22-12-2014	Scale 1:3000 @ A3



PROPOSED NEW DEVELOPMENTS

WESTBURY ROAD

FOOTBALL FIELD

HARLEY PARADE

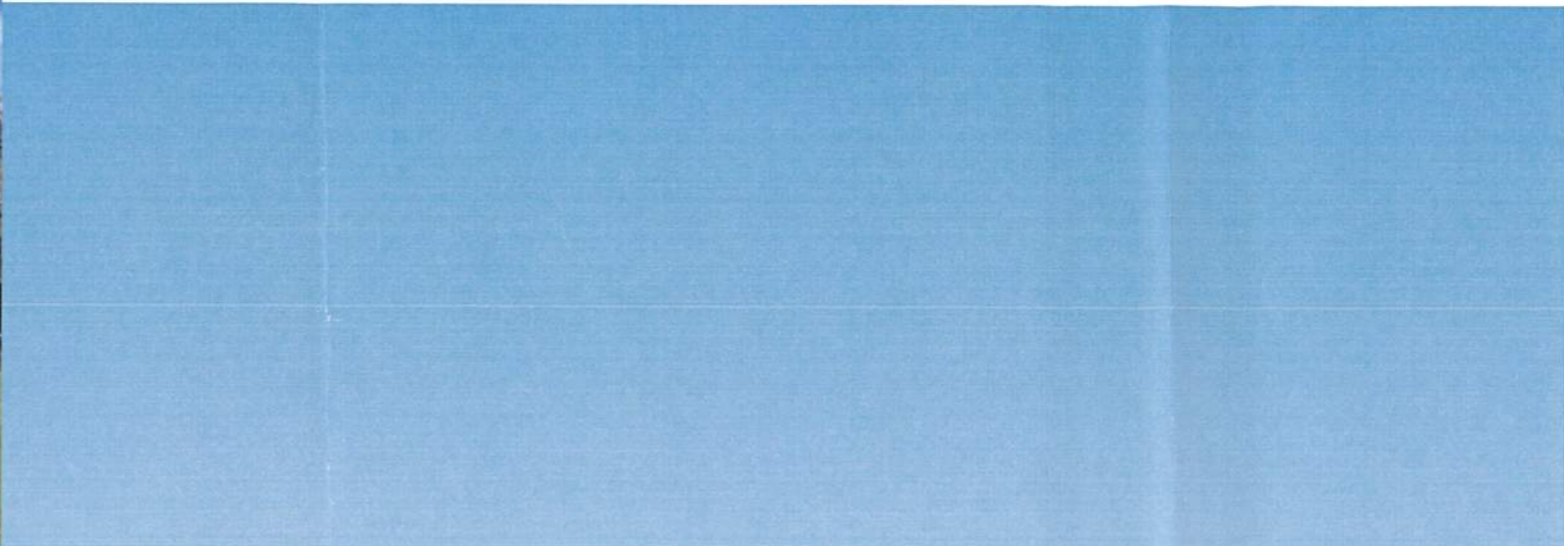
CLUBHOUSE

SPORTS FIELD

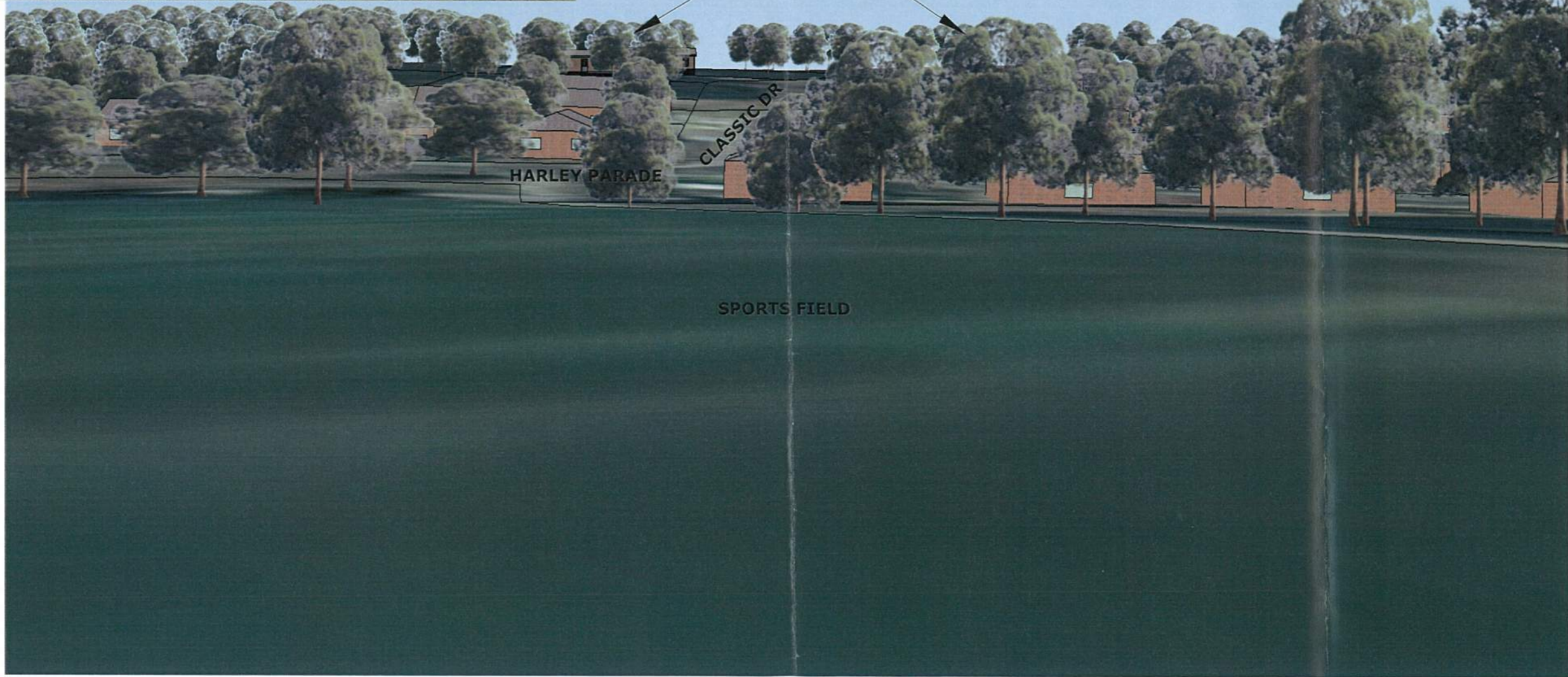
CLASSIC DR

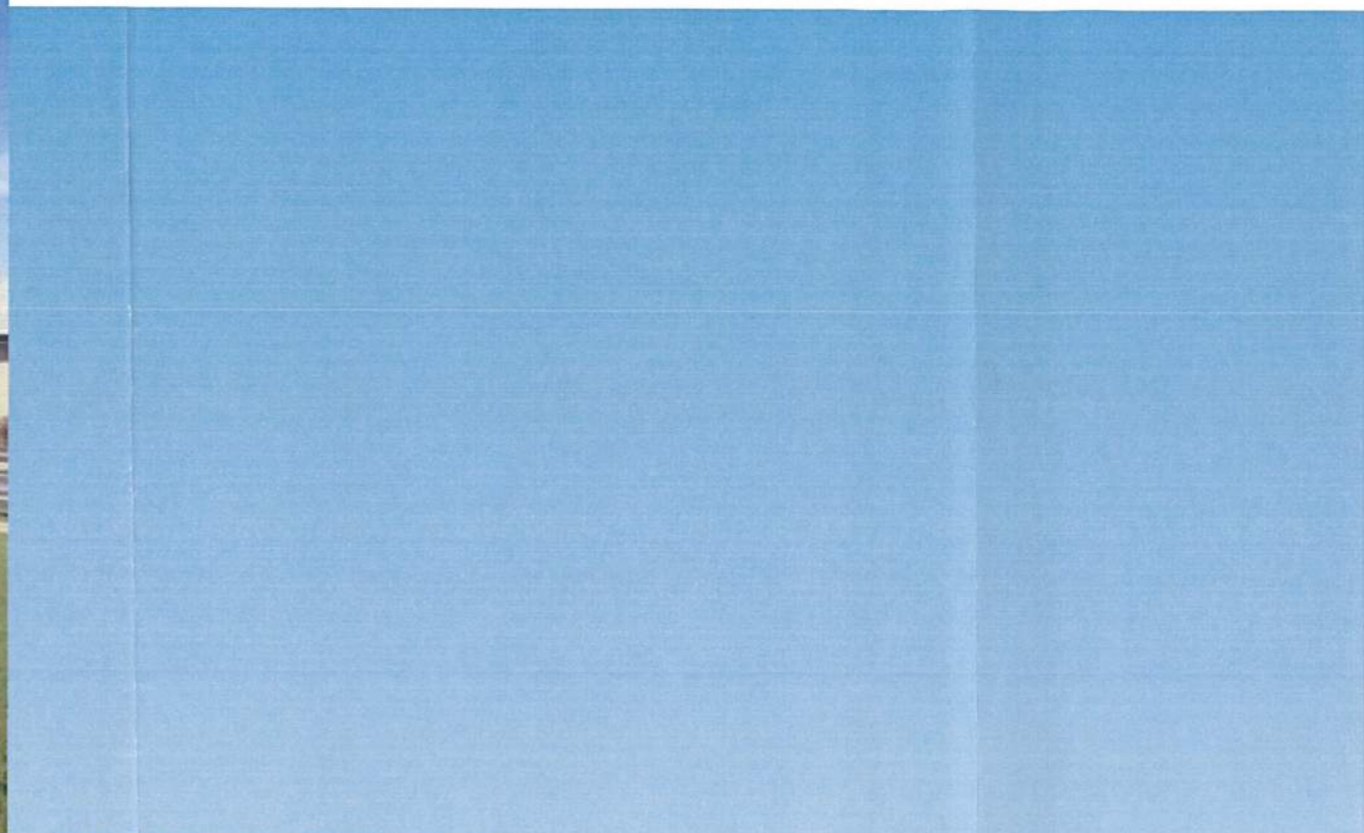
HARLEY PARADE

GOLF COURSE

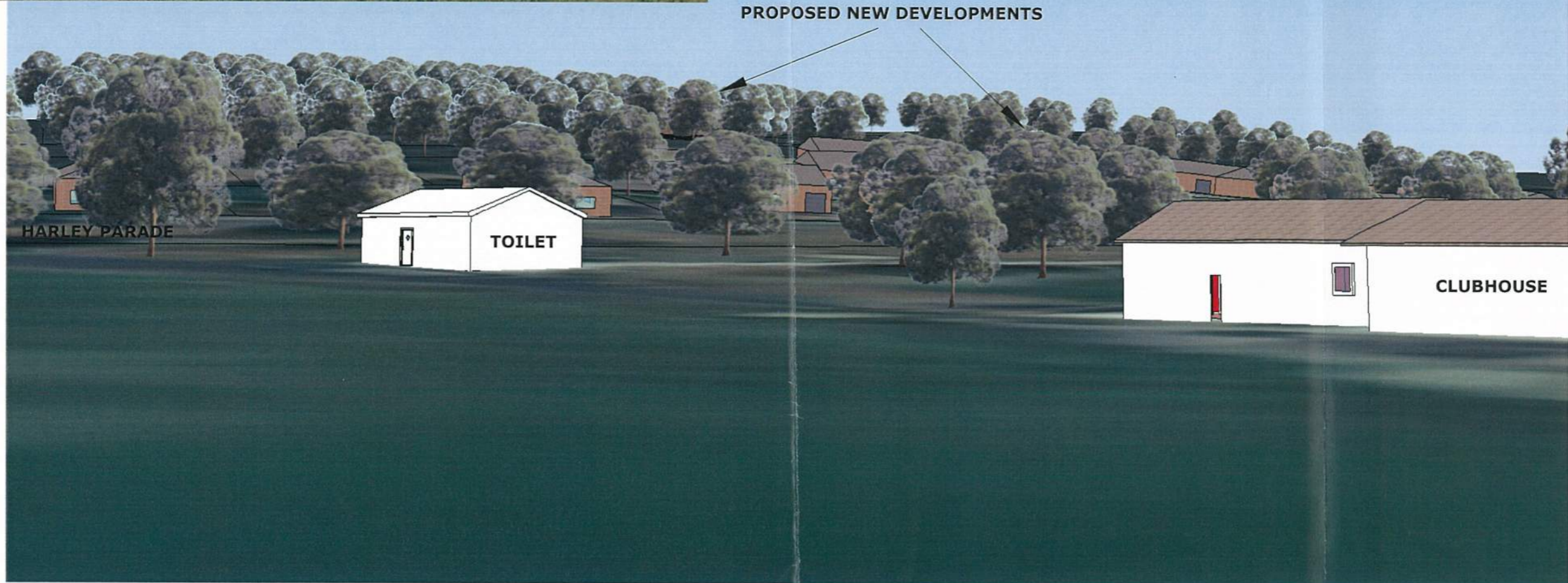


PROPOSED NEW DEVELOPMENTS





PROPOSED NEW DEVELOPMENTS



BUSHFIRE ASSESSMENT AND BAL CALCULATION

CT 168190-1, Harley Parade, Prospect



Prepared by

IAN ABERNETHY

Accreditation No 124

As Commissioned by

WOOLCOTT SURVEYS

Dec 2014

SITE

This is a 46 (approx.) ha bushland block wedged between an extensive area of Rural Living type development (Travelers Rest) and the Urban area of Prospect. The site contains a number of sheds of various sizes, many disused, an orchard and an existing dwelling located behind the industrial area facing the Bass Highway connector road. The specific part of the site to which this proposal relates is to the north of the lot – generally facing Harley Parade.

TITLE

Property Address	1 HARLEY PDE PROSPECT VALE TAS 7250
Property ID	3051364
Title Reference	168190/1

SURROUNDING USES and DEVELOPMENT

This is a developing residential area with a mix of single houses and town houses. New houses are evident to the west, north and east; whilst the southern boundary is scrub bushland.



Source - theLIST – Tasmanian Property Information System

PROPOSAL

It is proposed to subdivide the subject site into 66 lots plus roads (in stages) in line with the recently approved Prospect Vale and Blackstone Heights Structure Plan.

ASSESSMENT OF SITE

Water Supply

The site is serviced by reticulated mains water. There will be hydrants installed as part of the subdivision to give a hose coverage of less than 120m to each new lot.

Access

The Buell Drive and Harley Parade are both sealed roads. Harley Parade is 8m wide and Buell Drive Drive is 6.5m. The new subdivision road will be sealed to the same standard as Buell Drive. A connection for emergency use will be formed between the two subdivision cul-de-sac.

Vegetation and Slope

	North	West	East	South
Vegetation within 100m	Urban Area – managed grassland	Casino Land - woodland	Urban Area – managed grassland	Woodland
Slope over distance of 100m in degrees	Downslope – 8 degrees	Flat Along contour	Flat Along contour	Upslope

The bushfire risk area lies within the 100m radius circle from the subject site. There is also an area which is managed currently as a bushfire protection area (cleared of all vegetation and ground cover kept below 100mm).



Bushfire Managed area as existing – 15m deep – along south/west boundary.

CASINO LAND

Land to the west of the site is owned and managed by the Federal Group as part of the Country Club Casino. A comprehensive bushfire management plan exists for this site which gives mutual protection to both the Casino land the subject site. Apart from providing a 5m fuel managed area within the lot

boundaries along the western boundary of the subject site no other specific bushfire management provisions are required.

REQUIREMENT FOR NEW LOTS

For new lots in a subdivision the BAL rating must be BAL 19 or better. To achieve a BAL 19 rating a fuel managed area of between 15 and 22m is required.

SCENIC PROTECTION ISSUES

The site is bounded by a scenic protection area. Whilst the subdivision itself will not encroach into the scenic protection area any buffer required for bushfire management will be in this area. However, to accommodate the principle of minimal disturbance to the scenic values of this area it is proposed to split the fuel management area into three parts (as shown on the BFMP). It is proposed to show a no build area of 5m width within the individual lots; have a 10m strip on the residual lot of cleared fuel reduced area where ground cover is kept less than 100mm in length and large vegetation is removed and finally a 5m strip of fuel managed area where ground cover is kept below 100mm in length and the larger vegetation is retained.

BAL FOR EACH NEW LOT

Achievable BAL rating	Lots Achieving this rating
BAL 12.5	1,2, 5-11, 19-37, 48-55
BAL 19	3,4, 12-18, 38-47, 56-66

ASSESSMENT AGAINST CODE

Provision	Comment
E1.5.1 Vulnerable uses	N/a
E1.5.2 Hazardous Uses	N/a
E1.6.1.1 Subdivision: Provision of hazard management areas	Hazard Management Areas as described above will be included in BFMP and thus form part of the application.
E1.6.1.2 Subdivision: Public access	Public access will be via sealed roadways. A connection for emergency management purposes will be constructed between two cul-de-sacs to act as both pedestrian connectivity and for emergency use.
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	Water supply and the required fire hydrants will be included in the engineering design for the subdivision. This will give compliance with the Code.
E1.6.2.1 Approved Lots: Provision of hazard management areas for habitable buildings	N/a
E1.6.2.2 Approved Lots: Private access	N/a
E1.6.2.3 Approved Lots: Provision of water supply for fire fighting purposes	N/a

E1.6.3.1 Pre-existing lots: Provision of hazard management areas for habitable buildings	N/a
E1.6.3.2 Pre-existing lots: Private access	N/a
E1.6.3.3 Pre-existing lots: Provision of water supply for fire fighting purposes	N/a
NO OTHER PROVISIONS APPLY	

CONCLUSION

Given the nature of the site and the surrounding development around this site, also the separation caused by existing bushfire managed areas it is reasonable that all new lots will achieve a minimum of BAL 19 as required by the Bushfire Code.


IAN ABERNETHY

Dec 2014



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			
<i>Version:</i>	<i>1</i>	<i>Issue Date:</i>	<i>7 February 2014</i>
Purpose	To provide an approved form for a Bushfire Hazard Management Plan in accordance with: Section 60A of the <i>Fire Service Act 1979</i> - <i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer. Section 3 <i>Land Use Planning and Approvals Act 1993</i> <i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer; <i>Chief Officer</i> means the person appointed as Chief Officer under section 10 of the <i>Fire Service Act 1979</i> ;		
Declaration	A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if: 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; and 2. 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; and 3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.		
	 Mike Brown AFSM Chief Officer Tasmania Fire Service		

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	<i>Office Use</i>
Certificate under s51(2)(d) <i>Land Use Planning and Approvals Act 1993</i>	<i>Date Received</i>
	<i>Permit Application No</i>
	<i>PID</i>

1. Land to which certificate applies¹	
Name of planning scheme or instrument: Meander Vley Interim Planning Scheme 2013(The Scheme)	

Use or Development Site Street Address Part 1 Meander Valley Road, Prospect Vale	Certificate of Title / PID 168190-1
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 (<i>provide a description in the space below</i>) Dispensation and subdivision – 66 lots plus roads	
----------------------------------------------------------------------------------------------------------------------------------------------------	--

- 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>	
X	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p><i>Title: Dispensation and 66 lot subdivision</i></p> <p><i>Author: Woolcott Surveying- 2013-218</i></p> <p><i>Date: 2014</i></p>
X	<p>Bushfire Report⁴</p> <p><i>Title: BUSHFIRE ASSESSMENT AND BAL CALCULATION 1 Meander Valley Road</i></p> <p><i>Author: Ian Abernethy</i></p> <p><i>Date: Dec 2014</i></p>
X	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title: Bushfire Management Plan 1 Meander Valley Road (off Harley Parade)</i></p> <p><i>Author: Woolcott Surveying</i></p> <p><i>Date: Dec 2014</i></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 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 type="checkbox"/>
<input checked="" 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	X
<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	X
<i>E1.6.1.3 - Water Supply</i>	A1 Reticulated water	No specific water supply for fire 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	X	

<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 type="checkbox"/>	Provision for hazard management is consistent with objective; or	<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 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 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"/>
			<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"/> 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"/>
			<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	Ian Abernethy	Phone No:	0417233732
Address:	Level 4/113 Cimitiere St Launceston	Fax No:	
		Email address:	iabernethy@pittsh.com.au
Fire Service Act 1979 Accreditation No:	BFP- 124	Scope:	

6. Certification

I, *Ian Abernethy* 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"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------

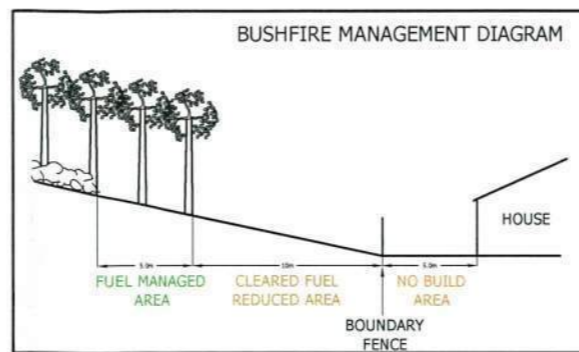
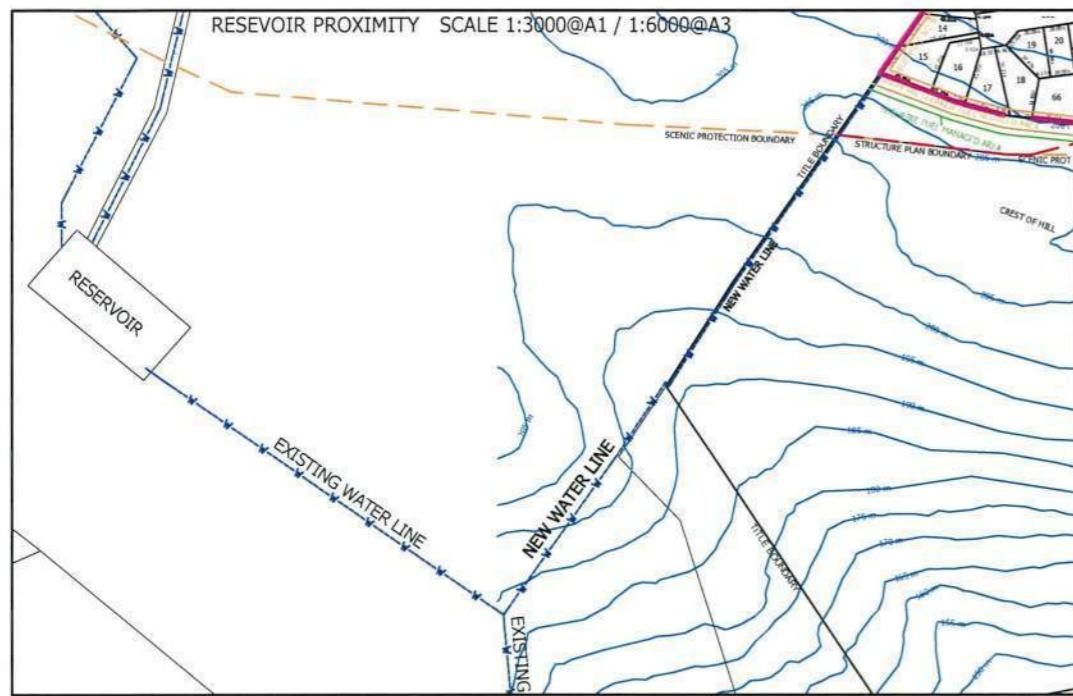
and/or

<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"/>
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Signed



Date 22 Dec 2014



STAGES	
STAGE	LOT NUMBERS
1	LOTS 1-7, 101
2	LOTS 8-21, 102
3	LOTS 22-26, 103
4	LOTS 27-47, 104
5	LOTS 48-66, 105, 110

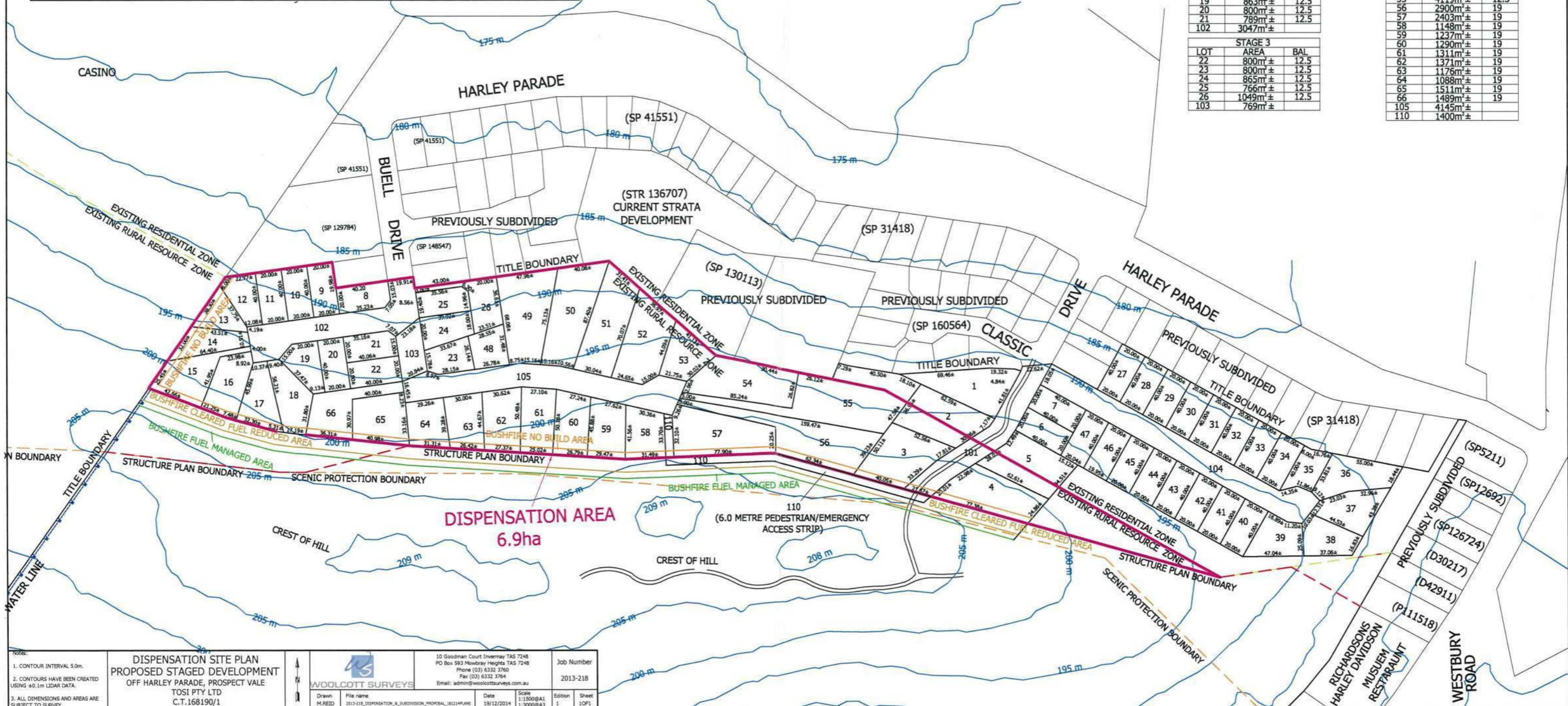
STAGE 1		
LOT	AREA	BAL
1	1828m ² ±	12.5
2	2018m ² ±	12.5
3	2051m ² ±	19
4	2093m ² ±	19
5	2003m ² ±	12.5
6	800m ² ±	12.5
7	800m ² ±	12.5
101	2495m ² ±	

STAGE 2		
LOT	AREA	BAL
8	792m ² ±	12.5
9	800m ² ±	12.5
10	800m ² ±	12.5
11	800m ² ±	12.5
12	837m ² ±	19
13	759m ² ±	19
14	959m ² ±	19
15	1472m ² ±	19
16	1300m ² ±	19
17	1034m ² ±	19
18	1233m ² ±	19
19	863m ² ±	12.5
20	800m ² ±	12.5
21	789m ² ±	12.5
102	3047m ² ±	

STAGE 3		
LOT	AREA	BAL
22	800m ² ±	12.5
23	800m ² ±	12.5
24	865m ² ±	12.5
25	766m ² ±	12.5
26	1049m ² ±	12.5
103	769m ² ±	

STAGE 4		
LOT	AREA	BAL
27	800m ² ±	12.5
28	800m ² ±	12.5
29	800m ² ±	12.5
30	800m ² ±	12.5
31	800m ² ±	12.5
32	800m ² ±	12.5
33	800m ² ±	12.5
34	800m ² ±	12.5
35	746m ² ±	12.5
36	1488m ² ±	12.5
37	1267m ² ±	12.5
38	1065m ² ±	19
39	1096m ² ±	19
40	800m ² ±	19
41	800m ² ±	19
42	800m ² ±	19
43	800m ² ±	19
44	800m ² ±	19
45	800m ² ±	19
46	800m ² ±	19
47	800m ² ±	19
104	4343m ² ±	

STAGE 5		
LOT	AREA	BAL
48	791m ² ±	12.5
49	2497m ² ±	12.5
50	2515m ² ±	12.5
51	2344m ² ±	12.5
52	2117m ² ±	12.5
53	1090m ² ±	12.5
54	2317m ² ±	12.5
55	4119m ² ±	12.5
56	2900m ² ±	19
57	2403m ² ±	19
58	1148m ² ±	19
59	1237m ² ±	19
60	1290m ² ±	19
61	1311m ² ±	19
62	1371m ² ±	19
63	1176m ² ±	19
64	1088m ² ±	19
65	1511m ² ±	19
66	1489m ² ±	19
105	4145m ² ±	
110	1400m ² ±	



NOTES:
 1. CONTOUR INTERVAL 5.0m.
 2. CONTOURS HAVE BEEN CREATED USING 40.1m LIDAR DATA.
 3. ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY.

DISPENSATION SITE PLAN
 PROPOSED STAGED DEVELOPMENT
 OFF HARLEY PARADE, PROSPECT VALE
 TOSI PTY LTD
 C.T.168190/1

WOOLCOTT SURVEYS
 Drawn: M. REID
 File Name: 2013-218_DISPENSATION_SITE_SUBDISPENSATION_PROPOSAL_181214.PLANE

10 Goodman Court Invermay TAS 7248
 PO Box 593 Mowbray Heights TAS 7248
 Phone (03) 6332 2760
 Fax (03) 6332 2764
 Email: admin@woolcottsurveys.com.au

Date: 19/12/2014
 Scale: 1:1500@A1 / 1:3000@A3
 Edition: 1
 Sheet: 10P1

Job Number: 2013-218

DEV 3 SUBMISSION ON THE TASMANIAN PLANNING SCHEME AND INTERIM PLANNING DIRECTIVE 5

1) Introduction

This purpose of this report is to present and endorse Council's submission to the formal notification of the Tasmanian Planning Scheme (TPS) – State Planning Provisions and Interim Planning Directive 5 – Bushfire Prone Areas Code.

2) Background

Tasmanian Planning Scheme

Amendments to the Land Use Planning & Approvals Act 1993 (LUPAA) to implement the Tasmanian Planning Scheme were gazetted on the 17th December 2015. This enabled the preparation and exhibition of the State Planning Provisions which are to become the mandatory content of planning schemes throughout the State.

The draft State Planning Provisions are publicly notified for a period of 60 days. Representations will be considered by the Tasmanian Planning Commission (the Commission), who will then provide a recommendation to the Minister as to the final form of the State Planning Provisions.

Following the declaration of the State Planning Provisions by the Minister, Council will be required to prepare its Local Provisions Schedule which will also undergo a public notification process and assessment by the Commission, prior to the new planning scheme becoming operational.

The TPS, containing the draft State Planning Provisions, was released for formal notification under Section 22 of LUPAA on 12 March 2016. The TPS was accompanied by an explanatory document which includes:

- An overview of the process and methodology;
- An explanation of each section of the content of the State Planning Provisions;
- A zone application framework;
- A code application framework;
- A framework for including the Local Provisions Schedule.

The operational format of the planning scheme is generally consistent with the PD1 Planning Scheme Template that is currently in effect in Interim

Planning Schemes. Some modifications have been made, the intent being to improve function and clarify matters that have proven problematic in the operation of Interim Planning Schemes.

Planning Directive 5

Planning Directive 5 – Bushfire Prone Areas Code was modified as an Interim Planning Directive on the 23 February 2016.

The Code has been modified to remove sections relating to the assessment of habitable buildings and visitor accommodation, instead relying on the assessment of bushfire hazard through the Building Act. The Code retains assessment of Hazardous Uses and subdivision of land located within a Bushfire Prone Area.

The Interim Planning Directive became immediately operational when gazetted on the 23 February 2016.

3) Strategic/Annual Plan Conformance

Furthers the objectives of the Council's Community Strategic Plan 2014 to 2024 as follows:

- Future Direction 1 - A sustainable natural and built environment
- Future Direction 2 - A thriving local economy

4) Policy Implications

Not Applicable

5) Statutory Requirements

The State Planning Provisions are currently under statutory notification. Representations must be submitted by the closure date of 18 May 2016 to be considered by the Commission.

Planning Directive 5 – Bushfire Prone Areas Code was notified on 8 April 2016. Representations must be submitted by the closure date of 19 May 2016 to be considered by the Commission.

6) Risk Management

Not Applicable

7) Consultation with State Government and Other Authorities

Council has previously submitted questions to the Government in response to a preliminary request for feedback on the draft State Planning Provisions. No response was received to those questions.

Meander Valley Council, along with other Tasmanian Councils has also participated in regional discussions facilitated by LGAT, whereby various matters were raised and feedback sought from the Department of Justice, who have carriage of the Tasmanian Planning Scheme.

8) Community Consultation

The Tasmanian Planning Scheme is on public notification for a period of 60 days whereby any member of the public or interest group may make a representation.

The Commission has the statutory responsibility for hearing the representations on the State Planning Provisions and making recommendations to the Minister. The Commission has a period of 90 days to undertake this task from 18 May 2016, the closure date for the submission of representations.

The Commission has also requested comment on the modified PD5 Bushfire Prone Areas Code by 19 May 2016.

9) Financial Impact

Despite numerous requests for clarification, it is not yet clear the degree to which Council will be required to resource mapping requirements. The resourcing requirements for base data to apply the State Planning Provisions could be significant.

10) Alternative Options

Council can elect not to make a submission to the State Government.

11) Officers Comments

Tasmanian Planning Scheme

Through LGAT, the Tasmanian Planning Commission has requested that submissions on the Tasmanian Planning Scheme be organised into three

broad categories. This is to assist the process for hearing the representations, given the extremely short timeframe that the Commission has to assess the range the matters that will be raised.

These categories are:

- Urgent matters that require fixing;
- Discretionary matters of preference; and
- Policy matters.

In addition to this, dependent on time and resourcing, submissions on the detail of clauses in regard to functionality or drafting can be included.

Council's submission is compiled in a table as Attachment A.

Council's prior submission of questions regarding the draft State Planning Provisions is attached again for information as Attachment B.

Planning Directive 5 – Bushfire Prone Areas Code

Council's submission on Interim Planning Directive 5 is attached at Attachment C.

AUTHOR: Jo Oliver
SENIOR TOWN PLANNER

12) Recommendation

It is recommended that Council:

- 1. Endorse the table at Attachment A as its representation to the notification of the draft State Planning Provisions; and***
- 2. Endorse Attachment C as its representation to the notification of Interim Planning Directive 5 – Bushfire Prone Areas Code.***

DECISION:



Meander Valley Council – Submission to the Tasmanian Planning Scheme

Policy

Settlement Policy

The draft Tasmanian Planning Scheme containing the State Planning Provisions constitutes a significant change to the terms by which use and development can be conducted across the State. It is incumbent upon any new planning instrument to demonstrate that it furthers the Objectives of the Land Use Planning & Approvals Act (LUPAA) 1993, which is reinforced in Appendix 1 of the explanatory document – the Terms of Reference for the Preparation of the Draft of the State Planning Provisions.

Whilst Schedule 1 broadly encompasses objectives relating to sustainable development and the planning process, of particular note is Part 2 a) and b):

- a) To require sound strategic planning and co-ordinated by state and local Government;*
- b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

The explanatory document does not provide the policy basis or strategic rationale for what is to be achieved and why. In fact, documentation has openly stated that planning policy will be developed after the implementation of the SPP's.

There is no expression of the various components of the SPP's in demonstrating compliance with the objectives of the Act. It expresses adherence to "policy principles" through:

- Removing unnecessary duplication with other regulation;
- Clarifying Local & State Government roles and responsibility;
- Clarifying and improving definitions;
- Widening the range of exemptions to ensure a reduction in regulatory burden and by increasing simplicity and clarity;
- Ensuring general exemptions do not conflict with specific exemptions in codes;
- Providing, clear consistent permitted pathways which meet the purpose of the zones;
- Ensuring a wider range of discretionary uses where they are not inconsistent with zone purpose;
- Ensuring all Acceptable Solutions are quantifiable;
- Ensuring clearly articulated performance criteria;
- Ensuring that codes do not place undue constraint on uses in zones and limiting some codes to a zone application;
- Combining issues in codes. (p8-9)

The effect of the SPP's is a significant change in the 'on-ground' outcomes for land. There is no expression of strategy for land use or spatial changes. There cannot be a 'translation' of current zones to the zone application framework as the standards and outcomes vary greatly from the current regulatory parameters, which have their basis in local and regional strategy.

An example of this is the Rural and Agriculture Zones and the intended purpose in making the distinction between the two, despite detailed profiling in the Northern and Cradle Coast regions that concluded that it was not desirable to make that distinction. The policy intent underlying the purpose of the Rural Zone is unclear. This then has a further complicating relationship with Rural Living and Landscape Conservation zones.

It appears as though there is an unarticulated State settlement policy that will manifest through the location of zones and the use and development standards of the Agriculture, Rural, Rural Living, Landscape Conservation Zones. It significantly alters current use and development entitlements.

It appears as though settlement policy is viewed through a distinctly urban lens that does not demonstrate an appropriate understanding of rural communities and the nature of land use and development that supports them. Regional and local policy was developed with a clear understanding of these effects with a view to the long term economic health of city and rural communities. There is no evidence of the 'regard' had to the Regional Land Use Strategies that was required of the project. Clearly there is a significant mismatch.

What is the strategy for the distribution and character of land use? ...

- Urban areas are reflected in higher density/small lot standards.
- Low Density Residential Zone is still residential on a slightly bigger lot, though at 1500m² is still distinctly urban through much of the State.
- Rural Living Zone at 1 and 2 hectares is stated as being residential and hobby farms, however fails to understand that 1-2 hectares is not large enough to support small scale rural enterprise. It is residential use on a bigger lot, mostly supporting a ride-on mower, however not providing for small enterprise opportunity that is a fundamental policy of the Northern Region's strategy.
- Rural Zone ...does not seem to know what it is for. It's not residential... but it's not agricultural...but requires a rural location...but is not conservation value. Is it a quarry? The removal of residential use from the use standards infers that it is an acceptable use, yet must be measured against the zone purpose, which gives no clue. With an Acceptable Solution of 40 hectares for subdivision and no use test for residential use (apart from the requirement to prohibit a future new dwelling if excising an existing dwelling – why if the land is not productive), is this zone a default 'rural residential' zone, remembering that the land is not productive so it can't be agriculture.
- Landscape Conservation Zone – a new zone that displaces the Environmental Living Zone, however does not replace the Environmental Living Zone as the entitlement that accompanies permitted status for residential uses is replaced by discretionary status. It has an Acceptable Solution for subdivision of 50 hectares. It is not a 'living' zone.

The question remains ...what happens to all of the residential land use in between 2 hectares

and 50 hectares that makes up a substantive proportion of the State's rural population? Where does this fit within the apparent settlement strategy? The clear answer is that it doesn't. Ignoring this scale of rural residential land use will result in lost opportunity for rural communities.

There needs to be a clear expression of policy for urban and rural settlement.

Mapping

The Tasmanian Planning Scheme appears to take a policy position of reliance upon detailed mapping, however in some instances the work is yet to be undertaken with no assurances of resourcing which could be a significant cost if planning authorities are expected to undertake this work. This approach risks unsustainable outcomes for bio-diversity and natural hazards such as flooding.

Biodiversity/Natural Assets

What is the outcome intended in consideration of obligations under LUPAA and the Nature Conservation Act (NCA) and how does it interact with other jurisdictions to appropriately coordinate decisions?

The Natural Assets Code is reliant on mapping that is not available. There is some mention of State mapping however is uncertain as to timing and resourcing. Will Councils be expected to undertake local mapping of priority vegetation areas?

How is the 30-40% inaccuracy in the State Tasveg 3.0 data accounted for in the policy underlying the code? There is no discussion of risk.

The explanatory document does not express the policy given known shortfalls in natural values information, nor does it explain the procedural arrangements to avoid jurisdictional duplication.

There is no explanation or analysis of the inclusion of an entitlement to clear 3000m² of threatened native vegetation communities in the Rural Living Zone, against the target criteria of the NCA. How does this fulfil the LUPAA objectives to ...

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

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

Standardisation

The State established its position in developing the Tasmanian Planning Scheme to create a "fairer, faster, simpler, cheaper" planning system. The objectives of LUPAA express the goals for land use planning in the term 'fair and orderly'.

The outcomes as a result of standardising across the State, effectively 'retro fitting' provisions and standards, results in distortions creating either inappropriate outcomes or unwarranted restrictions in local contexts. The effect of a 'one size fits all' standardisation

may be an increase in discretionary applications or prohibitions, contravening the intent of the Tasmanian Planning Scheme to reduce unnecessary regulation.
The limitations to be placed on local provisions given the stated objective of 80% consistency have not been made clear. The explanatory document states that a Specific Area Plan may only be included in a LPS where the intended outcomes require unique or additional planning controls that cannot be achieved through the zones and codes.

Zone Application Framework

The zoning framework confuses the concepts of land use with other features such as tenure and physical characteristics that transcend zone boundaries, as a basis for zoning. These approaches at times conflict with the RLUS, yet the Act requires consistency with RLUS's.

Heritage

Will Councils be expected to populate a local code?

Urgent matters that require fixing

Rural Residential Strategy

There is a fundamental and critical conflict between the TPS and the Northern Region Land Use Strategy and Meander Valley Council's strategy for rural residential land use, to provide future opportunity for this land use. Currently, this is to be delivered through the Rural Living and Environmental Living Zones following a detailed analysis of local characteristics and a strategic approach to population support for rural settlements in the Meander Valley. As discussed above under policy, the SPP standards in the Rural Living Zone significantly distort and effectively abrogate the regional/Meander Valley strategy to appropriately provide for sustainable densities in rural residential areas.

This inevitably will result in a significant loss of economic opportunity if the expectation is that these Rural Living areas will be rezoned to the Rural Zone. In addition, a change of zone in this regard will result in the loss of a residential entitlement, rendering a normal application for a dwelling discretionary, as opposed to the potential permitted pathway it has currently if it meets the development standards. This is directly contrary to the Government's stated objective for the TPS to reduce red tape and provide for increased economic opportunity.

It is imperative for rural communities that the current distribution of Rural Living zones is maintained and that additional, larger lot sizes can be considered through the inclusion of a broader range of lot sizes in the subdivision standards. In this manner, the significant distortion of strategies and the significant loss of opportunity can be avoided, whilst maintaining consistency of all other use and development standards. This would be a far better solution, aligned with the aim of consistency, than a plethora of Specific Area Plans for Rural Living areas.

It is recommended that an additional 3 lot sizes be included - 5ha, 10ha and 15ha - which

will reflect the diversity and desired future character of rural residential areas across the State.

The Landscape Conservation Zone does not supplement the loss of residential entitlement from the Environmental Living Zone. The Environmental Living Zone should be maintained, or the Landscape Conservation Zone standards amended to reinstate that entitlement and recognise prior work undertaken in the establishment of conservation covenants.

Low Density Residential

As with rural residential land uses, the TPS only contemplates one type of low density character, that being lots of 1500m². This is a distinctly urban size of lot and will not be an appropriate standard for many areas throughout the State. This is particularly the case in Meander Valley for some rural settlements where services are limited.

There is an implied assumption that the expectation is that these areas will become Rural Living Zone. It is not a simple matter of 'bumping up' land in the suite of zones on the basis of that zone providing larger lots as the implications are the enablement of a range of uses that are not suitable for areas with a higher degree of residential density.

The TPS fails to recognise the range of residential land use that exists between 1500m² and 1 hectare. Again this will result in a loss of sustainable densification opportunity and undermines regional and local strategies for rural population.

The TPS should include another band of low density residential lots at 5000m². As in the case for Rural Living Zone above, the significant distortion of strategies and the significant loss of opportunity can be avoided, whilst maintaining consistency of all other use and development standards. Again, this would be a far better solution, aligned with the aim of consistency, than a plethora of Specific Area Plans for historic low density residential areas.

Existing Ground Level

PD4.1 – The change of application of the building envelope from natural ground level to existing ground level results in very poor outcomes for the urban environment on sloping land. 1m of exempt fill (Clause 4.0) effectively means that the building envelope is 4m high rather than 3 at the side, floor level at 2 metres height instead of 1 metre before privacy is looked at. Acceptable impacts are increased at side and rear boundaries.

Agriculture Zone

21.3.1 P3 states " A residential use listed as discretionary in the use table must:

a) be required as part of an agricultural use, having regard to ..."

Section 6.2 Categorising Use or Development

6.2.2 states "A use or development that is directly associated with and subservient part of another use on the same site must be categorised into the same use class as that other use."

These two elements are in direct conflict in regard to the operational function of the scheme.

By virtue of clause 6.2.2, a residential 'use' cannot be required for an agricultural 'use'. If it were 'required' it would necessarily be directly associated with and subservient to agriculture and would therefore be classified as Resource Development. Separate classification occurs when uses function independent of one another and therefore are not 'required' for the other to function. The clause is legally dysfunctional.

25.5.1 – Subdivision – P1c)ii

Requires that a Part 5 agreement be entered into prohibiting a future dwelling on the balance lot. Part 5 agreements are only enforceable through the Magistrates/Supreme Court, they do not prevail over a planning scheme. The clause is of no effect in regard to future dwelling applications as there is no corresponding clause in the assessment criteria for dwellings. Council would be forced to assess to application for a dwelling and then seek an order from the court preventing the developer from acting on any permit granted. This is a nonsensical outcome.

This can be corrected by the inclusion of an additional PC for consideration of dwellings or include a general provision in Section 6.9 Prohibited Use or Development.

Site Specific Qualifications

Limitations on site-specific qualifications need to be lifted – currently they can only apply to prohibited uses. There may be appropriate local circumstances where a discretionary use could be permitted. These would be assessed on an individual basis. Given the purpose of the TPS is to reduce red tape, it seems contrary to be unnecessarily limiting.

Subdivision Services

The term 'where available' is used in regard to the provision of sewer, water and stormwater with no performance criteria. Taswater have advised that anything is 'available' if you spend enough money. There is no test of feasibility in the Performance Criteria, with 'No Performance Criteria' being a prohibiting factor. How will this legally play out?

Subdivision and Local Government (Building & Miscellaneous Provisions) (LGBMP) Act 1993

Recent changes have been made to LGBMP to better align with LUPAA and the provisions of planning schemes to enable permitted pathway applications for subdivisions, where all of the development standards are met. This was due to the discretionary nature of Section 85 of LGBMP in considering matters relating to:

- whether roads will suit the public convenience or give satisfactory inter-communication amongst residents and the broader network;
- that the drainage both of roads and of other land;
- on-site effluent disposal systems;
- feasibility of costs for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;
- the layout and whether it should be altered to include or omit: blind roads, alleys or rights of way, public open space, riparian reserves, private roads, wider roads, ways or

open spaces; embankments, provision for widening/deviating ways on adjoining land and the preservation of trees or shrubs;

- whether adjacent land ought to be included in the subdivision;
- whether one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;
- whether one or more of the lots ought not to be sold because of easements, party-wall easements or the state of a party-wall on its boundary.

In order for the discretion in LGBMP to be nullified, the planning scheme must provide for these matters through Acceptable Solutions, or specifically render the application discretionary by virtue of a particular matter and address in the performance criteria.

Of particular note is Public Open Space. This is an important consideration when dealing with subdivision and a planning scheme ought to implement strategies for the appropriate provision of public open space. The TPS fails to provide any proper consideration of public open space, appearing to defer to the ambiguous terms under LGBMP which only describes "include or omit". There are no objectives to be achieved in LGBMP or any policy backup, nor is there any link to current standards such as the LGAT/IPWEA/State Road Hierarchy standards. There is no pathway to assess on merits to refine or modify the proposal where public open space is proposed and may be unsuitable or of it is not proposed and should be included. It must result in a simple yes or no answer ...presumably to start the process again. Ignoring the implications of the statutory link to LGBMP does not streamline the process. This is not simplification as advocated by the terms of TPS.

The TPS needs to include provisions which provide a permitted permit pathway for subdivision to create a lot for a purpose permissible in a zone and to address the appropriate provision of pedestrian connectivity and public open space. The TPS should be structured to ensure the exclusion of the ambiguous discretions contained in LGBMP.

Karst

The vegetation removal exemption subject to an FPP excludes the Scenic Protection area. It should also exclude Karst. Meander Valley agrees that Karst code is a local provision; however Council has steadfastly maintained its position in regard to involvement in assessing all development the karst area. Karst is a unique environment and other jurisdictions are not resourced in its appropriate identification and management. Council officers have training and expertise in karst identification and management and have a working partnership with experts in the State Government.

Discretionary

Section	Comments	Cross Reference
Administration		
3.0 Interpretation	<ul style="list-style-type: none"> • Caravan park – should include ‘may’ in regard to facilities. What do we call the ones that don’t have them? There is no requirement to have amenities. Infers amenities are mandatory • Communal residence • Consulting Room – Registered Practitioner? Clarify • Home based business – ‘part of dwelling’ – where to works fit in? Paved areas, use of whole yards. Clarify to be in buildings? No limits on operating hours. • ‘Home based childcare’ definition contradicts Home occ in exemptions. Also allows for 6 children where permits generally issued by Education Department for 7 Children. • Internal lot - definition refers to private roads – conflicts with definition of road. • Ground level has changed from natural to existing • Major sporting facility – why define and distinguish? Should just list the actual venues • Buildings areas – sealed plans – Can this actually be done under Titles Act? Areas subject to gravity service constraints only ? • Mezzanine • Wall height • • WSUD - Define but not used in scheme at all. • Reserve class and Reserve Management Plan • Secondary residence – too tight for non-urban circumstances eg solar, septic. Does not limit number of secondary. • Shipping container storage – needs to include hire, too many arguments 	PD4.1
4.0 Exemptions	<ul style="list-style-type: none"> • Home based business vs home occ. – why distinguish the difference? NPR in residential zones with most potential for conflict, but P, D and X in commercial type zones where it doesn’t matter. • Home occupation – ‘family day care’ – will never meet the 40m2 limit • Air Conditioners, hot water cylinders and the like are not exempt to the front of buildings, but no applicable standards relevant to those located to the front. • Type 1 outbuildings under the Building Regulations 2104 are exempt to the front of dwellings. This allows small outbuildings between the dwelling and the frontage. Does this establish a frontage setback? Is this going to be altered to be consistent 	Definition of HBCC – p6

	<p>with the 2016 changes to the Building Regulations?</p> <ul style="list-style-type: none"> • Lack of distinction between an outbuilding in a rural area and an agricultural building in a rural area, each of which has a separate exemption. Makes the exemptions, which rely on gross floor areas of outbuildings confusing. Outbuildings will just be called agricultural (to house a tractor or a farm bike) to allow the greater exemption. • No limit of the number of exempt agricultural buildings. • Exemption for fill and use of “existing ground level” allows exempt fences on front boundaries to actually be 1m higher than anticipated. A battered fill at the frontage could result in a 2.8m frontage fence within 300mm of the frontage. 3.8m fences for security purposes. 	
8.0 General Residential Code		
8.3.1	A1 & A3 operating hours are less than the hours for commercial vehicle movements. So trucks can come to the site, but can't unload for an hour?	
8.3.2	A1 Floor area is not a relevant test of impacts. Existing dwellings over 160m ² will rely on Performance Criteria. A large 2 bed house gets triggered where a 3 bed may not. Recommend change to the number of bedrooms or beds.	
8.4.2	<p>Objective talks about attenuating traffic, however there are no corresponding Performance Criteria.</p> <p>A1</p> <p>(a) Excludes garages and carports extending less than 0.9m into the frontage, directly contradicting A2 which requires a greater setback for garages and carports.</p> <p>(b) Discretion may be granted for a reduced frontage setback, however once a reduced setback is established there is no assessment of additional development, e.g. an extension approved for a minor carport close to the frontage allows for unfettered forward extension of a two story dwelling with significant visual bulk. Or allows a garage on the frontage to be tripled in size and bulk without assessment.</p> <p>(c) is the site still considered infill if it has an outbuilding on it, but no dwelling?</p> <p>Do exempt outbuildings, of which a Type 1 may be constructed in the frontage, establish frontage setback?</p> <p>A2</p> <p>A better Performance Criteria would be to allow for vehicles to completely exit the carriageway.</p>	

	<p>A3</p> <p>(a)(i) Why is a setback of 4.5m required for an internal lot. A standard lot requires a 1.5m setback, meaning back to back lots can have separation of 3m. How does being an internal lot warrant a greater setback for this particular boundary? Other lots backing onto the side or rear of the internal lot are not given the same courtesy. Building envelope should be extended to the front boundary in a similar manner to the sides and rear.</p> <p>(a)(ii) Description does not match diagrams, however extending the envelope right to the rear boundary makes sense.</p> <p>(b)(ii) only apply to side boundaries? Why can the same rule not apply to the rear boundary?</p> <p>Serious issue relating to use of Existing ground level rather than natural. 1m of exempt fill (Clause 4.0) effectively means that the building envelope is 4m high rather than 3 at the side and rear boundaries and acceptable impacts are increased. Also allows for incremental filling of lots to much greater heights provided that it complies with the Acceptable Solutions. After each incremental works, the building envelope jumps up to the new finished floor level.</p>	
8.4.3	<p>A1</p> <p>No provisions for impervious surfaces. Not particularly good for Water Sensitive Urban Design. Increasing demand for no maintenance yards.</p> <p>A2</p> <p>POS can be to the south of a dwelling and get no solar access.</p> <p>Restricts POS between the dwelling and the frontage for some properties while allowing it in others based on orientation of the lot. However the impacts on streetscape are the same regardless of the individual lot's orientation. Acceptable Solution should allow it in all or none.</p> <p>No actual requirement for solar access to POS.</p> <p>Acceptable Solutions do not guarantee the same results as the Performance Criteria.</p>	
8.4.4	<p>Actually only applicable to multiple dwellings.</p> <p>Only deals with dwellings to the north of other dwellings, however, nothing prohibits the POS from</p>	

	<p>being to the south of its associated dwelling resulting in the same overshadowing impacts.</p> <p>A1 (b) alone could be used as a simple measurable standard for solar access requirements for all dwellings.</p> <p>A large degree of overshadowing results from internal fencing. Internal fencing is not listed in the exemptions. Is the impact of internal fencing to be considered when assessing solar access? Also noted that a 2.1m fence can result in greater overshadowing than depicted by the dwellings in Diagram 8.4.4(a)</p>	
8.4.6	<p>The exemption for 1m of fill (clause 4,0) and finished floor surfaces being measured from existing ground level, effectively allows decks and habitable rooms to be almost 2m above the original ground level without triggering any privacy requirements. This means that within 3m of the boundary a finished floor surface could be higher than a standard boundary fence and still not require any privacy screening. Defeats the purpose of having any provisions for privacy at all. Also unfair for developers as a 2m deck is discretionary within 3m of side boundary, but a 1m deck on 1m fill is exempt, but has the exact same impact.</p> <p>Provisions for habitable room windows would trigger windows that are at right angles to the neighbouring property.</p>	
8.5.1	<p>No development standards at all applicable for Food Services or Local Shop.</p> <p>A3 Requires impervious surfaces, however no requirement for every other lot with a dwelling.</p> <p>A6 Air conditioners need to be shown on plans and may require a planning application.</p>	Clause 8.4.3
8.6.1	<p>A1 Gradient of new lots is steeper than permissible for private open space or for access requirements in Parking and Sustainable Transport Code.</p> <p>A2 3.6m wide right of way does not necessarily comply with the bushfire requirements for private access under Building Regulations.</p>	Issue with bushfire access requirements and the inadequacies of a 3.6m right of way is applicable to all zones.

8.6.2	<p>P1 (b) requires consideration of possibly compromising subdivision potential of the balance. This is possible without the development of a road and should be provided for in a test of general suitability rather than when a road is proposed. E.g. balance land in Blackstone having the accesses converted to lots.</p> <p>P2 Orientation of lots needs to be considered, however once a dwelling is being built there is no requirement to actually have solar access to habitable rooms or POS. Is this just about creating opportunity for solar access?</p>	
8.6.3	<p>A1 Clarify "where available" Does this imply that where services are not available, it's ok not to extend the system? E.g. incremental development of large balances that does not necessarily follow the natural expansion of the existing urban edge.</p>	
Low Density Residential Zone		
10.4.1	<p>Density of dwellings significantly less than in current Low Density Residential Zones. No standards for privacy or separation between units.</p>	
10.4	<p>No standards for excessively large outbuildings. Similar qualification as 11.4.1 A1 could be used. No setbacks for separation from rural land such as are applicable to Village Zones.</p>	11.4.1
10.4.4	<p>Site coverage for dwellings and non-dwellings are mutually exclusive. Meaning that a gross of 60% of the site can be covered with different uses. Should use gross site coverage.</p>	10.5.5 A4
10.6.1	<p>Subdivision is allowed to 1500m² This density is higher than for units in un-serviced areas. Meaning that it is easier to get a subdivision to achieve the exact same density.</p>	10.4.1
10.6.2	<p>Performance Criteria talk about the future subdivision potential of land. However inappropriate subdivision can prohibit future subdivision potential without requiring a road. As such a development that does not trigger the AS can conflict with the Performance Criteria yet complies.</p>	
10.6.3	<p>Clarify "where available" in regard to water supply.</p>	
11.2	<p>Resource development is Discretionary in table of use. Permits required for grazing and hay cutting on larger lots. Some Resource Development uses with less impacts should be permitted or no permit required.</p>	
11 Rural Living Zone		
11.4.2	<p>Setbacks of 10m allow separation of 20m between dwellings. Not particularly characteristic of the Rural Living Zone once clearance for bushfire is taken into</p>	

	account, this generally exceeds 10m.	
11.4.2	A4 (b) not possible for small lots as buildings will always be closer to a boundary. Not appropriate for large lots where the separation between habitable buildings on the one lot may be significant and can cause impacts on part of an adjoining farm that was previously unaffected.	
11.5	A1 Significant departure from existing lot sizes in Rural Living Zones . P2 - Allows for access via a 3.6m right of way, does not take bushfire requirements into consideration (overtaking bays, veg clearance).	
11.5.3	A2 Each lot only needs to connect where available <i>and if necessary</i> . By what threshold is sewage determined to be necessary or not necessary?	
12 Village Zone		
12.2	Manufacturing and Processing discretionary if for a 'craft industry'. Craft industry not defined by scheme. Difference between home based business (NPR) and craft industry? Residential use listed under Discretionary uses; however Residential Use also listed as Permitted with no qualifications.	
12.3	Operating hours for businesses extend to 9:00pm not reflective of higher number of dwellings in the Village Zone.	
12.3.1	A2 (b) This standard is not in any other zone, including the Gen Res Zone. Lack of consistency in external lighting standards across zones. Should include a single standard regarding flood lighting next to sensitive uses, applicable to all zones.	
12.4.1	How is site area per dwelling determined? Site area dedicated to individual dwellings or total site area divided by no. dwellings (ignoring access ways and common areas). No standards for separation or privacy between dwellings on the same site.	
12.4.3	A2 Dwellings can be setback 3m from the rear boundary. Many of the current village zones adjoin agricultural land. 3m setback is not sufficient to mitigate impacts. Where practicable dwellings should maximise separation between dwellings and agricultural land. A3 Air conditioner units for Visitor Accommodation and other listed uses can be the same models as for commercial uses and have exactly the same impacts yet are exempt?	

	Also does not consider existing sensitive uses within the zone.	
13 Urban Mixed Use Zone		
13.2	No provisions for standalone single dwellings or multiple dwellings. Prohibited unless above ground floor level or to the rear of a premises (assuming business premises). Seems to blur business hierarchy as General Business allows new standalone dwellings as Discretionary (Clause 15.2).	Clause 15.2
13.4.2	A1 (a) & (b) Assessment required for smaller building component including height and bulk, however once building line is established, height and bulk can be increased unfettered.	
13.4.3	(e) Clarify. What does contained 'within' the roof mean? (f) Planning permits required for security shutters and grilles over windows. Excessive regulation.	
13.4.4	A2 (b) not use barbed wire. Unless of course its an exempt fence, including a frontage fence, in which case it can be entirely made of barbed wire cause its exempt. Inconsistent and requires Council to police the use of barbed wire.	
13.4.6	No density standards. No site coverage standards. 300m ² lot sizes	
14 Local Business Zone		
14.4.6	Residential is permitted, including units and there is no standards at all regarding density or restricting units. Effectively allows for higher densities of dwellings in the business zones than in dedicated residential zones.	
18 Light industrial Zone		
18.2	No provisions for home based business. Why prohibit in existing dwellings, when the home based business is likely to be more in keeping than the dwelling.	
18.4.2	P1 Setback must provide space for landscaping, but there is no requirement to provide any landscaping.	
20 Rural Zone		
20.2	Business and Professional Services - Define agribusiness. Manufacturing and Processing – (a) Permitted if for the manufacture of Resource Development equipment. This would allow a tractor factory in the Rural Zone. Is this the intent? (b) Processing materials from extractive industries- this is Resource Processing a separate defined	

	<p>use class. Not Manufacturing and Processing.</p> <p>Motor racing facilities are Permitted in the Rural Zone with no tests of land capability.</p> <p>Why does home based business require a permit in this zone?</p> <p>Residential D for single dwellings only. Scheme does not allow dwellings to be defined as Resource Development. As such prohibits additional dwellings or managers residences for significant agricultural properties.</p>	
20.3.1	There are no use standards applicable to dwellings.	
20.4.2	Setback of 5m for very large sheds will result in a significant change to the character of the Rural Zone.	
20.4.3	<p>P1</p> <p>(a) it is not necessary for both a right of carriageway and a Section 71 agreement.</p>	
20.5	Any lots of 80ha in area should be subject to greater tests of suitability before being permitted to be carved up.	
21 Agricultural Zone		
21.2	<p>Manufacturing and Processing –</p> <p>(c) Permitted if for the manufacture of Resource Development equipment. This would allow a tractor factory in the Rural Zone and compromises the protection of arable land.</p> <p>(d) Processing materials from extractive industries- this is Resource Processing a separate defined use class. Not Manufacturing and Processing.</p>	
21.4.3	<p>P1</p> <p>(a) it is not necessary for both a right of carriageway and a Section 71 agreement.</p>	
21.5.1	Allows for unlimited subdivision based on the sustainable operation of an agricultural use. It is very easy to demonstrate a business is viable, another to demonstrate that splitting land into two lots will result in two businesses with greater viability than the original. Allows the land to be made overall less productive, provided that its demonstrated that they are still productive and sustainable.	
C1.6.3	<p>P1</p> <p>Third Party Signs must be compatible with the natural and built environment? Signs by their very nature are designed to contrast with the surrounding environment.</p>	
C2 Parking and Sustainable Transport Code		
	No requirement for disability parking at all. Should be	

	considered at planning as the space requires extra room compared to a standard space. New permits would need to be issued if parking reduces to accommodate disability parking. Building Surveyors have historically shown little regard for disability parking requirements.	
C2.5.1	No explanation of $N=A+(C-B)$ equation.	
C2.5.2	A1 Requires Bicycle Parking for uses in rural areas and other areas where there is limited use of bicycles and a complete lack of bicycle infrastructure.	
C2.6	Development standards do not apply to use. As such deficient parking can continue to be used after a change of use. Deficient parking could mean a gravel or dirt yard with no manoeuvring space or sufficient size parking spaces.	
C2.6.1	a) Access ways must have gradient no more than 10%. Significantly greater than the Australian Standard and will trigger most single dwellings in hilly areas. Domestic driveways 25% in AS 2890.1 d) Requires residential uses to have sealed driveway and parking area. Requires sealing of drive, however the road may not even be sealed.	
C2.6.2	A1.1 (a)(ii) Does not limit width of driveways. Results in loss of street parking. (iv) no access or manoeuvring space at all required when less than 3 parking spaces, spaces may not actually be usable due to site constraints but would still comply. A1.2 Standards for disability parking, however there are no use requirements for disability parking. Change of use does not require disability parking to be provided. Could be fixed by a use standard that states the number of disability parking spaces must comply with AS2890.6.	
C2.6.3	A2 Is essentially covered by A1. Combine Performance Criteria.	
C2.6.8	A1 Unfairly impacts dwellings in the Village and Urban Mixed Use Zones.	
C3 Road and Railway Assets Code		
C3.2.1	a) triggered for every person that owns a van.	
C3.6.1	A1 Refers to subdivision intended for sensitive use. Conflicts with Clause 6.2.6	6.2.6

C3.6.2	A1. 'Or' instead of 'and'. Implies that if dwellings are no closer than neighbouring dwellings then it is not necessary to mitigate rail noise impacts.	
C4 Electricity Infrastructure		
	Why is attenuation code not able to deal with this? Simple referral to entity if within the attenuated distance. Performance Criteria will require expert advice and generally beyond the ability of Council Officers to make a determination.	
C5 Telecommunications Code		
	Code has little value. Definition of Facilities includes towers so why bother having separate visual considerations for towers in A2 and P2 when they are forced to be assessed under P1 anyway. As there are no AS for C5.6.1 A1, all telecommunications infrastructure is discretionary. How are the zone standards and the Scenic Protection Code not sufficient to cope with visual amenity. As this code makes all discretionary, might as well just assess height against the Performance Criteria in the Zones.	5.3.5
C6 Local Historic Heritage Code		
C7 Natural Assets Code		
C7.2.1	Priority vegetation values do not stop at zone boundaries.	
C7.4	c) who decides if the clearance is non-priority veg? d) Allows for the unfettered conversion of priority habitat to pasture. How is veg on the edge of pasture protected? New dwellings in vegetated areas can extend into priority habitat under the pretence of expanding their private garden.	
C7.6.2	Allows clearance of veg in rural living in 3000m2 increments uncapped.	
	Code does not provide for the protection of veg communities. Allows for incremental degradation of priority habitat. Results in significant loss of connectivity between veg communities and the creation of islands. Does not allow threatened veg, communities or species to extend their range. Native veg (excluding priority habitat) has little to no standards (only standards that could be found that may be applicable are in the Landslip Code). Not exempt, but there may be no applicable standards. Is such development P, D or NPR? Is unfettered incremental clearance supported by the Scheme?	
C8 Scenic Protection Code		
C8.2.1	(b) Scenic values do not stop at zone boundaries. This requirement will force existing residential areas with	

	scenic protection to be rezoned to allow scenic protection or force a SAP. Scenic protection could be removed, however there is little other measures to stop wide scale veg clearance.	
C8.4	(e) not possible to assess the cumulative effects of future development on new lots. Anticipate that each new lot will at some stage demand veg clearance to accommodate development. Create lots that cannot be developed due to impacts on scenic management.	
C8.6	Acceptable Solutions too lenient. A1 (a) Skylines are not a good indicator of impacts, e.g. Blackstone Hills. (b) No actual restriction. 500m ² per time? Incremental impacts. A2 (a) Skylines are not a good indicator of impacts. Also allows large ag buildings within 5m of Meander Valley Road and the Bass Highway because they are below the skyline, but significantly impact the scenic corridor. (b) No actual restriction. 500m ² per time? House, shed, second shed, driveway, tennis courts? Incremental impacts. If for veg clearance alone and this is the only applicable standard does compliance with the AS what is the status of the application – NPR, P or D	
C9 Attenuation Code		
C9.2.1	Should include development of new habitable rooms.	
C9.3	Attenuation Area – ignores existing sensitive uses in industrial zones.	
C9.5.2	P1 (d) (e), advice from Director EPA and Mines. Requires a referral? Once use is established there is no trigger for new development associated with that use.	
C9.7	A1 (e) refers to subdivision intended for a sensitive use. Conflicts with C6.2.6. Also how is this enforceable?	Clause 6.2.6
C12 Riverine Inundation Code		
C12.4.1	(b)(vii) Blanket Exemption for outbuildings can result in buildings causing damage to riverine environment and infrastructure. ie sheds stuck on dam wall.	
	All exemptions are not conditional on flood prone. Land filling to 1m and retaining walls exempt. Outbuildings in Rural Zones may be very large and	4.0 Exemptions

	infrastructure intensive.	
C13 Bushfire Prone Areas Code		
C13.6	Plan requires hazard management areas; however plans to date do not actually indicate what has to be done to maintain those hazard management areas. However once an approved hazard management area is defined, development in that area requires no further assessment of hazard management areas.	
	No requirements for private access. Most zones require a minimum 3.6m wide right of way for subdivision. This is not sufficient to allow the overtaking bays and access construction requirements required under Building for private accesses (accesses constructed to the standard require a minimum of 8m). Lots may be approved without the ability to consider if they have the ability to comply with bushfire requirements when a dwelling is built.	
	Also noted that the vegetation clearance required for bushfire hazard management areas may require assessment under the planning scheme. Only exempt if in accordance with BHMP approved by Council (Clause 4.0.1) however such a plan is not required for a single dwelling. May cause issues once Building mandates veg clearance.	4.0.1 vegetation exemptions
C14 Potentially Contaminated Land Code		
C14.2.1	Triggers for all development regardless of sensitivity of use, while probably more appropriate, is more onerous than existing code which is only triggered by development for sensitive uses. Also triggers development on sites of ongoing contamination. Eg shed on existing shooting range.	
C14.4.1	Exemptions – Development disturbing less than 1m ² . No qualification to limit. Eg excavating 1m ² per day, per week, per month.	
C14.6.1	Subdivision for sensitive use – directly conflicts with clause 6.2.6, which defines subdivision as not being required to be classified with a particular use.	Clause 6.2.6
C15 Landslip Hazard Code		
C15.4.1	Exemptions (c) development for a building which requires a Building Permit. Cyclical. In accordance with the changes to the Building Regulations a Building Permit is not required for a Dwelling that does not require a Planning Permit in the Gen Res Zone. Vegetation removal is not listed as major works and is a major contributor to slope stability. Operation of scheme implies that veg removal is works and not exempt in medium –high hazard bands, but is exempt on low landslip hazard band as not listed as Major Works in	

	15.3.1. Exemptions for subdivision without works does not allow Council to consider if it is actually possible to develop the resulting lots in an appropriate manner.	
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4 February 2016

Hon. Peter Gutwein MP
Minister for Planning
GPO Box 123
HOBART 7001

By email: treasureroffice@dpac.tas.gov.au

Dear Peter

RE: Meander Valley Council Initial Response to the Draft Tasmanian Planning Scheme

Thank you for your correspondence of 10 December 2015 and your request for an initial response to the Draft Tasmanian Planning Scheme.

I advise that Meander Valley Councillors and officers have viewed and discussed the document provided by your office and would like to make the following comments. Please note that as timeframes did not allow for a detailed review of the provisions, Council commits to providing a detailed response during the formal public notification of State provisions.

1. The document was not accompanied by any explanatory material in regard to the policy background for provisions contained in the planning scheme. In regard to the stated objective to achieve 80% consistency across the State, this raises numerous questions relating to expectations of Council and the degree to which local provisions may deviate from the State provisions, where there is an incompatibility between Council's local strategies for zoning and the standards set by the State provisions.

For example, Meander Valley Council has identified significant incompatibilities between its strategies for Rural Living and Low Density Residential zoning and the zoning of rural productive resources, with the standards contained in the State provisions.

Will the zoning be required to change to meet the standards, or will there be some flexibility in terms of these areas for a Specific Area Plan as part of the Local Provisions Schedule?

2. Significant work has been undertaken in Meander Valley to investigate and analyse the area's agricultural profile. This assessment concluded that rural resources could not be split into two zones due to the complexity, diversity and changeability of primary production, noting that Meander Valley has one of the State's highest levels of agricultural production.

Significant resources would be required to do the agricultural suitability analysis to determine the appropriate application of zoning. Will the State provide the methodology to map the application of the Rural Zone and the Agriculture Zone to rural areas?

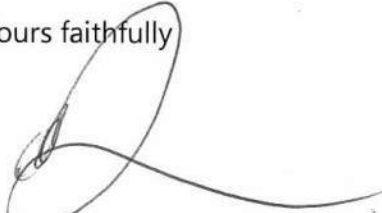
3. Council has received mixed messages in regard to expectations for the management of historic heritage. Will there be a requirement to include a schedule of local heritage items in the Local Provisions Schedule? Council has previously experienced significant community resistance to the inclusion of local heritage items in its planning scheme. The resourcing requirements for this issue could be significant.
4. Council is not clear on the expectations for scenic management. Will there be a requirement to map scenic protection areas across the Meander Valley local government area? Currently only one area exists at Travellers Rest. Council has previously experienced significant community resistance to the inclusion of scenic management areas in its planning scheme. The resourcing requirements for this issue could be significant.

Where the scenic management area currently exists over the Low Density Residential Zone (noting that Scenic Protection Areas cannot be applied to this zone in the TPS), will there be an expectation that these areas will convert to the Landscape Conservation Zone or will there be flexibility for the area to be included in Specific Area Plan?

5. Will the Terms of Reference for the consideration of State Planning Provisions submissions by the TPC be provided to Local Government when the SPP's are publicly notified? Council does not want to expend resources reviewing and writing submissions on matters that will not be considered by the TPC. This issue is closely linked to the questions above relating to expectations for zoning.
6. What is the degree of supporting information required for the review and subsequent justification for the inclusion Specific Areas Plans and Site Specific Qualifications in the Local Provisions Schedule?

It is clear at this stage that there could be significant resourcing issues for Council to appropriately convert to the Tasmanian Planning Scheme. Early clarity in response to the questions raised above will assist Council in making the appropriate budget and staff allocations to provide for the timely preparation of a TPS compliant planning scheme in 2016.

Yours faithfully



Craig Perkins
Mayor



Meander Valley Council Submission to Interim Planning Directive 5 Bushfire Prone Areas Code

Amendments to the Bushfire Prone Areas Code came into effect as Interim Planning Directive 5 on the 23 February 2016. These changes included the removal of assessment of habitable buildings from the planning scheme process to instead be assessed as part of a normal assessment under the Building Act 2000 for a new building or a change of class of building.

Council welcomes these changes. The provisions related to the physical means by which protection of buildings and people is achieved and is appropriately dealt with the assessment under the National Construction Code.

However, the planning scheme code retains assessment for some 'vulnerable uses' and 'hazardous uses'. Council's particular concern goes to the duplication of assessment that will still occur between the planning system and the Building Act assessment in regard to hazardous uses that are located in zoned industrial precincts and Council questions the benefit of this.

A case in point is the Valley Central industrial precinct on Birralea Road at Westbury. It is a strategic, purpose built precinct, specifically designed to attract investment for uses that would be classified as hazardous uses, due its targeted location away from sensitive receptors. It is fully serviced with fire hydrants located within it and provides ready access for heavy vehicles. It is subject to a Specific Area Plan with the specific intention of enabling permitted pathway use and development as an investment attraction strategy.

The precinct is located within a bushfire prone area due to being surrounded by framing paddocks. The risk of bushfire is at the lower end of the scale, particularly when considered in the context of its proximity to emergency services at Westbury and the services available within the precinct. The classification of the precinct as bushfire prone means that the uses Council is trying to attract through reduced

regulation, become subject to regulation for bushfire that renders them discretionary with inappropriate tests such as an overriding benefit to the community and that there is no other suitable location. This is nonsensical when the precinct has undergone extensive assessment for the zoning of the land and significant investment in infrastructure. Each subdivision, development and use will be subject to the need to obtain assessments by accredited practitioners to address a risk that fundamentally does not exist within an established, serviced zone. This adds unwarranted expense to the application process.

Council considers this to be a highly inappropriate impact on the function of the precinct and its investment attraction strategy, particularly so when these uses will be subject to a fire hazard assessment (including fire risk from external sources such as bushfire) under the Building Act. That assessment will determine the level of risk and how to manage it, with higher order hazardous uses assessed by experts including fire engineers, referrals to Tasfire and assessment under the OH&S Act. The only considerations that are added through the planning scheme code are the inappropriate tests cited above which add nothing of value to the assessment of fire risk.

Council considers that the code should be further amended to exempt serviced industrial zones from the application of the code. Any peripheral vegetation that may pose a risk can be managed through abatement processes under the Local Government Act.

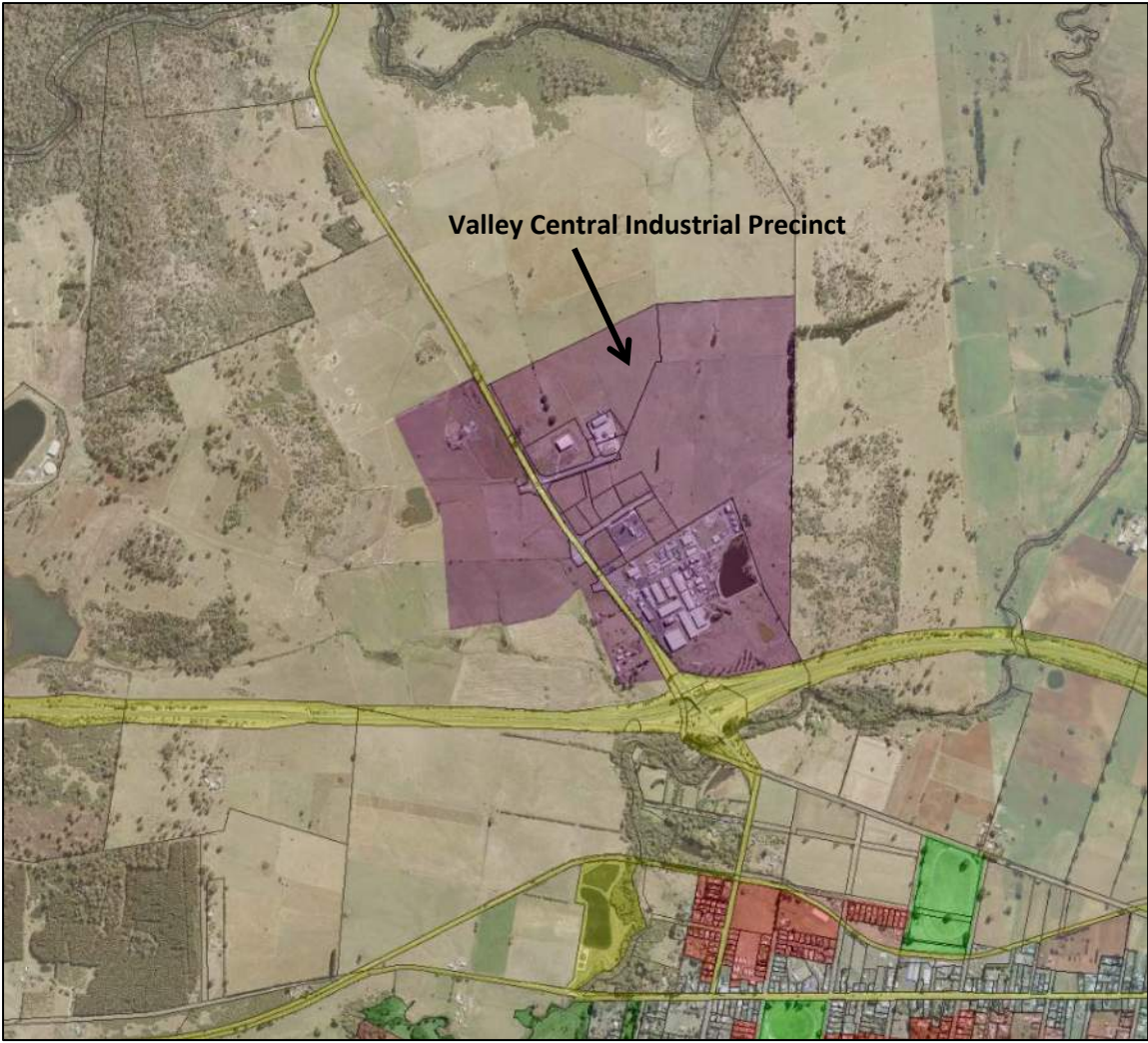


Figure 1 - Aerial photo showing zoning of Valley Central precinct in relation to surrounding land.

DEV 4 DOG REGISTRATION FEES 2016–2017

1) Introduction

The purpose of this report is for Council to adopt dog registration fees for 2016–2017.

2) Background

Dog registration fees need to be set at the May meeting to ensure the new fees are published by the end of the first week of June.

The fees for the 2015–16 financial year were:

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$59.50	\$43
Domestic Dog Desexed	\$20	\$12
Working Dog	\$20	\$12
Greyhound	\$20	\$12
Purebred (<i>for breeding</i>)	\$20	\$12
Pensioners Dog (<i>one per pension card</i>)	\$20	\$12
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$500	Not Applicable
Guard Dog	\$59.50	\$43
Other		
Renewal of Kennel Licence	\$30.50	Not Applicable
New Kennel Licence	\$112.50	
Fee to make a nuisance dog complaint	\$20	
Dangerous Dog Collars	Cost + 10%	
Impounding Fee	\$30.50	
Second Time	\$51	
Daily Maintenance Fee	\$20 + GST	

3) Strategic/Annual Plan Conformance

The Annual Plan provides for the review of fees in the June quarter.

4) Policy Implications

Policy No. 43 Dog Management provides for the setting of registration fees in May of each year.

5) Statutory Requirements

Section 80 of the Dog Control Act 2000 provides the legislative instrument for Council to set fees.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

In the 2015-2016 financial year Council will collect approximately:

- \$70,000 in dog registration fees and Kennel Licenses
- \$ 8,500 from infringement notices and poundage fees

10) Alternative Options

Council can elect to amend the proposed fee structure.

11) Officers Comments

Council continues to run a comprehensive service in this program. Council is one of the few remaining Local Government Authorities in the region that provide a 24/7 call out service.

It is recommended that the fee increase reflects the Council Cost Index (CCI) for December 2015. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.

The CCI for December 2015 is 1.87%.

It is recommended that the fees are increased by 1.5% and rounded up to the nearest 50c except for Dangerous Dog Registration which does not require the same level of work.

AUTHOR: Martin Gill
DIRECTOR DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council adopt the following dog registration and dog management fees for the 2016-2017 financial year.

Registration	Regular Fee	If paid by 31 July
Domestic Dog not Desexed	\$60.50	\$44
Domestic Dog Desexed	\$20.50	\$12.50
Working Dog	\$20.50	\$12.50
Greyhound	\$20.50	\$12.50
Purebred (<i>for breeding</i>)	\$20.50	\$12.50
Pensioners Dog (<i>one per pension card</i>)	\$20.50	\$12.50
Guide Dog/Hearing Dog (<i>on production of suitable evidence by applicant</i>)	Nil	Nil
Dangerous Dog	\$500	Not Applicable
Guard Dog	\$60.50	\$44
Other		
Renewal of Kennel Licence	\$31	Not Applicable
New Kennel Licence	\$114.50	
Fee to make a nuisance dog complaint	\$20.50	
Dangerous Dog Collars	Cost + 10%	
Impounding Fee	\$31	
Second Time	\$52	
Daily Maintenance Fee	\$20.50 + GST	

DECISION:

DEV 5 ENVIRONMENTAL HEALTH FEES 2016-2017

1) Introduction

The purpose of this report is for Council to consider Environmental Health fees and charges for 2016-2017.

2) Background

Council fees and charges are set in conjunction with the annual budget process and include setting the price for Council activities and services including planning, health, engineering, waste management, cemeteries, building and plumbing.

The Environmental Health fees and charges are determined at the May Council meeting so the 2016-2017 fees can be published by the end of the first week of June to cater for the timing of the Food Registration renewals program.

The fees set by Council for the 2015-2016 financial year are set out in the table below:

Food Premises: (Except for bona fide not for profit organisations)	Fees and Charges
Annual renewal of Registration	
• Low risk	\$53
• Other premises	\$158
Temporary Food Stall Registration	
• (Except for bona fide not for profit organisations)	
0 – 3 months	\$32
3 – 6 months	\$53
6 – 12 months	\$79
Late fee if not received before event	\$37
Public Health	
Places of Assembly - General	\$69
Places of Assembly - Specific Events, greater than 1 day	\$215
Other premises requiring licensing under Public Health Act 1997	\$89

Request for inspection and written reports on food premises for prospective purchasers	\$106
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3) Strategic/Annual Plan Conformance

The Annual Plan provided for the review of fees and charges in the June quarter.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Fees and charges are set in accordance with Section 205 of the Local Government Act 1993.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

Environmental Health Fees and charges are estimated to generate approximately \$26,000 in revenue in 2016-2017.

10) Alternative Options

Council can elect to retain the current fee structure.

11) Officers Comments

The regulatory environment influencing the Environmental Health program has directly and indirectly impacted the cost of running the program.

The costs associated with conducting the Environmental Health program, for example, laboratory testing has again increased in 2015-16. Such costs are generally passed on to the end client, which in this case is Council. These cost increases have affected the food safety education program, the water sampling program and the delivery of Council's immunisation program.

Changes to Food and Public Health regulations in the past year necessitate minor variations to the fee structure for 2016-17. The proposed changes include the removal of the fee for Places of Assembly – General (no longer required under Place of Assembly Guidelines) and replacing this with a fee for Public Events, 1 day in duration. A new fee has been included following the introduction of legislation to permit state wide operation of mobile food businesses, and the temporary food stall registration fees have been adjusted accordingly. A fee for annual registration of Private Water Suppliers is proposed following the revision of the Tasmanian Drinking Water Quality Guidelines in November 2015. The new fees proposed are consistent with those being implemented by neighbouring Councils.

In order for the program to continue to provide the same level of service to our community, it is recommended that the Environmental Health fees are increased. It is recommended that the fee increase reflects the Council Cost Index (CCI) at December 2015. The CCI is prepared by LGAT and captures the cost increases associated with the delivery of local government services recognising that the Consumer Price Index alone does not reflect cost increases across the range of council services.

The CCI at December 2015 is 1.87%.

It is recommended that fees are increased by CCI and rounded to the nearest 50c.

AUTHOR: Martin Gill
DIRECTOR DEVELOPMENT SERVICES

12) Recommendation

It is recommended that Council adopt the proposed fees and charges as set out in the table below for 2016-17:

Food Premises: (Except for bona fide not for profit organisations)	Fees and Charges
Annual renewal of Registration	
• Low risk	\$54
• Other premises	\$161
• State wide Mobile Food Business	\$161
Temporary Food Stall Registration • (Except for bona fide not for profit organisations)	
One-off event	\$33
0 – 6 months	\$54
6 – 12 months	\$80
Late fee if not received before event	\$38
Public Health	
Place of Assembly Licence – Public events, 1 day	\$70
Place of Assembly Licence – Public events, greater than 1 day	\$219
Registration of Private Water Supplier	\$91
Other premises requiring licensing under Public Health Act 1997	\$91
Request for inspection and written reports on food premises for prospective purchasers	\$108

DECISION:

GOV 1 2015-2016 COMMUNITY GRANTS APPLICATION ASSESSMENTS - ROUND 4 APRIL 2016

1) Introduction

The purpose of this report is to present for Council approval, the recommendations of the Community Grants Committee for Community Grants Round 4 and two minor amendments to the Community Grants Guidelines.

2) Background

This is the fourth and last assessment of the 2015-16 financial year. The total, annual Grants allocation is \$80,000 of which 15% (\$12,000) is earmarked for Sponsorships and Establishment Grants.

Committee members: Crs Tanya King and Ian Mackenzie, Vicki Jordan (Community Officer), Malcom Salter (Director Corporate Services) and support officers: Patrick Gambles (Community Development Manager) and Merrilyn Young (Grants Administrator) met on 19 April 2016 to consider the applications received and amendments to the guidelines attached to Community Grants Policy No 82.

3) Strategic/Annual Plan Conformance

Further the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future Direction 3: Vibrant and engaged communities

4) Policy Implications

The Grants assessment process was undertaken in accordance with the guidelines attached to the Community Grants Policy No 82. Two minor amendments to the Guidelines were identified – refer to Officer's Comments section 11).

5) Statutory Requirements

Section 77 of the Local Government Act 1993 – *'Details of any grant made are to be included in the Annual Report of the Council'*

6) Risk Management

Liability and public risk issues are considered in evaluating grant applications.

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Advice and assistance is provided to applicants on request. The Community Grants program is communicated through community networks and the media. An Information and Guidelines Kit is available from the Council website with hard copies on hand at Council reception. A Grants Information Forum is held annually in May.

9) Financial Impact

The awarding of grants is made within the limits of the annual budget allocation which is spread over four rounds throughout the year.

10) Alternative Options

Council can amend or elect not to approve the Committee's recommendations.

11) Officers Comments

Individual Sponsorship Requests

No requests were received during the period January-April 2016.

Grant Applications and Sponsorship Requests from Organisations

Seventeen applications were received totalling requests of \$33,005. A range of factors were considered to achieve a fair distribution. The recommended outcomes are indicated in the final column of the following table:

Organisation	Project	Project Cost	Grant Requested	Grant Recommended
		\$	\$	\$
Arts Deloraine	WinterFire 2016	7741	2503	2503
Carrick Speedway Promotions	Water Supply/Tank	3110	3000	2000
Children First Foundation	Variety Show	220	220	220*
Colony 47	Bush Tucker Trail	82460	3000	3000
Deloraine Football Club	Portable PA System	2079	1500	1500
Make A Wish Foundation	Special Xmas Party	300	300	300*
MV Business Association	Del. Layby Signage	11700	3000	3000
Meander Valley Online Inc	Porch & Room upgrade	3213	2800	2800
Northern Hunt Club	Hurdles Maintenance	178	178	178
Prospect Junior Football Club	Goal Post Padding	2499	1199	1199
Prospect Park Sports Club	Painting Upgrade	5300	2650	2650
The Storytellers Artist Group	Science-Art Exhibition	6350	500	500
Westbury Com. Health & Day Ctr.	Hadspen Heat pump	4393	3000	3000
Westbury Garden Club	Display Tables	904	904	904
Westbury Primary Sch P & F Assoc.	Science Circus	3297	2947	2947
Westbury RSL Sub Branch	Heartstart Defibrillator	2537	2284	2283
Westbury Rec. Ground Man. Com.	Public BBQ Facility	8000	3000	3000
TOTAL		144,281	33,005	31,464

* These two sponsorship requests have been funded in advance of the May Council meeting with the approval of Council's General Manager.

NB These recommendations have conditions attached:

Organisation	Project	\$	Condition
Colony 47	Bush Tucker Trail	3000	<i>Subject to Council approval of the overall project</i>
Prospect Junior Football Club	Goal Post Padding	1199	<i>Subject to satisfactory resolution of the applicant's 2014 Lighting Tower project</i>
Westbury Primary School P & F Assoc	Science Circus	2947	<i>Subject to the event involving a significant number of local schools</i>
Westbury Recreation Ground Man. Com.	Public BBQ Facility	3000	<i>To be completed in conjunction with the Westbury Recreation Ground development and subject to other grant support)</i>

Seventeen allocations equalling \$31,464 are recommended for approval by Council (including four subject to conditions). These have a total project cost of \$144,281 plus voluntary labour estimated in excess of \$46,000 (calculated @ \$25 per hour).

The Committee also resolved to propose two minor amendments to the current Community Grants Guidelines effective from 1 July 2016:

1. Raise the allocation of Individual Sponsorships from \$125 to \$150 for National events and from \$250 to \$300 for International events.
The reasoning for this increase is to restore them to former levels. They were reduced some years ago due to a high number of requests which have recently flattened out.
2. Carry-over any surplus Community Grants monies (including Sponsorships) in any year to the next financial year.

There is an anticipated surplus of \$1,500 this year-end due to a comparatively low number of Individual Sponsorship requests.

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

It is recommended that Council:

a) endorses the recommendations of the Community Grants Committee and approves the allocation of funds to the applicants as listed in the following table:

Organisation	Project	Grant Recommended
		\$
Arts Deloraine	WinterFire 2016	2503
Carrick Speedway Promotions	Water Supply/Tank	2000
Children First Foundation	Variety Show	220
Colony 47	Bush Tucker Trail	3000 ¹
Deloraine Football Club	Portable PA System	1500
Make A Wish Foundation	Special Xmas Party	300
MV Business Association	Del. Layby Signage	3000
Meander Valley Online Inc	Porch & Room upgrade	2800
Northern Hunt Club	Hurdles Maintenance	178
Prospect Junior Football Club	Goal Post Padding	1199 ²
Prospect Park Sports Club	Painting Upgrade	2650
The Storytellers Artist Group	Science-Art Exhibition	500
Westbury Com. Health & Day Centre.	Hadspen Heat pump	3000
Westbury Garden Club	Display Tables	904
Westbury Primary Sch P & F Assoc.	Science Circus	2947 ³
Westbury RSL Sub Branch	Heartstart Defibrillator	2283

Westbury Rec. Ground Man. Com.	Public BBQ Facility	3000 ⁴
TOTAL		31,464

¹ Subject to Council approval of the overall project

² Subject to satisfactory resolution of the applicant's 2014 Lighting Tower project

³ Subject to the event involving a significant number of local schools

⁴ To be completed in conjunction with the Westbury Recreation Ground development and subject to other grant support

and

b) approves the following two amendments to the Community Grants Guidelines - effective from 1 July 2016:

1. Raise the allocation of Individual Sponsorships from \$125 to \$150 for National events and from \$250 to \$300 for International events.

2. Carry over any surplus Community Grants monies (including Sponsorships) in any year to the next financial year.

DECISION:

GOV 2 NOTICE OF MOTION – GENERAL MANAGER’S RESIGNATION – MAYOR CRAIG PERKINS

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Mayor Craig Perkins to accept the General Manger’s resignation and commence the recruitment process for a new general manager.

2) Background (Mayor Craig Perkins)

On 2 May, 2016, the General Manager, by letter, tendered his resignation effective from 5 August, 2016. This letter and the resignation date is compliant with the General Manager’s Contract of Employment.

Council should formally acknowledge the General Managers resignation and commence the recruitment process.

It is recommended that a Recruitment Panel be established to manage the recruitment process and that the members of this panel are the Mayor, the Deputy Mayor, Councillors Connor and White. These four councillors recently managed the performance review process of the General Manager and are familiar with the role and performance requirement of the General Manager. The review panel would be required to ensure that all councillors are engaged in the process.

3) Strategic/Annual Plan Conformance

Not Applicable

4) Policy Implications

Not Applicable

5) Statutory Requirements

The Local Government Act 1993, Section 6, states Council is to appoint a General Manager.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

There will be a cost associated with the recruitment of a general manager and this will vary depending on how the recruitment process is conducted. If undertaken by Council an estimated cost of between \$15,000 to \$20,000 and up to \$35,000 if undertaken by a consultant.

10) Alternative Options

Council can elect not to appoint a Recruitment Panel or change the representatives on the Recruitment Panel.

11) Officers Comments

Council is required to appoint a general manager and three months lead in time should provide ample time to undertake this recruitment.

AUTHOR: Greg Preece
GENERAL MANAGER

12) Recommendation (Mayor Craig Perkins)

It is recommended that Council:

- a) accept the resignation of the General Manager***
- b) appoint a Recruitment Panel to undertake the recruitment of a new general manager and that the Mayor, Deputy Mayor and Councillors Connor and White be the members of the Recruitment Panel.***
- c) that the first action of the recruitment panel will be to design and inform Council of the process, ensuring that all Councillors will be engaged in the process.***

- d) that the final decision in whom to appoint will require a decision of council.**

DECISION:

INFRA 1 REVIEW OF BUDGETS FOR THE 2015-2016 CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to provide information to Council on capital works projects budget variations and to seek Council approval for the reallocation of funding within the Capital Works Program where budget variations fall beyond the limit of the General Manager's financial delegation.

2) Background

Project budget allocations within the Capital Works Program that are submitted to Council for approval prior to the commencement of each financial year are prepared using a range of methods. In some instances and depending on the availability of resources and time constraints, projects can be thoroughly scoped and accurate estimates prepared using available empirical or supplier information. Conversely, project cost estimates may only be general allowances prepared using the best information available at the time.

During the financial year detailed design, adjustment to project scope and the undertaking of additional works during construction results in project expenditure under and over approved budget amounts. New projects may also be requested for inclusion in the program.

The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. As part of our ongoing management of projects, Council officers review project time lines, budgets and scope. Project savings are generally used to offset project overruns and additional funding can be requested to assist with balancing the budget or to finance new projects.

For this current review period there are a number of project budget adjustments that can be made as we near the end of the financial year, and two new projects listed for inclusion in the capital works program.

3) Strategic/Annual Plan Conformance

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Section 82(4) of the *Local Government Act 1993* requires Council to approve by absolute majority any proposed alteration to Council's capital works budget outside the limit of the General Manager's financial delegation of \$20,000.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

The recommended variations in this report will result in a nil net increase to the value of the 2015-2016 Capital Works Program.

10) Alternative Options

Council can amend or not approve the recommendation.

11) Officers Comments

In order to deliver the outcomes required from capital works projects outlined in the Annual Plan, Council officers regularly review project scope, resourcing requirements and committed and forecast expenditure. Typically on a quarterly basis, project information is presented to Council where cost variations have occurred, and formal approval is requested from the Council to reallocate funding within the Capital Works Program where variations are beyond the General Manager's financial delegation, or where new project works not previously approved in the Capital Works Program are required to be financed.

The table below provides a listing of two projects for inclusion in the Capital Works Program and existing projects where reallocation of funding is required.

TABLE 1: 2015-2016 CAPITAL WORKS BUDGET – NEW PROJECTS AND REALLOCATION OF PROJECT FUNDING

No.	Project Name	Cost to date	Original Budget	Variation	New Budget	Delegation	Comments
	Roads and Footpaths						
5715	Dexter Street - Westbury	\$2,140	\$15,000	-\$12,800	\$2,200	GM	
5808	Harriet Street - Bracknell	\$14,750	\$20,000	-\$5,200	\$14,800	GM	
5813	Jane Street - Bracknell	\$13,680	\$20,000	-\$6,300	\$13,700	GM	
5962	William Street - Westbury	\$31,540	\$37,000	-\$5,400	\$31,600	GM	
5978	Franklin Street - Westbury	\$3,080	\$15,000	-\$11,900	\$3,100	GM	
6139	Dunorlan Road Reconstruction	\$140,000	\$180,000	-\$40,000	\$140,000	Council	
6208	Bogan Road - Quamby Brook	\$21,300	\$25,000	-\$3,700	\$21,300	GM	
6229	Marriott Street Reconstruction - Westbury	\$161,700	\$200,000	-\$38,300	\$161,700	Council	
6290	Street Trees - Various locations	\$0	\$30,000	-\$30,000	\$0	Council	
	Variation Subtotal			- \$153,600			Transfer project savings to road and footpath project overruns
5826	Church Street West - Deloraine	\$18,440	\$15,000	\$3,500	\$18,500	GM	
5990	Meander Valley Road - Deloraine	\$423,130	\$367,000	\$56,200	\$423,200	Council	
6128	Dairy Plains Road Reconstruction	\$239,460	\$215,000	\$24,500	\$239,500	Council	
6230	Taylor Street - Westbury	\$50,450	\$40,000	\$10,450	\$50,450	GM	

No.	Project Name	Cost to date	Original Budget	Variation	New Budget	Delegation	Comments
6245	Westwood Road Reconstruction	\$403,300	\$325,000	\$78,300	\$403,300	Council	
6282	Pedestrian Access Ramps - Various locations	\$24,950	\$20,000	\$4,950	\$24,950	GM	
	Variation Subtotal			\$177,900			Additional funding from road and footpath, and bridge project savings
	Bridges						
5303	Mole Creek Shalestone Road	\$127,650	\$183,000	-\$50,000	\$133,000	Council	
5324	Chittys Creek Reiffers Road	\$95,490	\$162,000	-\$24,300	\$137,700	Council	
	Variation Subtotal			-\$74,300			Transfer project savings to road and footpath projects, and new bridge and land improvement projects
	Bridges and Land Improvements (Additional Projects to Program)						
-	Liffey River Bridge - Bracknell (abutment renewal)	\$0	\$0	\$30,000	\$30,000	Council	Funding allocation from PN5303
-	Mole Creek Waste Transfer Station - Safety Railing and concrete pavement	\$0	\$0	\$20,000	\$20,000	Council	Funding allocation from PN5303
	Variation Subtotal			\$50,000			Additional funding allocation from bridge project savings

No.	Project Name	Cost to date	Original Budget	Variation	New Budget	Delegation	Comments
	Road Resurfacing/Re-sheeting						
-	Gravel re-sheeting	\$9,000	\$300,000	-\$150,000	\$150,000	Council	
-	Bituminous resurfacing	\$1,511,000	\$1,470,000	\$150,000	\$1,620,000	Council	
	Variation Subtotal			\$0			
	Stormwater						
6495	Urban Stormwater Drainage - Program Budget for infrastructure constraints	\$0	\$194,400	-\$63,200	\$131,200	Council	Transfer funds to PN6420 and PN6442
	Variation Subtotal			-\$63,200			
6420	Jordan Place Stormwater - Development Contribution	\$0	\$0	\$13,200	\$13,200	GM	Funding allocation from PN6495
6442	Westbury Road Stormwater - New drainage	\$7,800	\$0	\$50,000	\$50,000	Council	Funding allocation from PN6495
	Variation Subtotal			\$63,200			
	Public Halls and Building Projects						
7403	Westbury Town Hall Heating	\$13,700	\$50,000	-\$20,000	\$30,000	Council	
7423	Chudleigh Hall - Flooring replacement	\$37,220	\$47,000	-\$9,700	\$37,300	GM	
7618	Westbury Sports Centre - Lighting Upgrade	\$9,200	\$12,586	-\$3,000	\$9,586	GM	
7619	Westbury Sports Centre - Access Door	\$0	\$15,000	-\$15,000	\$0	Council	

No.	Project Name	Cost to date	Original Budget	Variation	New Budget	Delegation	Comments
	Variation Subtotal			-\$47,700			Transfer project savings to hall and building projects
7621	PVP Clubrooms - Kitchen Upgrade	\$18,200	\$110,000	\$20,000	\$130,000	GM	
7633	Deloraine Community Complex - Refurbish Kiosk	\$933	\$20,000	\$4,700	\$24,700	GM	
7829	GWTVIC - External Cladding Renewal	\$5,150	\$35,000	\$23,000	\$58,000	Council	
	Variation Subtotal			\$47,700			Additional funding from hall and building project savings
	Plant Working Projects						
-	Various - plant replacement (Projects 8701, 8712, 8748, 8752 and 8753)	\$121,000	\$156,800	-\$35,800	\$121,000	GM	Re-allocation of savings from projects that are in-progress or complete (within GM's delegation for each)
8718	Truck replacement	\$0	\$90,000	\$35,800	\$125,800	Council	Truck (23t GVM) to be replaced in current form resulting in an increased change-over cost
	Variation Subtotal			\$0			
	Totals		\$4,369,786	\$0	\$4,369,786		

Road and Footpath Projects

A significant number of the scheduled road and footpath projects have been completed by Council's Works Department this financial year. There are a number of projects that have been completed within budget, and others completed over budget with the two highest variations on the Meander Valley Road reconstruction project in Deloraine and the Westwood Road reconstruction.



Photo 1: Meander Valley Road - Deloraine

It is noted that no work has been undertaken against the Street Trees project with minor works allocated to the operating budget during the year.

Liffey River Bridge - Bracknell (abutment renewal)

The bridge renewal program for the current financial year will be completed well under budget. This is a reflection of the current competition in the construction market between the three main bridge design and construction contractors.

Although the Liffey River Bridge at Bracknell is a precast concrete structure, the two downstream abutment wingwalls were reconstructed in timber.

These elements are failing and need replacement. There is evidence in the pavement approach to the bridge of slip failure of the fill embankment behind the eastern abutment. The funding of \$30,000 toward this project is an estimate only.



Photo 2: Eastern downstream abutment wingwall



Photo 3: Eastern downstream abutment wingwall showing pavement stress

Mole Creek Waste Transfer Station - Safety railing and concrete pavement

A safety inspection at the Mole Creek Transfer Station has identified a fall hazard at the waste unloading area. There is currently no railing or fall protection between the upper waste unloading area and the bin storage area. It is proposed to install a new railing along the top of the precast concrete block wall.

The bin storage area pavement comprises an unsealed gravel pavement. When placed and due to the uneven surface, the bins can be moved up against the precast blockwork wall and have dislodged the concrete blocks. The funding allocation to this project will also be used to construct a concrete slab where the bins are placed and collected to eliminate the ongoing maintenance in releveling the gravel surface and eliminate the occurrence of damage to the concrete block wall.



Photo 4: Waste unloading area



Photo 5: Bin pavement area

Road Resurfacing/Resheeting

The gravel re-sheeting program will be completed under budget this financial year due to a reduced scope of work. The reduced scope is a result of improved materials, a drier winter and greater reuse of gravel materials cut back in to the road formation from shoulder areas.

The bituminous resurfacing program was extended to predominantly undertake work in collaboration with the Department of State Growth in Council maintained areas.

Stormwater Projects – Deloraine and Prospect Vale

The Jordan Place Stormwater Development Contribution is required to meet a commitment from Council to pay for the part cost of drainage installation for the recent residential subdivision in Jordan Place. At the time, Council agreed with the developer to pay for the cost to upsize the proposed stormwater drainage to accommodate additional stormwater flows from future upstream development.

The Westbury Road Stormwater project has been undertaken to reduce flows into the pipe system on the eastern side of Westbury Road, by diversion of flow to the western side of the road. The work has been undertaken south of the recent Vale Street roundabout project with the aim of reducing the occurrence of stormwater flooding in the front yards of properties adjoining Westbury Road during stormwater events.

Funding will be allocated to the above stormwater projects from the capital works project that has been established for urban drainage deficiencies in the municipality as they are identified during the financial year.

Public Halls and Building Projects

The three projects that require additional funding have not yet been completed.

The PVP Kitchen Upgrade was tendered earlier in the year. During the permit application process for building and plumbing, it was identified that the clubrooms building did not have in place adequate firefighting provision in the form of a hydrant, or a grease trap for the existing kitchen. These elements have led to the increase in anticipated costs.

Council's property management officer has been investigating alternative cladding materials for the GWTVIC building that will provide a long life asset requiring minimal maintenance. The additional costs required to complete the works are based on contractor pricing.

Plant Working

Project 8718, tandem axle tip truck (Plant 956) was budgeted to be downgraded to a single axle tip truck. A reduction in Council's tandem axle tip trucks from two to one in the past 12 months and variations to previous work practices has provided increased use and efficiency, therefore supporting a sustainable model to replace Plant 956 in its present form. The proposed reallocation of \$35,800 will not affect the overall plant replacement budget or program.

For this review period the inclusion of new projects in the Capital Works Program and transfer of funding outside the \$20,000 delegation of the General Manager requires Council approval. Overall, there is a zero net variation to the Program budget.

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council;

- 1) Note the following changes to the 2015-2016 Capital Works Program as approved under delegation by the General Manager.***

Project Name	Original Budget	Variation	New Budget
Dexter Street - Westbury	\$15,000	-\$12,800	\$2,200
Harriet Street - Bracknell	\$20,000	-\$5,200	\$14,800
Jane Street - Bracknell	\$20,000	-\$6,300	\$13,700
William Street - Westbury	\$37,000	-\$5,400	\$31,600
Franklin Street - Westbury	\$15,000	-\$11,900	\$3,100
Bogan Road - Quamby Brook	\$25,000	-\$3,700	\$21,300
Church Street West - Deloraine	\$15,000	\$3,500	\$18,500
Taylor Street - Westbury	\$40,000	\$10,450	\$50,450
Pedestrian Access Ramps - Various locations	\$20,000	\$4,950	\$24,950
Jordan Place Stormwater - Development Contribution	\$0	\$13,200	\$13,200
Chudleigh Hall - Flooring replacement	\$47,000	-\$9,700	\$37,300
Westbury Sports Centre - Lighting Upgrade	\$12,586	-\$3,000	\$9,586
PVP Clubrooms - Kitchen Upgrade	\$110,000	\$20,000	\$130,000
Deloraine Community Complex - Refurbish Kiosk	\$20,000	\$4,700	\$24,700
Various - plant replacement (Projects 8701, 8712, 8748, 8752 and 8753)	\$156,800	-\$35,800	\$121,000
Totals	\$553,386	-\$37,000	\$516,386

2) **Approve the following changes to the 2015-2016 Capital Works Program.**

Project Name	Original Budget	Variation	New Budget
Dunorlan Road Reconstruction	\$180,000	-\$40,000	\$140,000
Marriott Street Reconstruction - Westbury	\$200,000	-\$38,300	\$161,700
Street Trees - Various locations	\$30,000	-\$30,000	\$0
Meander Valley Road - Deloraine	\$367,000	\$56,200	\$423,200
Dairy Plains Road Reconstruction	\$215,000	\$24,500	\$239,500
Westwood Road Reconstruction	\$325,000	\$78,300	\$403,300
Mole Creek Shalestone Road	\$183,000	-\$50,000	\$133,000
Chittys Creek Reiffers Road	\$162,000	-\$24,300	\$137,700
Liffey River Bridge - Bracknell (abutment renewal)	\$0	\$30,000	\$30,000

Project Name	Original Budget	Variation	New Budget
Mole Creek Waste Transfer Station - Safety Railing and concrete pavement	\$0	\$20,000	\$20,000
Gravel resheeting	\$300,000	-\$150,000	\$150,000
Bituminous resurfacing	\$1,470,000	\$150,000	\$1,620,000
Urban Stormwater Drainage - Program Budget for infrastructure constraints	\$194,400	-\$63,200	\$131,200
Westbury Road Stormwater - New drainage	\$0	\$50,000	\$50,000
Westbury Town Hall Heating	\$50,000	-\$20,000	\$30,000
Westbury Sports Centre - Access Door	\$15,000	-\$15,000	\$0
GWTVIC - External Cladding Renewal	\$35,000	\$23,000	\$58,000
Truck replacement	\$90,000	\$35,800	\$125,800
Totals	\$3,816,400	\$37,000	\$3,853,400

DECISION:

INFRA 2 CAPITAL WORKS PROGRAM 2016-2017

1) Introduction

The purpose of this report is to seek Council approval for the Capital Works Program (CWP) recommended for the 2016-2017 financial year.

2) Background

The Capital Works Program (CWP) is developed on an annual basis and allows Council to deliver major projects for the benefit of our community.

Council officers maintain a register of potential projects and the development of the CWP commences with an annual review of this list. Projects for consideration are provided through input from Councillors, the community, Council officers, Special Committees and Council's Asset Management Plans (AMPs).

Project costs have been estimated by Council officers by either preparing a detailed breakdown of project cost items or using empirical information from other similar and recent projects. In some instances, project cost estimates will need to be reviewed subject to detailed design and prior to the commencement of work on the project.

Council's Long Term Financial Plan (LTFP) was used as a basis for determining the overall extent of funding available for the CWP. This is an important aspect to setting Council's CWP to ensure Council continues to deliver sustainable, affordable and quality services for our community.

Council discussed the draft CWP at the April workshop and bus tour. Councillors were also provided with a copy of the 2016-17 CWP Project Information Document containing summary background details on each project.

3) Strategic/Annual Plan Conformance

The Annual Plan requires the CWP to be compiled and adopted in the June quarter.

Further the objectives of the Council's Community Strategic Plan 2014 to 2024 as follows:

- Future direction (1) – A sustainable natural and built environment; by delivering projects which have a positive environmental impact (e.g. stormwater projects)
- Future direction (2) – A thriving local economy; by addressing current constraints and supporting development (e.g. Westbury Road Transport Study Projects – managing traffic demand)
- Future direction (4) – A healthy and safe community; providing infrastructure to give more opportunity for active living (e.g. footpaths and walkways)
- Future direction (5) – Innovative leadership and community governance; by working together with our community (in consultation on future projects and long term financial and asset management)
- Future direction (6) – Planned infrastructure services; by maintaining current infrastructure and services (e.g. planned asset renewal).

4) Policy Implications

Not Applicable

5) Statutory Requirements

The Local Government Act 1993 requires Council to implement both a Long Term Financial Plan and Strategic Asset Management Plan.

6) Risk Management

An objective of the CWP is to maintain Council's assets and facilities in a safe and serviceable condition. This mitigates Council's risk as accelerated deterioration of assets can increase the risk to users.

There is also financial risk with the addition of new and increased levels of service. The asset management and long term financial planning that Council is undertaking will allow it to better understand the financial implications of this action.

7) Consultation with State Government and other Authorities

A number of capital projects rely on funding contributions from the Federal and State Government and the contribution for some of these projects has yet to be confirmed.

8) Community Consultation

Throughout the year, Councillors and Council officers receive requests, comments, complaints and queries from members of the community regarding the need for new or improved infrastructure.

9) Financial Impact

The total value of the draft CWP is approximately \$10.30 million which is in excess of the current LTFP by \$240,000. This is mainly due to the inclusion of the Hadspen land purchase which was not included in the current LTFP.

Grant funding is anticipated for the following:

- \$1,110,000 for the renewal of Union Bridge
- \$1,470,000 additional Roads To Recovery (R2R) projects

Of the \$10.30 million, \$3.06 million is allocated to new or upgraded assets. This is expected to result in an ongoing increase (each and every year) in depreciation, operation and maintenance and opportunity costs (lifecycle costs) estimated at \$232,000 per annum. This is equivalent to approximately 2.8% of the general rate.

This annual increase in costs is required to ensure Council is able to maintain current levels of service. Alternatively, Council would need to look to reducing current services or operational costs in other areas to offset this increase in additional ongoing annual costs.

10) Alternative Options

Council can amend or not approve the recommendation.

11) Officers Comments

An objective of the CWP is to maintain existing infrastructure in an adequate and serviceable condition as well as providing new assets to meet the demand from our community. Asset construction is a long term investment by Council and will become the responsibility of future generations. As such, Council's assets should be managed through the adoption of sustainable principles.

Council's LTFP details budgeted amounts for both renewal and new works projects and is the key to the sustainable provision of services to the community.

Asset renewal and reconstruction work assists Council to continue to deliver services while also minimising risks. The creation of new assets should align to the strategic objectives of Council and should be regarded as discretionary. Discretionary spending needs to be considered in terms of Council being able to continue to adequately maintain existing services.

The additional lifecycle costs associated with new assets or major upgrades is also an important part of the project selection process and this ongoing financial demand needs to be considered. Where applicable, the New and Gifted Assets Policy has been used to review the lifecycle costs and benefit of new projects.

The documents detailed below assisted in the preparation of the 2016-17 CWP. These provide information such as new project demand, renewal forecast and financial considerations and include:

- Strategic objectives of Council (Community Strategic Plan 2014-2024, Outline Development Plans and Structure Plans)
- Asset Management Plans
- Long Term Financial Plan

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council approve the following Capital Works Program for 2016-2017:



Capital Works Program

DRAFT

2016/2017



**Meander Valley Council
2016/2017 Capital Works Program**

SUMMARY - RECOMMENDED PROJECTS

1.0 ADMINISTRATION

- 100.1 BUILDINGS
- 100.2 INFORMATION TECHNOLOGY

Renewal	New / Upgrade	Total Estimate
\$67,500	\$0	\$67,500
\$42,000	\$81,000	\$123,000
\$109,500	\$81,000	\$190,500

2.0 ROADS, STREETS & BRIDGES

- 201.1 FOOTPATHS
- 201.2 ROAD RECONSTRUCTION & UPGRADE
- 201.3 ROAD RESURFACING:
 - Gravel Resheeting
 - Reseals
 - Asphalt
- 210 BRIDGE RECONSTRUCTION

\$120,000	\$291,000	\$411,000
\$1,540,000	\$777,300	\$2,317,300
\$200,000	\$0	\$200,000
\$750,000	\$0	\$750,000
\$400,000	\$0	\$400,000
\$2,355,000	\$720,000	\$3,075,000
\$5,365,000	\$1,788,300	\$7,153,300

3.0 HEALTH, COMMUNITY & WELFARE

- 315 CEMETERIES
- 316 COMMUNITY AMENITIES
- 317 STREET LIGHTING
- 321 TOURISM & AREA PROMOTION
- 335 HOUSEHOLD WASTE DISPOSAL
- 351 URBAN STORMWATER DRAINAGE

\$0	\$65,000	\$65,000
\$0	\$10,000	\$10,000
\$800,000	\$40,000	\$840,000
\$0	\$25,000	\$25,000
\$50,000	\$260,000	\$310,000
\$75,000	\$80,000	\$155,000
\$925,000	\$480,000	\$1,405,000

5.0 RECREATION & CULTURE

- 505 PUBLIC HALLS
- 515 SWIMMING POOLS
- 525 RECREATION GROUNDS & SPORTS FACILITIES
- 545 SUNDRY CULTURAL ACTIVITIES
- 565 PARKS & RESERVES

\$35,000	\$15,000	\$50,000
\$20,000	\$0	\$20,000
\$30,000	\$325,000	\$355,000
\$60,000	\$0	\$60,000
\$128,000	\$353,000	\$481,000
\$273,000	\$693,000	\$966,000

6.0 UNALLOCATED & UNCLASSIFIED

- 655 MAJOR PLANT REPLACEMENT
- 675 LIGHT VEHICLE REPLACEMENT
- 625 MANAGEMENT & INDIRECT OVERHEADS

\$445,000	\$18,000	\$463,000
\$90,000	\$0	\$90,000
\$30,000	\$0	\$30,000
\$565,000	\$18,000	\$583,000

TOTALS

\$7,237,500	\$3,060,300	\$10,297,800
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Meander Valley Council 2016/2017 Capital Works Program

INTRODUCTION

As part of the Asset Management Plan it is necessary to separate works into the following categories:

RECONSTRUCT/REPLACE:

Replacing like-with-like or providing a similar level of service, for example reconstructing a road to the same width, or replacing a single lane timber bridge with a single lane concrete bridge. In these cases depreciation rates and other costs of ownership may not significantly change and could possibly reduce.

NEW/UPGRADE WORK:

Improving or constructing additional assets or infrastructure where none previously existed or existed at a lower service level. The creation of new assets has an impact on Council's finances from the point of increasing depreciation, as well as operational and maintenance costs.

Upgrades can reduce the total life cycle costs of an asset in the longer term, e.g. road rehabilitation and widening, or replacing a single lane bridge with a two lane bridge. This type of work will have a component of renewal/replacement and a component of upgrade/new.

**Meander Valley Council
2016/2017 Capital Works Program**

1.0 GENERAL ADMINISTRATION

100.1 BUILDINGS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Westbury, Council Office	HVAC System - Augmentation	\$60,000	\$0	\$60,000
b	Westbury, Council Office	MVC foyer Doors	\$7,500	\$0	\$7,500
TOTAL BUILDINGS			\$67,500	\$0	\$67,500

100.2 INFORMATION TECHNOLOGY

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	P&E - Computer Hardware	Workstations and peripherals including laptops - 3yr rolling replacement program	\$17,000	\$0	\$17,000
b	P&E - Network Hardware	Purchase of replacement multi function device (MFD - copier/scanner/printer)	\$25,000	\$0	\$25,000
c	P&E - GPS	Purchase of replacement GPS device	\$0	\$25,000	\$25,000
d	P&E - Network Hardware	Disaster Recovery (DR) Capability	\$0	\$22,000	\$22,000
e	Intangible - Computer Software	Purchase of mobile inspection software only	\$0	\$34,000	\$34,000
TOTAL INFORMATION TECHNOLOGY			\$42,000	\$81,000	\$123,000
TOTAL GENERAL ADMINISTRATION			\$109,500	\$81,000	\$190,500

**Meander Valley Council
2016/2017 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.1 FOOTPATHS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Prospect Vale, Westbury Road	Renew of footpath and install kerb ramp - 309 Westbury Rd to Bradford Av	\$10,000	\$0	\$10,000
b	Westbury, Meander Valley Road	Renew footpath - Veterans Row to Webster St (LHS) - 70m	\$20,000	\$0	\$20,000
c	Prospect Vale, Westbury Road	Footpath reconstruction – PN5896	\$90,000	\$0	\$90,000
d	Blackstone Heights	New footpaths - Year 2	\$0	\$150,000	\$150,000
e	Deloraine, Moriarty Street	Construct new footpath from Towerhill St to Unit Development (RHS) - 75m	\$0	\$25,000	\$25,000
f	Deloraine, Racecourse Drive	Install rubber pads at railway crossing	\$0	\$11,000	\$11,000
g	Bracknell, Jane/Amelia Street	Seal footpath - Amelia St to Henrietta St - 165m and Amelia St - 75m RHS	\$0	\$25,000	\$25,000
h	Deloraine, West Goderich Street	Extend footpath opposite Our Lady of Mercy	\$0	\$80,000	\$80,000

TOTAL FOOTPATHS	\$120,000	\$291,000	\$411,000
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**Meander Valley Council
2016/2017 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.2 ROAD RECONSTRUCTION & UPGRADE

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Prospect Vale, Westbury Road	Improvements to Westbury Road as part Transport Study	\$0	\$350,000	\$350,000
b	Dairy Plains Road	Road rehabilitation at two locations - 1,100m total	\$225,000	\$25,000	\$250,000
c	Whitemore Road	Road rehabilitation 2 locations - 900m total	\$180,000	\$30,000	\$210,000
d	Westwood Road	Road rehabilitation at 2 locations - 800m total (Carrick end)	\$225,000	\$25,000	\$250,000
e	Railton Road	Improvements to Railton Rd - Dunorlan Rd intersection	\$100,000	\$50,000	\$150,000
f	Emu Plains Road	Rehabilitation CH 3.0 to 4.7 - 1700m	\$350,000	\$50,000	\$400,000
g	Hagley, Station Lane	Road rehabilitation - 600m total	\$90,000	\$25,000	\$115,000
h	Blackhills Road	Road Rehabilitation - CH 0.4 to 1.0 (from Glenore Rd) - 600m	\$120,000	\$20,000	\$140,000
i	Deloraine, West Parade	Renew kerb, footpath and drainage, from West Church St to West Goderich St RHS - 100m	\$50,000	\$10,000	\$60,000
j	Prospect Vale, Mount Leslie Road	Renewal of kerb and pavement widening at St Pats	\$200,000	\$0	\$200,000
k	Oaks Road	Replace Non compliant Guard Rail Located 50m south of Whitemore Rd intersection.	\$0	\$12,000	\$12,000
l	Bracknell, Harriett Street	Widen Harriett St at intersection with Louisa	\$0	\$10,000	\$10,000
m	Deloraine, Morrison Street	Subdivision contribution	\$0	\$35,300	\$35,300
n	Deloraine, Nutt Street	Contribution for new road as part of subdivision	\$0	\$25,000	\$25,000
o	Blackstone Heights, Blackstone Road	Provision of a turning circle	\$0	\$110,000	\$110,000

TOTAL ROAD RECONSTRUCTION & UPGRADE	\$1,540,000	\$777,300	\$2,317,300
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**Meander Valley Council
2016/2017 Capital Works Program**

2.0 ROADS, STREETS & BRIDGES

201.3 ROAD RESURFACING

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	General	Gravel Resheeting	\$200,000	\$0	\$200,000
b	General	Reseals	\$750,000	\$0	\$750,000
c	General	Asphalt	\$400,000	\$0	\$400,000

TOTAL ROAD RESURFACING	\$1,350,000	\$0	\$1,350,000
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210 BRIDGE RECONSTRUCTION

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Mersey River, Union Bridge	Reconstruction of bridge 3137 - stage 1 funding	\$1,500,000	\$720,000	\$2,220,000
b	Western Creek, Montana Road	Reconstruction of bridge 2162	\$180,000	\$0	\$180,000
c	Liffey River, Pitts Lane	Reconstruction of bridge 114	\$290,000	\$0	\$290,000
d	Unnamed Creek, Rosevale Road	Reconstruction of bridge 2146	\$170,000	\$0	\$170,000
e	Unnamed Creek, Western Creek Road	Reconstruction of bridge 4826	\$70,000	\$0	\$70,000
f	Myrtle Creek, Myrtle Creek Road	Reconstruction of bridge 5505	\$125,000	\$0	\$125,000
g	Bridges	Bridge project scoping for future financial year	\$20,000	\$0	\$20,000

TOTAL BRIDGE RECONSTRUCTION	\$2,355,000	\$720,000	\$3,075,000
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TOTAL ROADS, STREETS & BRIDGES	\$5,365,000	\$1,788,300	\$7,153,300
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**Meander Valley Council
2016/2017 Capital Works Program**

3.0 HEALTH, COMMUNITY & WELFARE

315 CEMETERIES

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Deloraine, Lawn Cemetery	Installation of new concrete slabs	\$0	\$5,000	\$5,000
b	Deloraine, Lawn Cemetery	Cemetery improvements including irrigation, seating, bins, new garden in centre island and ashes pillar	\$0	\$25,000	\$25,000
c	Deloraine, Lawn Cemetery	Installation of stormwater to improve drainage	\$0	\$20,000	\$20,000
d	Deloraine, Lawn Cemetery	Construction of Shelter	\$0	\$15,000	\$15,000

TOTAL CEMETERIES	\$0	\$65,000	\$65,000
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316 COMMUNITY AMENITIES

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Bracknell River Reserve	Public toilet - install AWTS	\$0	\$10,000	\$10,000

TOTAL COMMUNITY AMENITIES	\$0	\$10,000	\$10,000
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317 STREET LIGHTING

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Various Locations	Street Lighting LED replacement project (move to Community Amenity Function)	\$800,000	\$40,000	\$840,000

TOTAL STREET LIGHTING	\$800,000	\$40,000	\$840,000
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321 TOURISM & AREA PROMOTION

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Deloraine, GWTVIC	Install grated air drain around Visitors Centre to address rising damp	\$0	\$20,000	\$20,000
b	Westbury, Silhouette Trail	Lighting of Westbury Silhouettes	\$0	\$5,000	\$5,000

TOTAL TOURISM & AREA PROMOTION	\$0	\$25,000	\$25,000
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**Meander Valley Council
2016/2017 Capital Works Program**

3.0 HEALTH, COMMUNITY & WELFARE

335 HOUSEHOLD WASTE DISPOSAL

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Household Waste	Purchase of bins for organics collection	\$0	\$100,000	\$100,000
b	Household Waste	Replacement bins	\$30,000	\$0	\$30,000
c	Household Waste	Lining of Cluan Tip	\$0	\$100,000	\$100,000
d	Household Waste	Design of Cluan Tip Rehabilitation	\$20,000	\$0	\$20,000
e	Household Waste	Deloraine Landfill - weighbridge	\$0	\$60,000	\$60,000

TOTAL HOUSEHOLD WASTE DISPOSAL	\$50,000	\$260,000	\$310,000
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351 URBAN STORMWATER DRAINAGE

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Various locations	Infrastructure constraints	\$50,000	\$50,000	\$100,000
b	Westbury, William Street	Drainage improvements in William St at IGA	\$0	\$20,000	\$20,000
c	Westbury, Lovatt Lane	Drainage from Meander Valley Rd (including resealing)	\$20,000	\$0	\$20,000
d	Exton, Meander Valley Road	WSUD treatment	\$5,000	\$10,000	\$15,000

TOTAL URBAN STORMWATER DRAINAGE	\$75,000	\$80,000	\$155,000
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TOTAL HEALTH, COMMUNITY & WELFARE	\$925,000	\$480,000	\$1,405,000
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**Meander Valley Council
2016/2017 Capital Works Program**

5.0 RECREATION & CULTURE

505 PUBLIC HALLS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Rosevale Hall	Renew kitchen, fittings and floor coverings and relocate partition wall	\$10,000	\$5,000	\$15,000
b	Bracknell Hall	Bracing of building structure	\$25,000	\$10,000	\$35,000

TOTAL PUBLIC HALLS	\$35,000	\$15,000	\$50,000
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515 SWIMMING POOLS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Caveside Swimming Pool	Replace fencing and renew cladding of the change rooms and toilets	\$20,000	\$0	\$20,000

TOTAL SWIMMING POOLS	\$20,000	\$0	\$20,000
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525 RECREATION GROUNDS & SPORTS FACILITIES

525.1 SPORTSGROUND IMPROVEMENTS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Prospect Vale Park	Training Ground Upgrade - grounds 3 & 4 (drainage, irrigation and surface)	\$0	\$260,000	\$260,000
b	Bracknell, Recreation Ground	Cricket nets	\$0	\$15,000	\$15,000

525.2 RECREATION GROUNDS & SPORTS FACILITIES BUILDINGS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
d	Deloraine, Community Complex	Refurbishment of down stairs male toilets/changerooms	\$30,000	\$0	\$30,000
e	Prospect Vale Park	Sports club room upgrade for the provision of a medical room	\$0	\$50,000	\$50,000

TOTAL RECREATION GROUNDS & SPORTS FACILITIES	\$30,000	\$325,000	\$355,000
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**Meander Valley Council
2016/2017 Capital Works Program**

5.0 RECREATION & CULTURE

545 SUNDRY CULTURAL ACTIVITIES

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Deloraine, MVPAC	Roof renewal	\$60,000	\$0	\$60,000

TOTAL SUNDRY CULTURAL ACTIVITIES	\$60,000	\$0	\$60,000
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565 PARKS & RESERVES

PARK IMPROVEMENTS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Pitcher Parade, Wetlands	Replacement of footbridge - Dalymple Creek (List No 453)	\$40,000	\$0	\$40,000
b	Hadspen, Land Purchase	South of Scott Street in the Hadspen urban growth area	\$0	\$260,000	\$260,000
c	Deloraine, Train Park	Additional play equipment, underground irrigation and retaining wall adjacent to railway line	\$0	\$55,000	\$55,000
d	Deloraine, Riverbank	Renewal of existing riverbank walkway off East Parade extending down to Apex park - 300m	\$80,000	\$0	\$80,000
e	Prospect, Crockford Court Walkway	Improvements to walkway between Crockford Crt and Richard St including access ramps	\$8,000	\$8,000	\$16,000
f	Deloraine, Riverbank	New walkway from Emu Bay Rd past cenotaph linking the riverbank	\$0	\$30,000	\$30,000

TOTAL PARKS & RESERVES	\$128,000	\$353,000	\$481,000
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TOTAL RECREATION & CULTURE	\$273,000	\$693,000	\$966,000
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**Meander Valley Council
2016/2017 Capital Works Program**

6.0 UNALLOCATED & UNCLASSIFIED

655 MAJOR PLANT REPLACEMENT

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Plant & Equipment	Backhoe JCB 3CX - FR5811 - Plant - 305	\$125,000	\$0	\$125,000
b	Plant & Equipment	Mower Kubota F3680 - A33KA - Plant - 615	\$30,000	\$0	\$30,000
c	Plant & Equipment	Tractor JD 5620 & 551 FEL - FB1944 - Plant - 800	\$110,000	\$0	\$110,000
d	Plant & Equipment	Flocon Nissan UD - FR2574 - Plant - 916	\$180,000	\$0	\$180,000
e	Plant & Equipment	Asphalt roller and trailer - New Plant	\$0	\$18,000	\$18,000
f					\$0

TOTAL MAJOR PLANT REPLACEMENT	\$445,000	\$18,000	\$463,000
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675 LIGHT VEHICLE REPLACEMENT

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Light vehicles	Fleet Changeovers	\$90,000	\$0	\$90,000

TOTAL LIGHT VEHICLE REPLACEMENT	\$90,000	\$0	\$90,000
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625 MANAGEMENT & INDIRECT OVERHEADS

	Location	Description	Renewal	New/ Upgrade	Total Estimate
a	Minor Plant Replacement	Replacement of Depot Diesel bowzers	\$10,000	\$0	\$10,000
b	Minor Plant Replacement	Replacement of works minor plant	\$20,000	\$0	\$20,000

TOTAL MANAGEMENT & INDIRECT OVERHEADS	\$30,000	\$0	\$30,000
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TOTAL UNALLOCATED AND UNCLASSIFIED	\$565,000	\$18,000	\$583,000
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TOTAL 2016/2017 CAPITAL WORKS	\$7,237,500	\$3,060,300	\$10,297,800
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DECISION:

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that Council move into Closed Session to discuss the following items.”***

The meeting moved into Closed Session at x.xxpm

CONFIRMATION OF MINUTES OF THE CLOSED SESSION OF THE ORDINARY COUNCIL MEETING HELD ON 12 APRIL, 2016.

GOV 3 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOV 4 DEVELOPMENT SERVICES DEPARTMENT

(Reference Part 2 Regulation 15(2)(a) Local Government (Meeting Procedures) Regulations 2015)

INFRA 3 CONTRACT FOR THE MANAGEMENT AND OPERATION OF DELORAINE AND CLUAN REFUSE DISPOSAL SITES AND MOLE CREEK TRANSFER STATION – CONTACT NO. 167-2015/16.

(Reference Part 2 Regulation 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

Cr xxx moved and Cr xxx seconded ***“that Council move out of Closed Session and endorse those decisions taken while in Closed Session.”***

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions were taken by Council in Closed Session and are to be released for the public’s information.”***

The meeting closed at

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CRAIG PERKINS (MAYOR)